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BUILDER'S

PROJECT TIE-UP

**"PERIWINKLE CONSTRUCTIONS
PVT.LTD."**

"KANAKIA BEVERLY HEIGHTS"

RERA NO-P51700051409

MIRA ROAD EAST

BRM: MOHIT UPADHYAY

RBO ANDHERI

9004026709

16 FEB 2024

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

BRM/RBO ANDHERI/FEB-2024/01
Dear Sir/Madam,

Date: 15/02/2024

Request for Builder Tie up
M/S.Periwinkle Constructions Pvt.Ltd.
PROJECT: Kanakia Beverly Heights
RERA No.-P51700051409

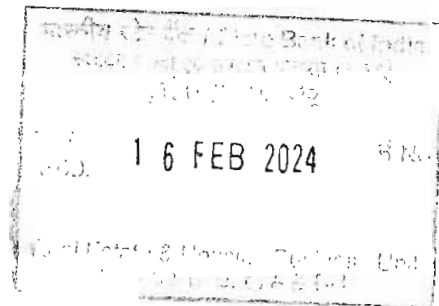
I forward herewith, Builder Tie up (APF) file of **M/S.Periwinkle Constructions Pvt.Ltd.**, Project "**Kanakia Beverly Heights**", situated at Indralok Ph-6, Next to RBK International School, Mira Bhayander, Bhayander East, Mumbai-401105. Sourced by me along with all the necessary documents for processing and approval.

Please approve.

Thanking you



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



BUILDER TIE-UP CHECKLIST

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

REQUIRMENT FROM BUILDER:

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

REQUIRMENT FROM SOURCING ENTITY:

1. **Covering cum Recommendation Letter:** Mentioning clearly the Name, Phone No., Designation and Email ID of the Relationship Manager of the Project. Also furnish information as under :
(a) Total no of Unit financed by SBI with amount (b) Expected business from this project (No.and Amount) till date from this builder in last 3 months.
2. Site Inspection Report (on latest 10 points format by sourcing entity).
3. Any adverse finding viz. delay in execution of project and delivery of flats Verification of RBI Defaulters list.
4. **KYC Verified with Original:** Individual & Firm KYC to be verified with original
5. **Deviation from DGM (B&O):** If Builder does not have past 2 completed residential projects OR no past experience in development of residential projects.

Disbursement



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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: KANAKIA BEVERLY HEIGHTS

We M/s Periwinkle Constructions Private Limited, a Company, having its registered office at Ground Floor, A Wing, Vilco Centre, Opp Garware, Subhash Road, Vile parle east, Mumbai - 400057. are willing to enter into a Tie-up arrangement with your Bank for our Project **KANAKIA BEVERLY HEIGHTS**, situated at Indralok Phase-6, Next to RBK Internantional School, Mira-Bhayander, Bhayander (East), Maharashtra- 401105, Dist-Thane.

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

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

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

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

Yours faithfully,

Asha H. Shah

Authorized Signatory

Periwinkle Constructions Private Limited



Periwinkle Constructions Private Limited

A Wing, Ground Floor, Vilco Centre, Subhash Road, Opp. Garware, Vile Parle (East), Mumbai- 400057 (India)

Tel: 91-22-3502 3666/ 3502 3777, email: investor@kanakia.com, Corporate Identity Number (CIN): U45202MH2010PTC201416, www.kanakia.com



INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Periwinkle Constructions Private Limited		
2	Registered Address	Ground Floor, A Wing, Vilco Centre, Opp Garware, Subhash Road, Vile parle east, Mumbai -400057.		
3	Address for correspondence	Ground Floor, A Wing, Vilco Centre, Opp Garware, Subhash Road, Vile parle east, Mumbai -400057.		
4	Contact Person Name, Mob. No. Email id	Ashish Bhosale 9004082448 Ashish.bhosale@kanakia.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No		
5	Website url, if any	www.kanakia.com		
6	Date of establishment (MM/DD/YYYY)	2010		
7	Constitution(Proprietor/Partnership, Company)	Private limited Company		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	Yes		
9	Ratings from CRISIL/ICRA etc.	Not Available		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Mr. Rasesh Kanakia	63	OPM	34 years
2	Mr. Himanshu Kanakia	60	Civil Engineer	34 years

Asha H. Shah



Periwinkle Constructions Private Limited

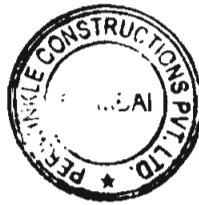
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11 Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters			
Project Name	Kanakia Silicon Valley A,B,C	Kanakia Zen World A to E	Kanakia Rainforest
Location	Powai	Kanjurmarg	Marol
Whether approved by SBI?	Yes	Yes	Yes
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC ICICI	HDFC ICICI	HDFC ICICI
Month & Year of Commencement of Construction	August 2018	December 2016	June 2015
Present Status (Completed Projects)	Completed on May 2023 (Month & Year)	Completed on November 2020 (Month & Year)	Completed on October 2019 (Month & Year)
	Wing A,B & C Phases completed.	Wing A to E Phases completed.	Wing A to J Phases completed.
Total built up area of the project, in Sq. Mtr.	4746 Sq.Mtrs	24421 Sq.mtrs	154123.6 Sq.mtrs
Number of floors	24	21	16
No. of Dwelling Units in the project	550	410	379
No. of units sold in the project	490	410	379
Hsg. loan taken Through SBI (No. of flats)	Approx. 20	Approx. 20	Approx. 20
Date of Occupancy Certificate	May 2023	November 2020	October 2019
Date of conveyance	Not Done	Not Done	Not Done

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Periwinckle Constructions Private Limited



Total units Financed by SBI	
12	
Project Name	Details of the Present Project Kanakia Beverly Heights
Location with Survey Nos.	Indralok Phase 6, Next to RBK International School, Mira-Bhayander, Bhayander (East), Maharashtra- 401105, Dist-Thane
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount* Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	There is no construction Finance availed on this Project, However the Land is Mortgage to HDFC BANK LIMITED and respective Release of Charge will be provided before registration of Agreement for Sale.
Status of encumbrance of the project land	Title Report Attached
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	Under process
Month & Year of Commencement of Construction	November 2023
Present Stage of Construction	Plinth Work in progress

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Periwinkle Constructions Private Limited

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Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building phase, Project)	1 Tower with 2 Wings (A-B) Part service basement+ GRD+6PODIUM + 30 TYPICAL FLOORS.		
Total built up area of the project, in Sq. Mt.	3994.79 Sq.mtrs		
No. of Dwelling Units in the project	468		
No. of units sold in the project	Nil		
No. of units Funded by SBI in this project and	Nil		
Expected business from this project	10 to 20% of the Home Loan Customers		
Details of Development Agreement and POA if any	Refer Documents		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	Refer Commencement Certificate		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK	120	0.65 Crs	78 Crs
2 BHK (575 Sq.ft)	108	0.65 Crs	70 Crs
2 BHK (632 Sq.ft)	60	0.65 Crs	39 Crs.
2 BHK (635 Sq.ft)	180	0.65 Crs	117 Crs.
Total Project Value		Rs. 305 Crs	

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14 Whether credit facility enjoyed
With any bank
Then please Fill details as
mentioned. **(*Mandatory)**
**(*Kindly enclosed Sanction Letter/
along with Account statement since
First Disbursement of Loan)**

There is no construction Finance availed on this
Project, However the Land is Mortgage to HDFC BANK
LIMITED and respective Release of Charge will be
provided before registration of Agreement for Sale.

15. Disbursement to be made In
favour of (Only RERA account)
Account Name:
Account Number :
Bank / Branch :
IFSC code

- PERIWINKLE CONSTRUCTIONS PRIVATE LTD
KANAKIA BEVERLY HEIGHTS COLLECTION ESCROW
A/C
- 57500001207662
- HDFC BANK, POWAI HIRANANDANI
- HDFC0000239

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Signature with stamp of Authorized person.



Periwinkle Constructions Private Limited

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Sr. No.	Tower	Floor	Unit No	Series	Configuration	RERA	BALCONY	TOTAL
1	T1	1	101	1	2 BHK	575		575
2	T1	1	102	2	Refuse	Refuse	Refuse	Refuse
3	T1	1	103	3	1 BHK	411		411
4	T1	1	104	4	1 BHK	411		411
5	T1	1	105	5	2 BHK	644	34	678
6	T1	1	106	6	2 BHK	644	34	678
7	T1	1	107	7	2 BHK	638	34	672
8	T1	1	108	8	2 BHK	638	34	672
9	T1	2	201	1	2 BHK	575		575
10	T1	2	202	2	2 BHK	575		575
11	T1	2	203	3	1 BHK	411		411
12	T1	2	204	4	1 BHK	411		411
13	T1	2	205	5	2 BHK	644	34	678
14	T1	2	206	6	2 BHK	644	34	678
15	T1	2	207	7	2 BHK	638	34	672
16	T1	2	208	8	2 BHK	638	34	672
17	T1	3	301	1	2 BHK	575		575
18	T1	3	302	2	2 BHK	575		575
19	T1	3	303	3	1 BHK	411		411
20	T1	3	304	4	1 BHK	411		411
21	T1	3	305	5	2 BHK	644	34	678
22	T1	3	306	6	2 BHK	644	34	678
23	T1	3	307	7	2 BHK	638	34	672
24	T1	3	308	8	2 BHK	638	34	672
25	T1	4	401	1	2 BHK	575		575
26	T1	4	402	2	2 BHK	575		575
27	T1	4	403	3	1 BHK	411		411
28	T1	4	404	4	1 BHK	411		411
29	T1	4	405	5	2 BHK	644	34	678
30	T1	4	406	6	2 BHK	644	34	678
31	T1	4	407	7	2 BHK	638	34	672
32	T1	4	408	8	2 BHK	638	34	672
33	T1	5	501	1	2 BHK	575		575
34	T1	5	502	2	2 BHK	575		575
35	T1	5	503	3	1 BHK	411		411

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Sr. No.	Tower	Floor	Unit No	Series	Configuration	RERA	BALCONY	TOTAL
36	T1	5	504	4	1 BHK	411		411
37	T1	5	505	5	2 BHK	644	34	678
38	T1	5	506	6	2 BHK	644	34	678
39	T1	5	507	7	2 BHK	638	34	672
40	T1	5	508	8	2 BHK	638	34	672
41	T1	6	601	1	2 BHK	575		575
42	T1	6	602	2	Refuse	Refuse	Refuse	Refuse
43	T1	6	603	3	1 BHK	411		411
44	T1	6	604	4	1 BHK	411		411
45	T1	6	605	5	2 BHK	644	34	678
46	T1	6	606	6	2 BHK	644	34	678
47	T1	6	607	7	2 BHK	638	34	672
48	T1	6	608	8	2 BHK	638	34	672
49	T1	7	701	1	2 BHK	575		575
50	T1	7	702	2	2 BHK	575		575
51	T1	7	703	3	1 BHK	411		411
52	T1	7	704	4	1 BHK	411		411
53	T1	7	705	5	2 BHK	644	34	678
54	T1	7	706	6	2 BHK	644	34	678
55	T1	7	707	7	2 BHK	638	34	672
56	T1	7	708	8	2 BHK	638	34	672
57	T1	8	801	1	2 BHK	575		575
58	T1	8	802	2	2 BHK	575		575
59	T1	8	803	3	1 BHK	411		411
60	T1	8	804	4	1 BHK	411		411
61	T1	8	805	5	2 BHK	644	34	678
62	T1	8	806	6	2 BHK	644	34	678
63	T1	8	807	7	2 BHK	638	34	672
64	T1	8	808	8	2 BHK	638	34	672
65	T1	9	901	1	2 BHK	575		575
66	T1	9	902	2	2 BHK	575		575
67	T1	9	903	3	1 BHK	411		411
68	T1	9	904	4	1 BHK	411		411
69	T1	9	905	5	2 BHK	644	34	678
70	T1	9	906	6	2 BHK	644	34	678

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Sr. No.	Tower	Floor	Unit No	Series	Configuratio n	RERA	BALCON Y	TOTAL
71	T1	9	907	7	2 BHK	638	34	672
72	T1	9	908	8	2 BHK	638	34	672
73	T1	10	1001	1	2 BHK	575		575
74	T1	10	1002	2	2 BHK	575		575
75	T1	10	1003	3	1 BHK	411		411
76	T1	10	1004	4	1 BHK	411		411
77	T1	10	1005	5	2 BHK	644	34	678
78	T1	10	1006	6	2 BHK	644	34	678
79	T1	10	1007	7	2 BHK	638	34	672
80	T1	10	1008	8	2 BHK	638	34	672
81	T1	11	1101	1	2 BHK	575		575
82	T1	11	1102	2	Refuse	Refuse	Refuse	Refuse
83	T1	11	1103	3	1 BHK	411		411
84	T1	11	1104	4	1 BHK	411		411
85	T1	11	1105	5	2 BHK	644	34	678
86	T1	11	1106	6	2 BHK	644	34	678
87	T1	11	1107	7	2 BHK	638	34	672
88	T1	11	1108	8	2 BHK	638	34	672
89	T1	12	1201	1	2 BHK	575		575
90	T1	12	1202	2	2 BHK	575		575
91	T1	12	1203	3	1 BHK	411		411
92	T1	12	1204	4	1 BHK	411		411
93	T1	12	1205	5	2 BHK	644	34	678
94	T1	12	1206	6	2 BHK	644	34	678
95	T1	12	1207	7	2 BHK	638	34	672
96	T1	12	1208	8	2 BHK	638	34	672
97	T1	13	1301	1	2 BHK	575		575
98	T1	13	1302	2	2 BHK	575		575
99	T1	13	1303	3	1 BHK	411		411
100	T1	13	1304	4	1 BHK	411		411
101	T1	13	1305	5	2 BHK	644	34	678
102	T1	13	1306	6	2 BHK	644	34	678
103	T1	13	1307	7	2 BHK	638	34	672
104	T1	13	1308	8	2 BHK	638	34	672
105	T1	14	1401	1	2 BHK	575		575

Asha H. Shah

Periwinkle Constructions Private Limited



Sr. No.	Tower	Floor	Unit No	Series	Configuration	RERA	BALCON Y	TOTAL
106	T1	14	1402	2	2 BHK	575		575
107	T1	14	1403	3	1 BHK	411		411
108	T1	14	1404	4	1 BHK	411		411
109	T1	14	1405	5	2 BHK	644	34	678
110	T1	14	1406	6	2 BHK	644	34	678
111	T1	14	1407	7	2 BHK	638	34	672
112	T1	14	1408	8	2 BHK	638	34	672
113	T1	15	1501	1	2 BHK	575		575
114	T1	15	1502	2	2 BHK	575		575
115	T1	15	1503	3	1 BHK	411		411
116	T1	15	1504	4	1 BHK	411		411
117	T1	15	1505	5	2 BHK	644	34	678
118	T1	15	1506	6	2 BHK	644	34	678
119	T1	15	1507	7	2 BHK	638	34	672
120	T1	15	1508	8	2 BHK	638	34	672
121	T1	16	1601	1	2 BHK	575		575
122	T1	16	1602	2	Refuse	Refuse	Refuse	Refuse
123	T1	16	1603	3	1 BHK	411		411
124	T1	16	1604	4	1 BHK	411		411
125	T1	16	1605	5	2 BHK	644	34	678
126	T1	16	1606	6	2 BHK	644	34	678
127	T1	16	1607	7	2 BHK	638	34	672
128	T1	16	1608	8	2 BHK	638	34	672
129	T1	17	1701	1	2 BHK	575		575
130	T1	17	1702	2	2 BHK	575		575
131	T1	17	1703	3	1 BHK	411		411
132	T1	17	1704	4	1 BHK	411		411
133	T1	17	1705	5	2 BHK	644	34	678
134	T1	17	1706	6	2 BHK	644	34	678
135	T1	17	1707	7	2 BHK	638	34	672
136	T1	17	1708	8	2 BHK	638	34	672
137	T1	18	1801	1	2 BHK	575		575
138	T1	18	1802	2	2 BHK	575		575
139	T1	18	1803	3	1 BHK	411		411
140	T1	18	1804	4	1 BHK	411		411

Asha P. Shah

Periwinkle Constructions Private Limited



Sr. No.	Tower	Floor	Unit No	Series	Configuratio n	RERA	BALCON Y	TOTAL
141	T1	18	1805	5	2 BHK	644	34	678
142	T1	18	1806	6	2 BHK	644	34	678
143	T1	18	1807	7	2 BHK	638	34	672
144	T1	18	1808	8	2 BHK	638	34	672
145	T1	19	1901	1	2 BHK	575		575
146	T1	19	1902	2	2 BHK	575		575
147	T1	19	1903	3	1 BHK	411		411
148	T1	19	1904	4	1 BHK	411		411
149	T1	19	1905	5	2 BHK	644	34	678
150	T1	19	1906	6	2 BHK	644	34	678
151	T1	19	1907	7	2 BHK	638	34	672
152	T1	19	1908	8	2 BHK	638	34	672
153	T1	20	2001	1	2 BHK	580		580
154	T1	20	2002	2	2 BHK	580		580
155	T1	20	2003	3	1 BHK	415		415
156	T1	20	2004	4	1 BHK	415		415
157	T1	20	2005	5	2 BHK	645	34	679
158	T1	20	2006	6	2 BHK	645	34	679
159	T1	20	2007	7	2 BHK	645	35	680
160	T1	20	2008	8	2 BHK	645	35	680
161	T1	21	2101	1	2 BHK	580		580
162	T1	21	2102	2	Refuse	Refuse	Refuse	Refuse
163	T1	21	2103	3	1 BHK	415		415
164	T1	21	2104	4	1 BHK	415		415
165	T1	21	2105	5	2 BHK	645	34	679
166	T1	21	2106	6	2 BHK	645	34	679
167	T1	21	2107	7	2 BHK	645	35	680
168	T1	21	2108	8	2 BHK	645	35	680
169	T1	22	2201	1	2 BHK	580		580
170	T1	22	2202	2	2 BHK	580		580
171	T1	22	2203	3	1 BHK	415		415
172	T1	22	2204	4	1 BHK	415		415
173	T1	22	2205	5	2 BHK	645	34	679
174	T1	22	2206	6	2 BHK	645	34	679
175	T1	22	2207	7	2 BHK	645	35	680

Asha H. Shah

Periwinkle Constructions Private Limited



Sr. No.	Tower	Floor	Unit No	Series	Configuration	RERA	BALCON Y	TOTAL
176	T1	22	2208	8	2 BHK	645	35	680
177	T1	23	2301	1	2 BHK	580		580
178	T1	23	2302	2	2 BHK	580		580
179	T1	23	2303	3	1 BHK	415		415
180	T1	23	2304	4	1 BHK	415		415
181	T1	23	2305	5	2 BHK	645	34	679
182	T1	23	2306	6	2 BHK	645	34	679
183	T1	23	2307	7	2 BHK	645	35	680
184	T1	23	2308	8	2 BHK	645	35	680
185	T1	24	2401	1	2 BHK	580		580
186	T1	24	2402	2	2 BHK	580		580
187	T1	24	2403	3	1 BHK	415		415
188	T1	24	2404	4	1 BHK	415		415
189	T1	24	2405	5	2 BHK	645	34	679
190	T1	24	2406	6	2 BHK	645	34	679
191	T1	24	2407	7	2 BHK	645	35	680
192	T1	24	2408	8	2 BHK	645	35	680
193	T1	25	2501	1	2 BHK	580		580
194	T1	25	2502	2	2 BHK	580		580
195	T1	25	2503	3	1 BHK	415		415
196	T1	25	2504	4	1 BHK	415		415
197	T1	25	2505	5	2 BHK	645	34	679
198	T1	25	2506	6	2 BHK	645	34	679
199	T1	25	2507	7	2 BHK	645	35	680
200	T1	25	2508	8	2 BHK	645	35	680
201	T1	26	2601	1	2 BHK	587	47	634
202	T1	26	2602	2	Refuse	Refuse	Refuse	Refuse
203	T1	26	2603	3	1 BHK	415		415
204	T1	26	2604	4	1 BHK	415		415
205	T1	26	2605	5	2 BHK	645	54	699
206	T1	26	2606	6	2 BHK	645	54	699
207	T1	26	2607	7	2 BHK	645	56	701
208	T1	26	2608	8	2 BHK	645	56	701
209	T1	27	2701	1	2 BHK	587	47	634
210	T1	27	2702	2	2 BHK	587	47	634

Asha H. Shah

Periwinkle Constructions Private Limited



Sr. No.	Tower	Floor	Unit No	Series	Configuration	RERA	BALCONY	TOTAL
211	T1	27	2703	3	1 BHK	415		415
212	T1	27	2704	4	1 BHK	415		415
213	T1	27	2705	5	2 BHK	645	54	699
214	T1	27	2706	6	2 BHK	645	54	699
215	T1	27	2707	7	2 BHK	645	56	701
216	T1	27	2708	8	2 BHK	645	56	701
217	T1	28	2801	1	2 BHK	587	47	634
218	T1	28	2802	2	2 BHK	587	47	634
219	T1	28	2803	3	1 BHK	415		415
220	T1	28	2804	4	1 BHK	415		415
221	T1	28	2805	5	2 BHK	645	54	699
222	T1	28	2806	6	2 BHK	645	54	699
223	T1	28	2807	7	2 BHK	645	56	701
224	T1	28	2808	8	2 BHK	645	56	701
225	T1	29	2901	1	2 BHK	587	47	634
226	T1	29	2902	2	2 BHK	587	47	634
227	T1	29	2903	3	1 BHK	415		415
228	T1	29	2904	4	1 BHK	415		415
229	T1	29	2905	5	2 BHK	645	54	699
230	T1	29	2906	6	2 BHK	645	54	699
231	T1	29	2907	7	2 BHK	645	56	701
232	T1	29	2908	8	2 BHK	645	56	701
233	T1	30	3001	1	2 BHK	587	47	634
234	T1	30	3002	2	2 BHK	587	47	634
235	T1	30	3003	3	1 BHK	415		415
236	T1	30	3004	4	1 BHK	415		415
237	T1	30	3005	5	2 BHK	645	54	699
238	T1	30	3006	6	2 BHK	645	54	699
239	T1	30	3007	7	2 BHK	645	56	701
240	T1	30	3008	8	2 BHK	645	56	701

Asha H. shah

Periwinkle Constructions Private Limited

A Wing, Ground Floor, Vilco Centre, Subhash Road, Opp Garware, Vile Parle (East), Mumbai- 400057 (India)
Tel: 91-22-3502 3666/ 3502 3777, email: investor@kanakia.com, Corporate Identity Number (CIN): U45202MH2010PTC201416, www.kanakia.com



Date - 31st January 2024

To,
Asst. General Manager
Home Loan Sales
State Bank of India

Sub : Please Find details of my bank Account for Project Kanakia Beverly Heights.

Dear Sir/Madam,

Requesting You to Consider the mention details for Fund Transfer.

Account Number :-	57500001207662
Account Type (RERA current)	RERA 100% Account
Account Holder Name:-	PERIWINKLE CONSTRUCTIONS PRIVATE LTD KANAKIA BEVERLY HEIGHTS COLLECTION ESCROW A/C
Bank Name:-	HDFC BANK LIMITED
Branch Address:-	POWAI, HIRANANDANI
IFSC Code:-	HDFC0000239
MICR Code:-	400240039
Email Id :-	ashish.bhosale@kanakia.com
Mobile No: -	9004082448

"We agree to receive an intimation of the funds remitted to us on the above mention email id and /or mobile No."

The above Project is mortgaged with – HDFC BANK LIMITED

Your Faithfully,

Asha H. shah

PERIWINKLE CONSTRUCTIONS PRIVATE LTD

Periwinkle Constructions Private Limited

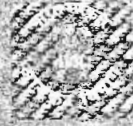
A Wing, Ground Floor, Vilco Centre, Subhash Road, Opp. Garware, Vile Parle (East), Mumbai- 400057 (India)
Tel: 91-22-3502 3666/ 3502 3777, email: investor@kanakia.com, Corporate Identity Number (CIN): U45202MH2010PTC201416, www.kanakia.com

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PERIWINKLE CONSTRUCTIONS
PRIVATE LIMITED



29/03/2010

Permanent Account Number

AAFCP4419G

14052010

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

आयकर विभाग के कार्ड पर 29/03/2010 तक के आयकर विवरण
आयकर विवरण सेवा केन्द्र पर उपलब्ध हो रहा है।
सोसरी मंडी, आयकर भवन
बा. वि. टेलिफोन प्रक. क्षेत्र के मुख्यालय
बंगलूर, पिन - 411 045

Please refer to the original PAN card if found.
Please inform if returned.
Income Tax PAN Services Unit NSDL
3rd Floor, Sapthagiri Chambers,
New Bunder, Telephone Exchange,
Bangalore - 411 045

Tel: 91-20-25118080 Fax: 91-20-27218081
E-mail: income@nsdl.com

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PERIWINKLE CONSTRUCTIONS
PRIVATE LIMITED

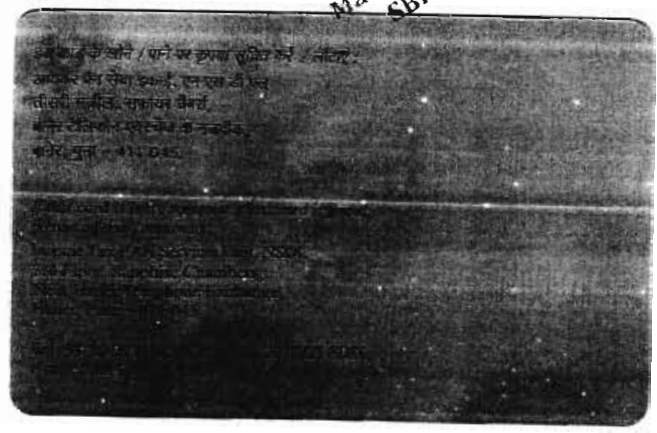


29/03/2010
Permanent Account Number

AAFCP4419G

03292010

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





प्रारूप 1

पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45202MH2010PTC201416

2009 - 2010

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक उनतीस मार्च दो हजार दस को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U45202MH2010PTC201416

2009 - 2010

I hereby certify that PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given and signed in my hand at Mumbai this Twenty Ninth day of March Two thousand



(VIJAYA NABORAO KHANDARE)

सहायक कम्पनी रजिस्ट्रार / Assistant Registrar of Companies

महाराष्ट्र, मुंबई

Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

5TH FLOOR, 349 BUSINESS POINT,, WESTERN EXPRESS HIGHWAY, ANDHERI - EAST,

MUMBAI - 400069,

Maharashtra, INDIA



सत्यमेव जयते

प्रारूप 1
पंजीकरण प्रमाण-पत्र

Manager Public Relations
SBI RBS H. Andheri

कॉर्पोरेट पहचान संख्या : U45202MH2010PTC201416

2009 - 2010

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक उनतीस मार्च दो हजार दस को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

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सहायक कम्पनी रजिस्ट्रार / Assistant Registrar of Companies

महाराष्ट्र, मुंबई
Maharashtra, Mumbai

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Mailing Address as per record available in Registrar of Companies office:

PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

5TH FLOOR, 349 BUSINESS POINT,, WESTERN EXPRESS HIGHWAY, ANDHERI - EAST,

MUMBAI - 400069,

Maharashtra, INDIA

(Amended)



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :27AAF4419G1ZF

1.	Legal Name	PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED			
2.	Trade Name, if any	PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED			
3.	Additional trade names, if any				
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	GROUND FLOOR, GROUND FLOOR, Vilco Centre, Subhash Road, OPP GARWARE, Vile Parle East, Mumbai, Mumbai Suburban, Maharashtra, 400057			
6.	Date of Liability	01/07/2017			
7.	Date of Validity	From	01/07/2017	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving				
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.11.03 01:00:20 IST			
Name					
Designation					
Jurisdictional Office					
Date of issue of Certificate		03/11/2023			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 03/11/2023 .

For SBI APP pune

Asha H. Shah



Goods and Services Tax Identification Number: 27AAFCP4419G1ZF

Details of Additional Place of Business(s)

Legal Name PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

Trade Name, if any PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

Additional trade names, if any

Total Number of Additional Places of Business(s) in the State 0

Goods and



Goods and Services Tax Identification Number: 27AAFCP4419G1ZF

Legal Name PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED
 Trade Name, if any PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED
 Additional trade names, if any

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	RUPAL RASESH KANAKIA
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
2		Name	Asha Hemant Shah
		Designation/Status	Director
		Resident of State	Maharashtra

For SBE APP purpose.

Asha H. Shah

Good




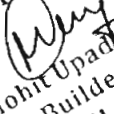
Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :27AAF4419G1ZF

1.	Legal Name	PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED			
2.	Trade Name, if any	PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED			
3.	Additional trade names, if any				
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	GROUND FLOOR, GROUND FLOOR, Vilco Centre, Subhash Road, OPP GARWARE, Vile Parle East, Mumbai, Mumbai Suburban, Maharashtra, 400057			
6.	Date of Liability	01/07/2017			
7.	Date of Validity	From	01/07/2017	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving				
Signature		Validity unknown Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.11.03 04:00:20 IST			
Name		Verified from Original  Mohit Upadhyay Manager Builder Relations SBI RBO II, Andheri			
Designation					
Jurisdictional Office					
Date of issue of Certificate		03/11/2023			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 03/11/2023 .



Goods and Services Tax Identification Number: 27AAF4419G4ZF

Details of Additional Place of Business(s)

Legal Name PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

Trade Name, if any PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

Additional trade names, if any

Total Number of Additional Places of Business(s) in the State 0

Goods and Services





Goods and Services Tax Identification Number: 27AAFPC4419G1ZF

Legal Name PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

Trade Name, if any PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

Additional trade names, if any

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	RUPAL RASESH KANAKIA
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
2		Name	Asha Hemant Shah
		Designation/Status	Director
		Resident of State	Maharashtra

Goods and Services Tax

(Amended)



Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :27AAF4419G1ZF

1.	Legal Name	PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED			
2.	Trade Name, if any	PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED			
3.	Additional trade names, if any				
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	GROUND FLOOR, GROUND FLOOR, Vilco Centre, Subhash Road, OPP GARWARE, Vile Parle East, Mumbai, Mumbai Suburban, Maharashtra, 400057			
6.	Date of Liability	01/07/2017			
7.	Date of Validity	From	01/07/2017	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving				
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.11.08 01:00:20 IST			
Name					
Designation					
Jurisdictional Office					
Date of issue of Certificate					
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 03/11/2023 .



Goods and Services Tax Identification Number: 27AAF4419G1ZF

Details of Additional Place of Business(s)

Legal Name	PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED
Trade Name, if any	PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED
Additional trade names, if any	

Total Number of Additional Places of Business(s) in the State 0





Goods and Services Tax Identification Number: 27AAF4415G1ZF

Legal Name PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

Trade Name, if any PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED

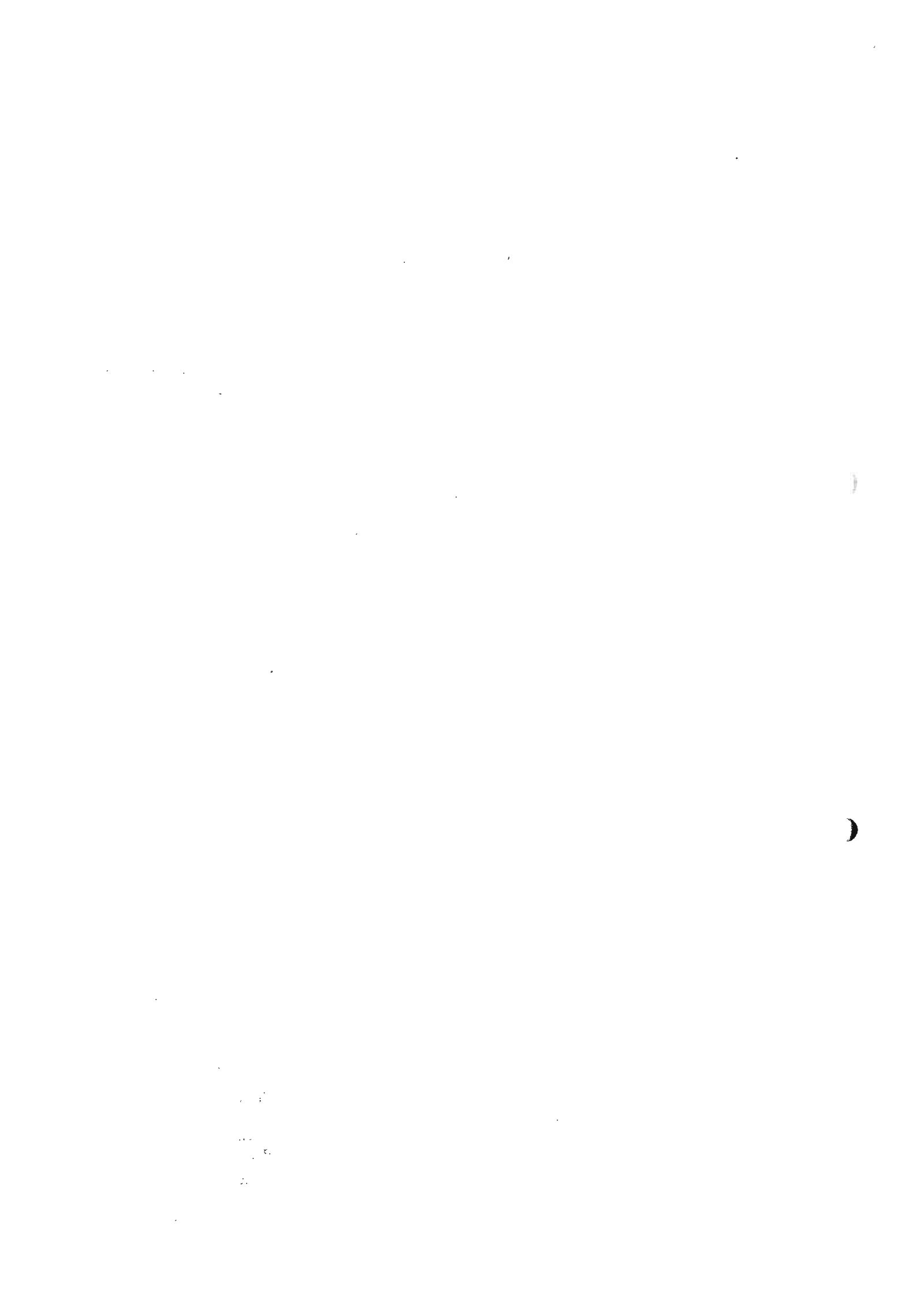
Additional trade names, if any

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	RUPAL RASESH KANAKIA
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
2		Name	Asha Hemant Shah
		Designation/Status	Director
		Resident of State	Maharashtra

Verified from Original

 Mohit Upadhyay
 Manager Builder Relations
 SEI RBO II, Andheri





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700051409

Project: **KANAKIA BEVERLY HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No.: **OLD SURVEY NO 237 NEW SURVEY NO 186 HISSA NO 2, 4, 11, 12 AND 13** at **Mira-Bhayandar (M Corp.), Thane, Thane, 401105**;

1. **Periwinkle Constructions Private Limited** having its registered office / principal place of business at **Tehsil: Kurla. District: Mumbai Suburban, Pin: 400076.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 08/06/2023 and ending with 31/12/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:08-06-2023 16:56:55

Dated: 08/06/2023
Place: Mumbai

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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700051409

Project: **KANAKIA BEVERLY HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No.: **OLD SURVEY NO 237 NEW SURVEY NO 186 HISSA NO 2, 4, 11, 12 AND 13 at Mira-Bhayandar (M Corp.), Thane, Thane, 401105;**

1. **Periwinkle Constructions Private Limited** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400076.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **08/06/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:08-06-2023 16:56:55

Dated: 08/06/2023

Place: Mumbai

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

MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name PERIWINKLE
CONSTRUCTIONS PRIVATE
LIMITED

Organization Type Company Description For Other Type Organization NA

Do you have any Past Experience ? Yes

Address Details

Block Number CTS NO 101 Building Name KANAKIA FUTURE CITY

Street Name BEHIND DR L H HIRANANDANI HOSPITAL Locality TIRANDAZ

Land mark POWAI State/UT MAHARASHTRA

Division Konkan District Mumbai Suburban

Taluka Kurla Village Kurla

Pin Code 400076

Organization Contact Details

Office Number 02235023777



Website URL www.kanakia.com

Past Experience Details

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
1	KANAKIA MAMI	Residential	NA	5542.30	Plot No 766 Junction of Causeway Mori Road Mahim W Mumbai 400016	FP NO 766 TPS MAHIM NO II	1	47	2018-09-30	2019-11-19
2	KANAKIA PARIS	Residential	NA	7358.60	Kherwadi Government Colony Opp Ascend International School F Block Bandra	629/1284/B	1	470	2018-09-30	2019-04-10

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Start Date	End Date
					Kurla Complex Mumbai 400051					
3	KANAKIA SEVENS	Residential	NA	5184.36	Marol Andheri Kurla Road East Mumbai 400059	CTS NO 706/1 TO 706/22 OF VILLAGE MAROL	1	596	2019-12-31	2020-11-14
4	KANAKIA HOLLYWOOD	Residential	NA	3284.25	Sai Nagar Next to Versova Bus Station Versova Andheri W Mumbai 400061	CTS NO 1042/A/1	1	57	2018-09-30	2019-06-01
5	KANAKIA RAINFOREST	Residential	NA	16545.30	Bhavani Nagar Road Near Seven Hills Hospital Marol Andheri East Mumbai 400059	115 OF VILLAGE MAROL	2	596	2019-03-31	2019-12-17
6	KANAKIA ZENWORLD PHASE I	Residential	NA	7905	Kanjur Village Road Kanjur Marg East Mumbai 400042	1015, 1015/1	1	436	2021-03-31	2020-11-07
7	KANAKIA WALLSTREET WING A	Commercial	NA	5586	Village Chakala Andheri Kurla Road East Mumbai 400093	16, 16/1 TO 24 AND 17	1	171	2018-06-30	2018-07-31

Member Information

Member Name	Designation	Photo
RASESH BABUBHAI KANAKIA	Director	
HIMANSHU BABUBHAI KANAKIA	Director	

Project

Project Name (Mention as per Sanctioned Plan)	KANAKIA BEVERLY HEIGHTS	Project Status	New Project
Proposed Date of Completion	31/12/2027		
Litigations related to the	No	Project Type	Others

Project

Are there any Promoter(Land Owner/ investor) (as defined by MahaRERA Order) in the project ?

No

Plot Bearing No / CTS no / Survey Number/Final Plot no.	OLD SURVEY NO 237 NEW SURVEY NO 186 HISSA NO 2, 4, 11, 12 AND 13	Boundaries East	15 METER WIDE ROAD
Boundaries West	15 METER WIDE ROAD	Boundaries North	15 METER WIDE ROAD
Boundaries South	OTHERS PROPERTY	State/UT	MAHARASHTRA
Division	Konkan	District	Thane
Taluka	Thane	Village	Mira-Bhayandar (M Corp)
Street	DEEPAK HOSPITAL ROAD	Locality	BHAYANDAR EAST
Pin Code	401105	Total Plot/Project area (sqmts)	3994.79
Total Number of Proposed Building/Wings (In the Layout/Plot)	1		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	1	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	0		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	4150.39	Built-up-Area as per Proposed FSI (In sqmts) { Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	34779.23
Permissible Total FSI of Plot (Permissible Built-up Area)	38929.62		

Bank Details

Bank Name	HDFC BANK LTD
IFSC Code	HDFC0000239

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	290	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	NA
Water Conservation, Rain water Harvesting :	YES	0	NA
Energy management :	YES	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	NA

Availability of recreational Open Space	YES		
Open Parking	NO	0	NA
Water Supply	YES	0	NA
Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0	NA
Storm Water Drains	YES	0	NA
Landscaping & Tree Planting	YES	0	NA
Street Lighting	YES	0	NA
Community Buildings	YES	0	NA
Treatment And Disposal Of Sewage And Sullage Water	YES	0	NA
Solid Waste Management And Disposal	YES	0	NA

Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
1	KANAKIA BEVERLY HEIGHTS	KANAKIA BEVERLY HEIGHTS PLOT R1 Tower 1 and Tower 2	31/12/2027	1	1	6	4	1	0	290

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Shop	83.29	1	0
2	Shop	36.00	1	0
3	Shop	29.91	1	0
4	Shop	64.94	1	0
5	Shop	31.31	1	0
6	Shop	23.68	1	0
7	Shop	23.68	1	0
8	Shop	63.14	1	0
9	Shop	32.83	1	0
10	Shop	33.24	1	0
11	Shop	34.88	1	0
12	Shop	34.08	1	0
13	Shop	34.60	1	0
14	Shop	64.90	1	0
15	Shop	61.22	1	0
16	Shop	63.07	1	0
17	Shop	36.43	1	0
18	Shop	29.91	1	0
19	Shop	66.35	1	0

21	Shop	31.31	1	0
22	Shop	26.24	1	0
23	1BHK	38.14	16	0
24	2BHK	53.38	16	0
25	2BHK	58.98	24	0
26	2BHK	58.7	8	0

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Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment. Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
Charudatta Samant	NA	Architect
Tej's' Consultants	NA	Architect
Charudatta Samant	NA	Engineer
Mahimtura Consultants Private Limited	NA	Engineer
Preeti Vijay Khemka	NA	Chartered Accountant
Anjali Ghatkar & Co	NA	Chartered Accountant
A J Kanakia & Co	NA	Chartered Accountant

Litigations Details

No Records Found

Uploaded Documents

Document Name	Uploaded Document
---------------	-------------------

1 a Details of encumbrances concerned to Finance

2 a Details of encumbrances concerned to Finance

1 b Details of encumbrances concerned to Legal

2 b Details of encumbrances concerned to Legal

1 Copy of Layout Approval (in case of layout)

1 Building Plan Approval / NA Order for plotted development

2 Building Plan Approval / NA Order for plotted development

3 Building Plan Approval / NA Order for plotted development

4 Building Plan Approval / NA Order for plotted development

1 Commencement Certificates / NA Order for plotted development

1 Declaration about Commencement Certificate

1 Declaration in FORM B

1 Architect's Certificate of Percentage of Completion of Work (Form 1)

1 Engineer's Certificate on Cost Incurred on Project (Form 2)

1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)

Not Uploaded

1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)

Not Uploaded

1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)

Not Uploaded

1 Disclosure of sold/ booked inventory

Not Uploaded

1 CERSAI details

1 Disclosure of Interest in Other Real Estate Organizations

2 Disclosure of Interest in Other Real Estate Organizations

1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)

Not Uploaded

1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)

Not Uploaded

1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)

Not Uploaded

1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)

Not Uploaded

1 Proforma of Agreement for sale

1 Proforma of Allotment letter

1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development

Not Uploaded

1 Status of Formation of Legal Entity (Society/Co Op etc.)

Not Uploaded

1 Status of Conveyance

Not Uploaded

1 Other – Legal

Not Uploaded

1 Other – Finance

Not Uploaded

1 Other – Technical

Not Uploaded

1 Foreclosure of the Project

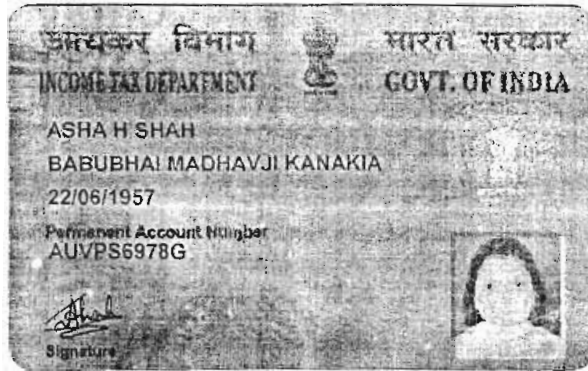
Not Uploaded

1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)

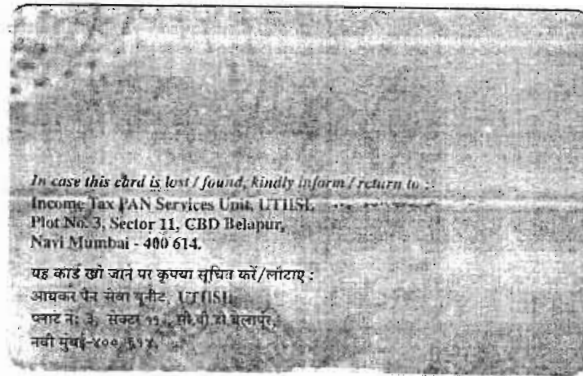
Not Uploaded

i Deviation Report with respect to Allocation letter

1 Deviation Report with respect to model copy of Agreement



Original
Murthy
M. Murthy
Manager, Lender Relations
SBI RBG II, Andheri



for APE purpose of SBI
Asha H. Shah



V P Khemka & Associates

Chartered Accountants

To,
Asst. General Manager
Home Loan Sales
State Bank of India
Local Head Office, Mumbai (Metro)
Synergy Building
'G' Block, Bandra Kurla Complex
Mumbai -400051

**Sub : Details confirming the stake of builder (cost incurred) for project approval under
Builder tie-up to be submitted to State Bank of India**

This is to certify that M/s. Periwinkle Constructions Pvt Ltd has made more than 15% (i.e. Rs. 43.06 Crores) investment as at 31st December 2023 in their project named " Kanakia Beverly Heights " of total project cost estimated to Rs. 296.59 Crores.

For **V P KHEMKA & ASSOCIATES**

Chartered Accountants

PREETI Digitally signed
 by PREETI VIJAY
VIJAY KHEMKA
 Date: 2024.02.06
KHEMKA 12:45:03 +05'30'

Preeti Vijay Khemka
Membership No: 416553
Date: 6th February 2024
FRN: 156814W
Udin: 24416553BKFSNN6029

यांचले :-

१. श्री.चिरजीत निकलाव गोमस व इतर यांचे कुळमुखत्यारपत्रधारक श्री.रवेश बी कनाकीया रा.कनाकीया स्पेसेस प्रा.लि., २१५, अट्रीयम, १०वा मजला, अंधेरी कुर्ता रोड, अंधेरी पुर्व मुंबई-५९ यांचा दिनांक १७/०३/२०१२ रोजीचा अर्ज
२. निरा भाईदर महानगरपालिका यांचेकडील जा क्र निभा/मनपा/नर/३९०८/११-१२, दिनांक ०१/०३/२०१२
३. दिनांक २९/०३/२०१२ च्या "ठाणे वार्ता" व "जनमत" च्या अकातील जाहिरनामा
४. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नगरी संकुलन ठाणे यांचेकडील कलम २० आर्लाल आदेश क्र. क्र.युएलसी/टिए/एटीपी/डब्ल्यूएसएचएस-२०/ एसआर-१६६१, दिनांक २४/०८/०६, क्र.युएलसी/टिए/एटीपी/डब्ल्यूएसएचएस-२०/एसआर-१६७०, दिनांक १२/०९/०६, क्र.युएलसी/टिए/एटीपी/डब्ल्यूएसएचएस-२०/एसआर-१६७२, दिनांक १४/०९/०६, क्र.युएलसी/टिए/एटीपी/डब्ल्यूएसएचएस-२०/एसआर-१६८१, दिनांक १८/०९/०६, क्र.युएलसी/टिए/एटीपी/डब्ल्यूएसएचएस-२०/एसआर-१७२७, दिनांक १५/०७/२००७ व कलम ८(४)चे आदेश पत्र क्र. क्र.युएलसी/टिए/भाईदर/एसआर-६६४, दिनांक २३/०३/०५, क्र.युएलसी/टिए/टे.नं.६/नवघर/एसआर-१५०५, दिनांक ०७/०३/०७, क्र.युएलसी/टिए/टे.नं.६/नवघर/एसआर-११४३, दिनांक ११/०५/१४, क्र.युएलसी/टिए/भाईदर/एसआर-२६८ +२७४, दिनांक ३०/०३/१९ कलम ८(४)च्या आदेशानुसार अतिरिक्त क्षेत्राबाबत कलम १०(२) व १०(५)ची कार्यवाही झाली नसल्याबाबतचे नाहरकत प्रमाणपत्र क्र. क्र.युएलसी/टिए/एटीपी/ना हरकत दाखला/कलम-२०/एसआर-४० व ४४, दिनांक १४/०७/२०११
५. दि इस्टेट इन्व्हेस्टमेंट कंपनीकडील पत्र पत्र क्र. पत्र क्र.आरई-७९८, दिनांक १३/०६/२००६, पत्र क्र.आरई-९६३, दिनांक ११/०९/२००८, पत्र क्र.ईआय-एनओसी/३२६/डीआरसी/२०१०, दिनांक १७/१२/१०, पत्र क्र.ईआय-एनओसी/३२६/डीआरसी/२०१०, दिनांक १७/१२/२०१०, पत्र क्र.आरई ८६७, दिनांक १४/०२/२००७, पत्र क्र.ईआय-एनओसी/२६८/डीआरसी/२०१०, दिनांक २४/०९/२०१०, पत्र क्र.ईआय-एनओसी/२६९/डीआरसी/२०१०, दिनांक २४/०९/२०१०, पत्र क्र.ईआय एनओसी/३२७/डीआरसी/२०१०, दिनांक १७/१२/२०१०, पत्र क्र.ईआय एनओसी/ २७६/ डीआरसी/ २०१०, दिनांक ०८/१०/२०१०, पत्र क्र.आरई-९४६, दिनांक २६/०९/२००७, पत्र क्र.आरई-९४६, दिनांक २६/०९/२००७
६. इकडील कार्यालयाच्या नमुन्यातील हमीपत्र दिनांक १७/०३/२०१२
७. इकडील कार्यालयाच्या नमुन्यातील शपथपत्र व बंधपत्र दिनांक १७/०३/२०१२
८. तहसिलदार ठाणे यांचेकडील स्थानिक चौकशी व स्थळ पाहणी अहवाल पत्र क्र.महसूल/ क-१/ टे-२/ जमिनबाब/एसआर-२२२, दिनांक ०४/०५/२०१२
९. १)उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्रटिडी/टे-५/ भूसं.दा/ कावि-/ एसआर-१०१/१२, दिनांक २७/०३/२०१२, २) उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर ठाणे-३ यांचेकडील क्र भूसं/मे.सें.३/एसआर-३२४, दिनांक १०/०३/२०१२, ३) उपजिल्हाधिकारी (भूसंपादन) उल्हास खांदे प्रकल्प यांचेकडील क्र भूसंपादन/टे.नं.२/सी-६७३३२/१२, दिनांक २७/०४/२०१२, ४)उपजिल्हाधिकारी भूसंपादन लघु पाटबंधारे ३ रा मजला यांचेकडील क्र भूसं/ लपा/टे-१/एसआर-३६२, दिनांक ०२/०४/२०१२ ५) भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील जा.क्र.भसविदा/नाहदा/६७२, दिनांक ०७/०४/२०१२, ६) उपजिल्हाधिकारी (भूसंपादन) लघु पाटबंधारे ५ वा मजला यांचेकडील जा.क्र.भूसंपादन/ एसआर/ वशी-२४०/टे-१/जा.क्र.३५८/१२, दिनांक २७/०४/२०१२

आदेश :

ज्या अर्था श्री.चिरजीत निकलाव गोमस व इतर यांचे कुळमुखत्यारपत्रधारक श्री.रवेश बी कनाकीया रा.कनाकीया स्पेसेस प्रा.लि., २१५, अट्रीयम, १०वा मजला, अंधेरी कुर्ता रोड, अंधेरी पुर्व मुंबई-५९ यांनी ठाणे तालुक्यातील मौजे नवघर येथील मौजे नवघर तालुका व जिल्हा ठाणे येथील स.नं. (जुना २३७/२) नविन १८६/२, (जुना २३७/४) नविन १८६/४, (जुना २३७/११) नविन १८६/११, (जुना २३७/१२) नविन १८६/१२, (जुना २३७/१३) नविन १८६/१३, (जुना २४१/१) नविन ३४/१, (जुना २४१/२) नविन ३४/२,

(जुना २४१/) नविन ३४/३अ, (जुना २४१/) नविन ३४/३ब, (जुना २४१/) नविन ३४/५, (जुना २४१/) नविन ३४/९, (जुना २४२/) नविन ३३/१४, क्षेत्र २७,६५०-०० चौ.मी पैकी महानगरपालिकेकडील आरक्षणखालील क्षेत्र, १४२७१-८९ चौ.मी क्षेत्राची बिगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दिनांक २९/०३/२०१२ च्या "ठाणे वार्ता" व "जनमत"या स्थानिक वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली दिसून येत नाही.

आणि ज्या अर्थी प्रश्नांकीत जमिनीच्या ७/१२च्या भोगवटादार सदरी रेघेच्या वर असलेल्या दि इस्टेट इन्व्हेस्टमेंट कंपनीने उपोद्घातातील अनुक्रमांक ५ वरील पत्रान्वये सदर जमीन बिनशेती करण्यास हरकत नसल्याबाबत नाहरकत प्रमाणपत्र दिले आहे.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून जिल्हाधिकारी याद्वारे रमेश आत्माराम पाटील, सुनंदा वसंत म्हात्रे, मिरा भाईंदर म.न.पा., श्रीमती कमळाबाई मोरेश्वर पाटील, जयप्रकाश मोरेश्वर पाटील, किरण, विवेक, प्रतिभा नामदेव पाटील, रंजना जतीन पाटील, सविता महादेव म्हात्रे, भाऊराव नारायण पाटील, यशोदा परशुराम पाटील, उमाबाई शाम पाटील, आशिष शाम पाटील, कल्पिता तुषार चौधरी, वैभव शाम पाटील, चिंतामण दामोदर पाटील, शांताबाई मुकुंद पेडगेकर, पार्वतीबाई मोरेश्वर ठाकुर, बेबीबाई शांताराम पांयगावकर, रजनी जयदास पाटील, भक्ती अमित पाटील, दर्शना जयदास पाटील, अमृत जयदास पाटील, विरजीत निकलाव गोम, फिलोमिना निकलाव गोम, पलोरा फ्रान्सीस डिसोजा, चार्ली जसीन गोम, डेझी जसीन गोम, श्रीम.कमळाबाई मोरेश्वर पाटील, जयप्रकाश मोरेश्वर पाटील, किरण मोरेश्वर पाटील, विवेक मोरेश्वर पाटील, प्रतिभा नामदेव पाटील, रंजना जतिन पाटील, सविता महादेव म्हात्रे, भाऊराव नारायण पाटील, यशोदा परशुराम पाटील, उमाबाई श्याम पाटील, आशिष श्याम पाटील, कल्पिता तुषार चौधरी, वैभव श्याम पाटील, रमाकांत आनंदराव पाटील, रमाबाई महादेव पाटील, ब्रेबीबाई, अनुसया रामचंद्र पाटील, सदानंद सिताराम पाटील, श्रीमती पद्मबाई शंकर पाटील, श्रीमती वसुंधरा केसरीनाथ पाटील, प्रशांत केसरीनाथ पाटील, नितीन केसरीनाथ पाटील, हर्षला कैलास म्हात्रे, रमाकांत शंकर पाटील, सुरेश शंकर पाटील, विरसेन शंकर पाटील, मनोहर शंकर पाटील, दिनानाथ शंकर पाटील, केतन शंकर पाटील, प्रमिला चंद्रकांत माळी, शैलजा जनार्दन पाटील, सुनंदा कृष्णा म्हात्रे, शरयू उदय पाटील व दि इस्टेट इन्व्हेस्टमेंट कंपनी प्रा.लि. यांना ठाणे जिल्हयामधील मौजे नवघर तालुका व जिल्हा ठाणे येथील स.नं. (जुना २३७/२) नविन १८६/२, (जुना २३७/४) नविन १८६/४, (जुना २३७/११) नविन १८६/११, (जुना २३७/१२) नविन १८६/१२, (जुना २३७/१३) नविन १८६/१३, (जुना २४१/१) नविन ३४/१, (जुना २४१/२) नविन ३४/२, (जुना २४१/) नविन ३४/३अ, (जुना २४१/) नविन ३४/३ब, (जुना २४१/) नविन ३४/५, (जुना २४१/) नविन ३४/९, (जुना २४२/) नविन ३३/१४, क्षेत्र २७,६५०-०० चौ.मी पैकी महानगरपालिकेकडील आरक्षणखालील क्षेत्र, १४२७१-८९ चौ.मी. वाणिज्य या बिगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून महानगर पालिकेकडील एकत्रित मंजूर आराखडयानुसार खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

आर.जी. क्षेत्र

२१४०-७८ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (प्रींटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि, कवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा/कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.
३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

४. अनुज्ञाग्राही व्यक्तीने (अ) शिल्लोपयोगी व बांधकाम प्रकल्पालयात प्रविष्टकरणा उभे नकाशात विहित अशा रीतीने अशा जमातीत रस्ते, गटारे वगैरे वापर आणि (ब) भूमापन विभागाकडून अशा अनुज्ञाग्राही मोजणी व त्याचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आत नव्हेत आराखडया प्रमाणेच बांधकामे करणे पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विभागाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावण्याचा असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशा आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. स्थळ आराखडयात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केलेल्या प्रमाणे इतक्या जाते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच निश्चित क्षेत्र चिना बांधकाम मोकळे सोडले पाहिजे.



७. प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या नजल्या पेक्षा जास्त मजल्याचे असू नये.

८. प्रस्तावित इमारत किंवा कोणतेही काम (आवण्यास) त्याच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (गॅटीने) मिरा भाईंदर महानगरपालिका यांची असे बांधकाम करण्याविषयीची परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

९. अनुज्ञाग्राही व्यक्तीने नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्गिनल डिस्टेंसेस) सोडले पाहिजे. मिरा भाईंदर महानगरपालिकेच्या पत्रातील सर्व अटी व शर्ती अनुज्ञाग्राहीवर बंधनकारक राहातील.

१०. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा विगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

११. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे विगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व विगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

१२. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संवधात दर चौ.मी. मागे १-१८-८ रुपये दराने विगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने विगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यात येणार नाही.

१३. सदर जागेची अती तातडीची मोजणी फी रक्कम रुपये १,३५,०००/- (अक्षरी रक्कम रुपये एक लाख पन्तीस हजार मात्र) चलन क्र.४६७/२०१२, (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.जे-०१०७९५८९/१३०), दिनांक ०४/०८/२०१२ अन्वये शासन जमा केली आहे.

१४. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्यानंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१५. सदर जमीनीच्या विगरशेतकी वापरस प्रारंभ करण्याच्या दिनांका पासून तीन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यात येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पूर्वीय मंजूर केलेल्या नकाशाबद्धकुमुम अंशप्रख बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-याची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोंष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजूबाजूच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्यांच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जादाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्यांच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्यांच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसूलाची थकवाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रुपये २,५४,३३०/- (अक्षरी रक्कम दोन लाख चोपन्न हजार तीनशे तीस मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून इकडील चलन क्र. ५७४/२०१२, (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.जे-०१०७०१४५८) दिनांक ०४/०८/२०१२ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाग्राही यांनी मिरा भाईंदर महानगरपालिका यांचेकडील मंजूर नकाशाबद्धकुमुम बांधकाम केले पाहिजे.

२२. अनुज्ञाग्राही यांनी मिरा भाईंदर महानगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे या बाबत खात्री झाल्याशिवाय मिरा भाईंदर महानगरपालिका संबंधित विकासकास इमारत वापर परवाना देऊ नये.

२४. जागेच्या भुसंपादनाबाबत भविष्यात काही प्रश्न निर्माण झाल्यास संपादन क्षेत्र सोडून देणे हे अनुज्ञाग्राहीवर बंधनकारक राहिल.

२५. महाराष्ट्र चेंबर्स ऑफ हाऊसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील रिट याचिका क्र.६७०२/२०११ मधील मा.न्यायालयाचे अंतरीम स्थगितीबाबत शासनाचे महसूल व वन विभागाचे पत्र क्र.गौखनि.-१०/१०११/प्र.क्र.६१८/ख, दिनांक १७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतीम



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED HELD ON 19TH JANUARY, 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT A WING, GROUND FLOOR, VILCO CENTRE, SUBHASH ROAD, OPP. GARWARE, VILE PARLE (E), MUMBAI- 400 057.

AUTHORITY TO SIGN AGREEMENTS

"RESOLVED THAT Mrs. Asha Shah, authorized signatories of the Company be and are hereby authorized on behalf of the Company to sign, execute, admit all the agreement for sale (Flats), Sale of Commercial Units, Lease agreements or Leave & License agreements or any other agreements, deeds and all applications, declarations, and papers, Deed of Exchange, Deed of Transfer, etc. as may be required from time to time."

"RESOLVED FURTHER THAT Mrs. Asha Shah shall appear before the Office of the concerned Sub-Registrar of Assurances, personally or through its registered Power of Attorney and to lodge, admit and present for registration of the Agreements for Sale and to admit execution of the Agreements for Sale of Flat/Commercial Units, Lease agreements or Leave & License agreements, Deed of Exchange, Deed of Transfer or any other agreements, letters and affidavits as may be required from time to time for and on behalf of the Company and to complete all formalities including signing on behalf of the Company in the notice book in respect of the registration and receiving back such registered original Agreements and to do all such deeds, matters and things ancillary and incidental thereto."

"RESOLVED FURTHER THAT any Director of the Company be and is hereby authorized on behalf of the Board to provide certified true copy of the resolution as and when required."

CERTIFIED TRUE COPY

For Periwinkle Constructions Private Limited

A handwritten signature in black ink, appearing to read "Rasesh Kanakia", is written over a horizontal line.

Rasesh Kanakia
Director
DIN: 00015857

Periwinkle Constructions Private Limited

A WING, GROUND FLOOR, VILCO CENTRE, SUBHASH ROAD, OPP. GARWARE, VILE PARLE(EAST), MUMBAI - 400057 (India)
Tel: 91-22-3502 3666/ 3502 3777, email: Investor@kanakia.com, Corporate Identity Number (CIN): U45202MH2010PTC201416.
www.kanakia.com



Encumbrance Certificate
TO WHOMSOEVER IT MAY CONCERN

Re: Construction of "**Kanakia Beverly Heights**" on all that piece and parcel of land admeasuring **3994.79** square meters land bearing Survey No. Old Survey No. 237, New Survey No. 186, Hissa No. 2, 4, 11, 12 and 13 forming part of larger land admeasuring 14201.89 square meters or thereabouts land bearing S No. Old S No. 237/2,4,11,12,13,241/1,2,3A,3B,3C,5,9 and 242/14 New S. No. 186/2,4,11,12,13, 34/1,2,3A,3B,3C,5,9, and 33/14 lying, being and situated at Village Navghar, Taluka & District - Thane, within the limits of Mira Bhainder Municipal Corporation (herein after referred to as the "**said Real Estate Project**").

We Periwinkle Constructions Private Limited ("**Promoter**") are developing and constructing the said Real Estate Project and are hereby making an application for registration of the Real Estate Project with the Real Estate Regulatory Authority (hereinafter referred to as "**Authority**") under the provisions Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "**RERA**") read with Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 (hereinafter referred to as "**RERA Rules**"). Save and except the encumbrance mentioned in Financial Encumbrance Certificate, we do hereby confirm and declare that there is no Encumbrance/Restrictive Order in respect of the Real Estate Project.

Dated this 13th day of April, 2023.

For **Periwinkle Constructions Private Limited,**

H B Ka

Director/ Authorised Signatory

Periwinkle Constructions Private Limited



Encumbrance Certificate
TO WHOMSOEVER IT MAY CONCERN

RE: Development and construction of "**Kanakia Beverly Heights**" on all that piece and parcel of land admeasuring **3994.79** square meters land bearing Survey No. Old Survey No. 237, New Survey No. 186, Hissa No. 2, 4, 11, 12 and 13 forming part of larger land admeasuring 14201.89 square meters or thereabouts land bearing S No. Old S No. 237/2,4,11,12,13, 241/1,2,3A,3B,3C,5,9 and 242/14 New S. No. 186/2,4,11,12,13, 34/1,2,3A,3B,3C,5,9, and 33/14 lying, being and situated at Village Navghar, Taluka & District- Thane, within the limits of Mira Bhainder Municipal Corporation (herein after referred to as the "**said Real Estate Project**").

We, Periwinkle Constructions Private Limited ("Promoter") are developing the said Real Estate Project and are hereby making an application for registration of the Real Estate Project with the Real Estate Regulatory Authority (hereinafter referred to as "Authority") under the provisions Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") read with Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 (hereinafter referred to as "**RERA Rules**"). We do hereby confirm, declare and undertake that following encumbrance exist on the Real Estate Project: -

We have procured Credit facility vide Unilateral Indenture of Mortgage dated 30th March, 2022 entered and executed by and between Periwinkle Constructions Private Limited and Ors (as Mortgager or Borrower, therein) and Housing Development Finance Corporation Limited (as Mortgagee or lender, therein) duly registered before of the Sub-Registrar of Assurances under Serial No. KRL5-6483 of 2022.

Dated this 13th April, 2023

For Periwinkle Constructions Private Limited

Director/Authorised Signatory

Periwinkle Constructions Private Limited



(Format - D)

(Read circular no.32 /2021 Dated 7.6.2021)

A. Name of the Promoter/organization – **Periwinkle Constructions Private Limited**

B. Name of project – **KANAKIA BEVERLY HEIGHTS**

CS/CTS/survey no - Old Survey No. 237, New Survey No. 186,
Hissa No. 2, 4, 11, 12 and 13 lying, being and situated at
Village Navghar, Taluka & District- Thane.

1. We are aware that as per section 4[2] (c & d) of RERA act. 2016, read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.
2. Accordingly, we have obtained layout approval from Mira Bhayander Municipal Corporation on 24th January, 2023 for Plot R 1- Tower 1 and Tower 2.
3. Also the commencement certificate /Building plans are approved by Mira Bhayander Municipal Corporation on 24th January, 2023. Further, we state that, in respect of the said real estate project, we have proposed for one basement, one Plinth, six Podium, one Stilt and 30th Upper floor for Tower 1 & 2 (Residential) out of the same at present as per Commencement Certificate for Tower 1 (Residential) is granted up to Plinth HT. to 4th Floor and for Tower 2 (Residential) is granted up to Plinth HT. to 6th Podium Floor, 1st Floor and Tower 1 & 2 (Commercial) is granted for Ground Floor.
4. Further we state that, for the said real estate project, we have proposed for total FSI of 38929.62 sq. Mtrs. out of the same, at present we have received approval of 4150.39 Sq. Mtrs. area.
5. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately.

(Approved and valid Commencement Certificates and sanctioned plans are uploaded under appropriate fields)

Dated this 16th day of May, 2023.

For **PERIWINKLE CONSTRUCTIONS PRIVATE LIMITED**



Director

Periwinkle Constructions Private Limited

Kanakia Future City, CTS No. 101, Behind Dr. L.H. Hiranandani Hospital, Tirandaz, Powai, Mumbai- 400076 (India)
Tel 91-22-3502 3656/ 3502 3777, email: investor@kanakia.com Corporate Identity Number (CIN) U45202MH2010PTC201416, www.kanakia.com



MIRA-BHAINDAR MUNICIPAL CORPORATION

FIRE DEPARTMENT

Tel. No. 2819 76 37 / 101



MBMC / FIRE / 44 / 2023-24

DATE: 24/07/2023.

To,
The Assistant Director Town Planning,
Mira Bhaindar Municipal Corporation,
Dist: - Thane.



Sub : Revised N. O. C. stipulating fire protection and fire fighting requirements for the high rise "Residential Cum Commercial Building Tower 1 & 2, Existing Primary School and MBMC Educational Building" of M/s. Periwinkle Constructions Pvt. Ltd. on plot bearing S. No./ H. No. 237/2, 4, 11, 12, 13, 241/1, 2, 3A, 3B, 3C, 5, 9, 242/14 at village- Navaghar, Tal & Dist. Thane.

- Ref : 1) An Application received From M/s. Tej's Consultants, Dated 12/07/2023.
 2) Built up area certificate received From M/s. Tej's Consultants, Dated 12/07/2023.
 3) Provisional N. O. C. MBMC/FIRE/1770/2021-22 Dated 15/02/2022.
 4) O. C. MBMC/NR/4221/2022-23 Dated 27/01/2023. (Existing School Building)
 5) Renewal N. O. C. MBMC/FIRE/1473/2022-23 Dated 05/01/2023. (Existing School Building)
 6) C. C. MBMC/NR/4184/2022-23 Dated 24/01/2023.

With reference to the above M/s. Tej's Consultants architect on behalf of M/s. Periwinkle Constructions Pvt. Ltd. had submitted an application for grant of "Provisional No-Objection Certificate" from this office for proposed construction of High rise Residential cum commercial Building Tower No. 1 Part Basement + Part G + 6 podium + 30 floors, & Tower No. 2 Part G + 6 podium + 30 floors, and Educational Building (MBMC) Ground + 7 floors and existing primary school building's 7th floor only on the above mentioned S. No. The Plot area is 14201.32 Sq. Mtrs. The site accessible with 15.00 mtr wide 3 Nos. DP roads. The height of the Tower No. 1 & 2 is proposed 119.70 meter, The height of the Existing Primary school building is proposed 25.85 mtr & The height of the Educational building is proposed 29.50 meter.

This is a proposal for the construction of high-rise residential cum commercial building Tower No. 1 & 2 and Educational Building (MBMC). At Pilling work is completed of the said building. Existing Primary school G + 7 is in use.

The proposed building Tower 1 is propose to use part Basement floor Domestic Tank, Fire Tank, Flushing Tank, Pump room + proposed building Tower 1's & 2's Ground floor for commercial and Parking purpose + 1st to 5th podium is proposed for parking + 6th Podium is proposed for Society Room, Kids Play area, Yoga Area, Gymnasium, Kids Pool, Banquet Hall, Game Zone, & Cricket Net + 30 Upper floors for residential use Educational Building Ground floor is proposed to use for Play Area, AV Room, Admin Conference, Principle Room and ICT + 1st floor is proposed to use for Primary Activity room, Seminar Room, Reception/Meeting Room, Canteen/Kitchen and Music room + 2nd floor is proposed to use for Language room, Library, LAB, Computer Room, Art Room & Secondary Library + 3rd to 6th floor is proposed to use for class room + 7th floor is proposed to use for conference room, waiting area and block office purpose. Existing Primary school building is having O. C. as per Ref. No. 4 for G + 7 part floor the 7th floor is proposed to use for class room, sport room, multipurpose hall, library purpose.

OBSERVATIONS

a) STAIRCASES

The Proposed tower No. 1 & 2 is provided with Two enclosed type staircases for each building with the width of 1.50 mtr. each. All the staircases are leading from Ground to terrace floor. The Proposed Educational building is provided with Two enclosed type staircase with the width of 2.00 mtr. These staircase are leading from Ground to terrace floor.

b) Podiums/ Car Parking Floors:

The proposed building No. 1 & 2 is having 1st to 5th podium for car parking. The Podium is accessible by 6.00 mtrs. wide two way ramp having slope of ratio 1:10. The podiums are ventilated naturally. Parking area is fully sprinklered.

The area wise (Gross) details of said buildings are as under:

FLOORS	Tower No. 1 & 2 Area in Sq. Mtr.	MBMC Educational Building Area in Sq. Mtr.	Existing Primary Educational Building Area in Sq. Mtr.
Part Basement (Tower-1) to 36 Floors	50455.16	--	--
Ground to 7 th floor	--	7277.91	--
Ground to 7 th floor	--	--	15834.03
TOTAL	50455.16	7277.91	15834.03

THE FLOOR-WISE USER OF THE BUILDINGS ARE AS UNDER.

Floor	Occupancy
Tower No. 1 & 2	
Basement (Tower-1)	Domestic Tank, Fire Tank, Flushing Tank, Pump room
Ground Floor	Parking & 22 Nos. Shops
1 st to 5 th podium Floor	Parking,
6 th podium Floor	Society Room, Kids Play area, Yoga Area, Gymnasium, Kids Pool, Banquet Hall, Game Zone, & Cricket Net
1 st to 30 Floor (After Podium)	468 tenements

Floor	Occupancy
MBMC Educational Building	
Ground Floor	Play Area, AV Room, Admin Conference, Principle Room and ICT
First Floor	Primary Activity room, Seminar Room, Reception/Meeting Room, Canteen/Kitchen and Music room
Second Floor	Language room, Library, LAB, Computer Room, Art Room & Secondary Library
Third to Sixth Floor	class room
Seventh Floor	conference room, waiting area and block office
Existing Primary Educational Building	
7 th Floor	Class room, sport room, multipurpose hall, library

REFUGE AREA: Building No. 1 (Ground level 0.00mts)

Refuge Floor	Required Refuge area in sq. mtrs.	Permissible Refuge area in sq. mtrs. (Ref. UDCPR 9.29.6)	At the height of refuge floor from ground level in mtrs.	
			Proposed	Height
1 st , 6 th , 11 th , 16 th , 21 st & 26 th	56.22 Sq. Mtr. 57.97 Sq. Mtr. (26 th Floor)	112.44 Sq. Mtr. 115.94 Sq. Mtr. (26 th Floor)	58.03 Sq. Mtr. 63.00 Sq. Mtr. (26 th Floor)	32.70 mtr, 47.20 mtr, 61.70 mtr, 76.20 mtr, 90.70 mtr, & 105.20 mtr.
Terrace Floor				119.70 mtr
In addition to that terrace of the building will be treated as refuge area. Excess refuge area shall be counted towards FSI				

REFUGE AREA: Building No. 2 (Ground level 0.00mts)

Refuge Floor	Required Refuge area in sq. mtrs.	Permissible Refuge area in sq. mtrs. (Ref. UDCPR 9.29.6)	At the height of refuge floor from ground level in mtrs.	
			Proposed	Height
1 st , 6 th , 11 th , 16 th , 21 st & 26 th	56.22 Sq. Mtr. 57.97 Sq. Mtr. (26 th Floor)	112.44 Sq. Mtr. 115.94 Sq. Mtr. (26 th Floor)	58.03 Sq. Mtr. 63.00 Sq. Mtr. (26 th Floor)	32.70 mtr, 47.20 mtr, 61.70 mtr, 76.20 mtr, 90.70 mtr, & 105.20 mtr.
Terrace Floor				119.70 mtr
In addition to that terrace of the building will be treated as refuge area. Excess refuge area shall be counted towards FSI				

REFUGE AREA: MBMC Educational Building (Ground level 0.00mts)

Refuge Floor	Required Refuge area in sq. mtrs.	Permissible Refuge area in sq. mtrs. (Ref. UDCPR 9.29.6)	At the height of refuge floor from ground level in mtrs.	
			Proposed	Height
5 th	136.80 Sq. Mtr.	273.60 Sq. Mtr.	137.50 Sq. Mtr.	18.55 mtr
Terrace Floor				29.50 mtr
In addition to that terrace of the building will be treated as refuge area. Excess refuge area shall be counted towards FSI				

THE DETAILS OF STAIRCASES & LIFTS

Staircase description	Width of staircase	No. of Staircases
Building No. 1 & 2		
Common for the buildings Leading from Ground to terrace	width 1.50 mtr	03 Nos.
Common for the buildings Leading from Basement to terrace	width 1.50 mtr	01 Nos.
Educational Building (MBMC)		
Common for the buildings Leading from Ground to terrace	width 2.00 mtr	02 Nos.
Existing Primary Educational Building		
Common for the buildings Leading from Ground to terrace	width 2.00 mtr	02 Nos.

The proposed staircases are enclosed type and are internally located and adequately ventilated to outside air.

The staircases meet the following requirements.

- i) Access to all the staircases shall be through Fire Check Door with minimum 2hrs fire resistance rating.



Lift Types	Profile	Nos. of lifts
Building No. 1 & 2		
Lifts	Leading from Ground to top floor	4 Nos. for each tower
Educational Building		
Lifts	Leading from Ground to top floor	2 Nos
Existing Primary Educational Building		
Lifts	Leading from ground to top floor	3 Nos.

- One lift per wing shall be converted into fire lift as per norms.
- The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

The Asst. Director, Town Planning, Mira Bhainder Municipal Corporation is requested to scrutinized the plans as per amended UDCPR & verify civil work and all other requirements pertaining to Civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. mtrs. & floor occupancy of the building. If any changes in the plans other than mentioned above then the proposal shall be referred back to this department for revised NOC till then further process shall not be permitted.

During construction stage and before the final occupation architect/developer has agreed to comply additional requirement stipulated by Fire Brigade Department as may be feasible.

In view of above, as per as this department is concerned there is no objection for the construction of a high-rise building Tower 1 is propose to use part Basement floor Domestic Tank, Fire Tank, Flushing Tank, Pump room + proposed building Tower 1's & 2's Ground floor for commercial and Parking purpose + 1st to 5th podium is proposed for parking + 6th Podium is proposed for Society Room, Kids Play area, Yoga Area, Gymnasium, Kids Pool, Banquet Hall, Game Zone, & Cricket Net + 30 Upper floors for residential use with the total average height of 119.70 mtrs. from general ground level up to terrace level. Educational Building Ground floor is proposed to use for Play Area, AV Room, Admin Conference, Principle Room and ICT + 1st floor is proposed to use for Primary Activity room, Seminar Room, Reception/Meeting Room, Canteen/Kitchen and Music room + 2nd floor is proposed to use for Language room, Library, LAB, Computer Room, Art Room & Secondary Library + 3rd to 6th floor is proposed to use for class room + 7th floor is proposed to use for conference room, waiting area and block office purpose with the total average height of 29.50 mtrs. from general ground level up to terrace level, Existing Primary school building is having O. C. as per Ref. No. 4 for G + 7 part floor the 7th floor is proposed to use for class room, sport room, multipurpose hall, library purpose with the total average height of 25.85 mtrs. from general ground level up to terrace level signed in taken of approval, subject to satisfactory compliance of the following requirements;

1.) ACCESS:

- There shall be no compound wall on road side of the building.
- All access & fire tender access should be free of encumbrances. Entrance gate if provided shall be of not less than 6.00 meters width each shall be provided, at locations marked on the plan. Archways, if any over the entrance gates, shall have height clearance of not less than 5.00 mtrs.

2.) PROTECTION TO STRUCTURAL STEEL:

- All the structural steel members i.e. columns, beams etc., shall be protected with the 02 hours fire resisting materials and methods as stipulated under IS 1942 1960 as application for residential building.
- Certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer as the time of application for occupying the building.

3.) COURTYARDS :

- The available courtyards/ open space on all the sides of the building shall be paved, suitably to bear the load of fire engines with point load of 10 kgs./cm². And the porch if any, shall have clear height of not less than 5.00mtrs.
- All the courtyards shall be in one plane and mandatory open space shall be clear of any obstructions including tree.
- The courtyards shall be kept free from obstruction at all times.

4.) STAIRCASE :

- The flight width of staircases shall be maintained as shown in the enclosed plans.
- The layout of staircases shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self closing door placed in the enclosed wall of the staircase.
- Externally located staircases and lobbies adequately ventilated to outside air.
- Permanent vent at the top equal to 5% of the cross sectional area of the staircase shall be provided
- Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.
- No combustible material shall be kept or stored in staircase / passage and shall be kept unobstructed all time.
- Internal staircases for the duplex/triplex shall be provided FRD on lower floor level.

6.) CORRIDOR / LIFT LOBBY :

- Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan.
- The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- Self glowing / fluorescent exit signs in green color shall be provided showing the means of escape for entire building.
- Portable lights/insta lights shall be provided at strategic locations in the staircase and lift lobby

PRESSURIZED CORRIDOR / LIFT LOBBY : (For The lobby of Fire Tower or Fire Escape Staircase)

The lift lobbies/ common corridor at Ground floor level shall be pressurized in the event of fire. the pressure in the enclosed lift lobbies shall be maintained not less than 2.5 mm W.G.



PRESSURIZATION :

- a. The proposed smoke management system for the building shall be a zoned control system utilizing clustered Air Handling Units (AHU's) located at such floor. The system shall include separate fans and AHU's that will provide stairwell and elevator pressurization, as well as lift lobby pressurization. When smoke or a fire is detected by the fire alarm system as per the NBC codes a minimum positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 pa shall be maintained in the lift shaft as well as internal staircases.
- b. Smoke / Fire dampers shall be provided in accordance with NFPA within supply air ducts and return air ducts at AHU room wall crossings wherever provided, at fire rated wall crossings, and at walls between adjoining fire zones. Smoke detectors shall be provided in return air duct to the AHU's and shall shut down the ARU's serving the floor space upon smoke detection,
- c. Pressurization system shall be interconnected with manual or automatic alarm system.

7). STAIRCASE AND CORRIDOR LIGHTINGS:

- i. The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor control room easily accessible to fire fighting staff at any time irrespective of the position of the individual control of if any.
- ii. Staircase and corridor lighting shall also be connected to alternate supply and DG power supply
- iii. Double throw switches should be installed to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by-supply.
- iv. Emergency lights shall be provided in the staircases/corridors.

8). ELECTRIC CABLE SHAFTS, SERVICES & METER ROOM :

- i. Electric cable shafts shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii. Inspection doors for shafts at the each floor level shall have two hours fire resistance.
- iii. Electric shafts shall be sealed at each floor level with non combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- iv. Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of FF AB/MCB.
- v. Electric meter room shall be provided at the location shown in the plan. It shall be adequately ventilated & easily accessible.
- vi. Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;
- vii. Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables, use of bus bar/solid rising mains instead of cables is preferred.
- viii. Preferably bus bar system shall be installed from ground to all upper floors mainsupply (if required)
- ix. Separate circuits for fire fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
- x. Automatic smoke detector system shall be provided on each floor along with response indicator which shall be connected to main control panel board on ground floor level and each floor level.
- xi. Master switches controlling essential service circuits shall be clearly labeled and shall be placed at control room on ground floor.

9). FALSE CEILING (if provided):

False ceiling if provided in the building shall be of non combustible material. Similarly, the suspenders of the false ceiling shall be of no combustible materials.

10.) MATERIALS FOR INTERIOR DECORATION/FURNISHING

The use of materials which are combustible in nature and may spread toxic fumes/gases should not be used for interior decoration/furnishing, etc.

11. LIFTS

A. PASSENGER LIFT :

- i. Walls enclosing lift shall have a fire resistance of not less than two hour.
- ii. Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- iii. Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted
- iv. Fire lift shown in the plan shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen
- v. Threshold of non combustible material shall be provided at the entrance of each landing door.
- vi. All lifts well shall be pressurized including fire lift.

B. FIRE LIFT:

- i. Walls enclosing lift shafts shall have two hours fire resistance.
- ii. The shafts shall have permanent vent equal 0.2 sq. mtr, clear area under the Lift Machine room.
- iii. Landing doors and lift car doors shall be of steel shuttered type with one hour fire resistance. No collapsible shutters shall be provided.
- iv. To enable fire services personnel to reach the upper floor with the minimum delay, one fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and the directly accessible to every dwelling or each floor.



- v. The lift shall have a floor area of not less than 1.4 sq mtrs, with a minimum dimension of 1.12 mtrs. It shall have loading capacity of not less than 545 kg (8persons lift) with automatic closing doors.
- vi. There shall be an alternate electric supply of an adequate capacity apart from the normal electric supply the building and the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
- vii. The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- viii. The words 'Fire lift' shall be conspicuously displayed in florescent paint on the lift landing door at each floor level & There should of non combustibile material shall be provided at the entrance of each landing door.
- ix. Except Service Lifts, other lifts shall be converted into Fire Lifts conforming to relevant regulations.

12. CAR PARKING:

A. STILT/PODIUM /CAR PARKING FLOORS :

- i. All the sides of the stilted / covered car parking shall be kept open except parapet walls of not more than 1.2 meters height.
- ii. Drencher system on the top of each podium floor shall be provided.
- iii. The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route, ramps etc at prominent location.
- iv. The compartmentation on podium is required through fire curtains/water curtains.
- v. Compartmentation shall be achieved by means of fire barrier having fire resistance rating of 120 min
- vi. Automatic sprinkler system shall be provided so as to cover each car with a sprinkler head as per relevant IS specification.
- vii. Fins with openable panel with regular/suitable intervals shall be provide on each parking floor.

13. SMOKE MANAGEMENT SYSTEM:

- a. Escape routes like staircase, common corridor, lift lobbies, etc. shall not be used as return air passages.
- b. Direct expansion system shall not be used.
- c. The ducting shall be constructed of substantial gauge/mctal in accordance with IS: 655:1963 mctal air duct (revised).
- d. Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with fire resisting material such as vermiculite concrete or glass wool. A. C. ducting shall not pass through staircase well.
- e. As far as possible metallic ducts shall be used even for return air instead of space above false ceiling.
- f. The material used for insulating the ducts (inside or outside) shall be of non combustible type such as glass wool or spun glass with neoprene facing etc.

14. FIRE FIGHTING REQUIREMENTS shall be provided as follows:

Fire-Fighting Installation	Provision
Underground water storage Tank	As per NBC 2016
Overhead Water storage Tank	As per NBC 2016
Wet Riser Cum Down Comer	As per NBC 2016
Automatic Sprinkler system	IS:15105
Automatic detection & Fire Alarm system	IS:11360-1985, IS: 2189:2008
Fire Pump	As per NBC 2016, IS: 15301:2003
Signages	IS:9457 for Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.
Fire Extinguishers	IS:2190 and 15683
Courtyard Hydrants	IS:3844 -1989
Alternate source of supply	As per DCR
Manual call points	As per NBC 2016, IS: 2189:2008
Public Address system	As per NBC 2016, IS: 1881:1998
Fire Brigade Inlet Connection	IS:14933 -2001
Fire Drill	As per NBC 2016

15. FIRE FIGHTING REQUIREMENTS :

A) OBSERVATIONS OF OVER HEAD WATER TANK (According to Plan)(FOR EACH BUILDING)

- Overhead tank for MBMC Educational Building is shown with 15,000 liter capacity for each building.
- Overhead tank for Building No. 1 to 2 is shown with 25,000 liter capacity for each building.

SUGGESTIONS FOR OVERHEAD TANK

- Applicant shall be provide a separate overhead water tank for fire fighting purpose with 25,000 liter capacity for educational building.
- The stability of the Terrace should be maintained to bear the load of the water tank.
- A separate partition wall shall be provided between the Domestic & Fire Tank.
- Fire tank shall be connected with Booster Pump on Terrace.
- The tank shall be connected to the wet riser through a booster pump through a non return valve and gate valve.



OBSERVATIONS OF UNDERGROUND WATER STORAGE TANKS(According to Plan)

Under Ground Water tank for fire fighting purpose is not shown

SUGGESTIONS FOR UNDERGROUND WATER STORAGE TANKS:

- Applicant shall provide a separate under ground water tank for fire fighting purpose with 3,00,000 liter capacity for building No. 1 & 2 and 75000 liter capacity for educational building.
- Water supply required shall entirely accessible to the fire engines of the local fire service.
- Provision of suitable number of manholes shall be made available for inspection, repairs, & insertion of suction hoses etc.
- The covering slab shall be able to bear the load of fire engines weighing up to 48 M.T. each with a point load of 10 kgs/sq. cm. at any given point when the slab forms a part of pathway/driveway.
- Applicant shall provide a partition wall between domestic & fire tank.
- The layout of tank shall be got approved from MBMC department prior to erection.
- The tanks shall be connected to sprinklersystem.
- All the water tanks shall be interconnected by piping network for maximum and continuous supply of water to the Fire fighting system.

C) WET RISER: (For Each Building)

Wet Riser of Internal Diameter of 150 mm of G.I."C" Class Pipe shall be provided in the duct adjoining the staircase with hydrant outlet & Hose Reel on each floor. In such a way as not to reduced the width of the staircase/common corridor. Pressure reducing discs for orifices shall be provided at lower level. So as not to exceed on the pressure of 5.5 Kgs. / Sq. cm. A Fire Service inlet on the static tank directly fronting Courtyards shall be provided to connect the mobile pump of fire service to the Wet Riser. The Wet Riser should be pressurized type & automatic in operation, with jockey Pump of suitable capacity. The wet risers shall be extended from ground floor up to terrace level. Wet riser outlet and hose reel at a distance of 100 feet. shall be provided on periphery of all podium / parking floors.

D) FIRE SERVICE INLET :

- i) Fire service inlet shall be provided to refilled U.G. tank as well as to feed riser system by passing the fire pump & to feed sprinkler system.
- ii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E) AUTOMATIC SPRINKLERS SYSTEM :

Automatic sprinkler system shall be provided in entire building including Basement, lift lobby, common corridor and each habitable room of each flat on each floor level; podium parking floors in such a way to cover each car parking. As per the standards lay down by TAC or relevant IS specification.

F) DRENCHER SYSTEM:(For all podiums /parking floors and fire check floors)

Automatic Drencher system should be provided on the periphery of the top podium / car parking floors & in fire check floor of the building and should be connected to the main sprinkler pump as per the standard laid down by TAC or relevant I.S. Specifications.

G) AUTOMATIC SMOKE DETECTION SYSTEM :

Automatic smoke detection system shall be provided in electric meter room & lift machine room, Control / BMS Room and in electric shaft at every floor level with response indicator; same should be connected to main control panel on ground floor level in BMS Room, as per IS specification.

H)RATE OF RISE DETECTORS:

Rate of rise detectors shall be installed in the hot areas i.e. kitchen, pantry, etc. and same shall be connected to main console at ground floor level.

I) FIRE PUMP, BOOSTER PUMP, SPRINKLER PUMP AND JOCKEY PUMP:

- i. Wet-riser shall be connected to a fire pump (two electrically operated and one DG operated) at ground level of capacity of not less than 2850 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant.
- ii. Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2kgs./sq. cms. at the top most hydrant Out let of the wet-riser shall be provided at the terrace level.
- iii. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- iv. Electric supply (normal) to these pumps shall be independent circuit.
- v. Separate jockey pump shall be provided to Wet riser system to keep system pressurized.
- vi. Operating switches for booster pumps shall be also provided in glass fronted BASIN boxes in lift lobbies on each floor at prominent place.
- vii. Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- viii. All above pumps should be surface mounted or vertical turbine type cm (submersible pump not permitted) pump along with adequate size of pump room.
- ix. Lower levels in high rise buildings 60 m or above in height are likely to experience high pressure and therefore, it is recommended to consider multi-stage, multi-outlet pumps or variable frequency drive pumps or any other equivalent arrangement.



- x. One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two set in case of more than one pump set installation, both pump set shall be interconnected at their delivery headers
- xi. Alternative to provisions of additional set of pumps, the objective can be met by providing additional Diesel Pump of the same capacity and doubling the water tank capacity as required for one set of pumps.

J) STAND BY PUMP:

- i) Provide Required number of sets of pumps each consisting of One Diesel Pump (Stand by) of capacity 2850 litre/min and One electric pump of capacity 180 litre/min.

K) EXTERNAL HYDRANTS.

Courtyard hydrants shall be provided at distance of 30.00 mtrs each within the confines of the site of the wet riser-cum-down comer. Hose box with two non percolating ISI marked hoses (length not less than 15 mtrs) & branch shall be equally distributed on ground floor, podium floor, as well as on each floor near the hydrant outlet.

L) EMERGENCY POWER FOR FIRE & LIFE SAFETY SYSTEM

Emergency power for Fire & Life Safety System shall comply with NBC 2016, Part IV.3.4.6.2.

a) ALTERNATE SOURCE OF POWER SUPPLY.

An alternate source of LV/HV supply from a separate substation as well as from a diesel generator with Auto/Manual changeover over switch shall be provided for fire pumps, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system, detection system, public address system, voice evacuation system etc. It shall be housed in separate cabin

b) DIESEL GENERATOR SET

- a. Entire Installation of D.G. Set shall be conforming to the Indian Electrical Act/ Rules in practice.
- b. A deep tray shall be kept under the fuel tank of the D.G. Set to collect the spillage and the same shall be disposed off daily without fail.
- c. Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB/MCB.
- d. The capacity of the D.G. Set shall be as per Indian Electrical Act / Rules in practice.
- e. Adequate ventilation for Switchgear Room is essential to prevent condensation.
- f. The D. G. set shall be properly grounded.
- g. Exhaust of the D.G. set shall not be directed into the exit/entrance or any adjoining structures.
- h. Sand bed of at least 6inch thickness shall be provided below the D. G sets
- i. Electric cable of the D.G set shall be of FRLS type.
- j. Proper ventilation shall be provided to the D. G set.
- k. Not more than 30litres of spare diesel shall be stored in its original corner near the D.G set away from electric switches or source of ignition.
- l. Electric cable laid in the cable trench shall be coated with fire reliaunt material.
- m. Automatic built-in circuit breaker shall be provided to the D. G set.
- n. Rubber pad shall be provided to the D.G. Set for absorb vibration, if any.
- o. The D.G. Set area shall be kept prohibited and no unauthorized persons shall be allowed to enter in the area.
- p. Two Dry Chemical Powder (ABC) type fire extinguishers of 9 kgs. Capacity each with ISI certification mark coupled with four buckets filled with dry, clean sand shall be kept in the D.G. Set area.

M) PORTABLE FIRE EXTINGUISHERS:

- i. One dry chemical powder type fire extinguisher of 09 kgs. capacity having I.S.I. certification mark and two sand buckets filled with dry cleaned sand shall be kept in electric meter room as well as in lift machine room.
- ii. One dry chemical powder type fire extinguisher of 09 kgs capacity having I.S.I. certification mark and two sand buckets filled with dry cleaned sand shall be kept at ground & each level of podium for every 100 sq mtr area.
- iii. One dry chemical powder type fire extinguisher of 06 kgs. capacity having I.S.I. certification mark shall be kept on each floor level at prominent place & refuge area.
- iv. All above fire extinguishers should be placed on each floor level as per IS:2190 of 1992.

N) FIRE ALARM SYSTEM / FIRE DETECTION SYSTEM:

- a. The building shall be provided with intelligent analog addressable fire alarm system with microprocessor based main control panel at ground floor level and addressable call points and hooters at each floor level. The design of fire alarm system shall be in accordance with I.S. specification and based on NFPA 72 guidelines (as per 2010 edition).
- b. The addressable fire alarm system shall be equipped with the latest evacuation features such as digital voice evacuation capabilities; fire fighters telephone system, directional sounders etc. The main entry / exit points shall be provided with fire fighters interactive interface to enable viewing of critical information in event of fire.
- c. Access control system, close circuit cameras shall be installed in the entire building & connected at the control room.

O) PUBLIC ADDRESS SYSTEM:

The entire building shall be provided with the public address system in common areas with main control panel at ground floor reception area and in BMS Room.



P) VOICE EVACUATION SYSTEM:

The manual voice evacuation system input to be provided at the control room & shall be integrated to Fire Alarm system so as to facilitate the co-ordination activities in case of fire emergencies. The actuation of the fire alarm control panel shall automatically activate the Voice Evacuation system. A pre-recorded message shall be broadcast on the affected floor, one floor below & two floors above the affected floor.

R) INTEGRATED SYSTEM:

The entire fire fighting system shall be of the type "Integrated Building Automation System" combining all the systems. Flasher light shall be installed at the top of the building which will be switched on in case of incident of fire in that building to indicate involvement of building in fire. It will also help the incoming fire brigade appliances to reach the spot in time without delay.

S) FIRE DRILLS / EVACUATION DRILLS:

Fire Drills and evacuation drills shall be conducted regularly in accordance with fire safety plan of building at least once in a three month in consultation with Mumbai Fire Brigade and log of the same shall be maintained.

16. SERVICE DUCT:

All service ducts shall have 2 hr. fire resistance. Inspection door of the service ducts shall have 2 hr. fire resistance. Duct for water service, drainage line, shall be separate from that of electrical cable duct.

17. TRAINED FIRE OFFICER FIREMEN AND SECURITY GUARDS:

- a. A qualified fire officer with qualification of min. Sub Officer Course and Firemen with qualification of Firemen Course from Directorate Maharashtra Fire Services shall be appointed for round the clock duty.
- b. The trained security having basic knowledge of fire fighting & fire met installation shall be provided / posted in the building round the clock.
- c. Maintenance of all the first aid fire fighting equipments, fixed installation other fire fighting equipments / appliance in good working condition at all times.
- d. Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & kept them informed about the other emergency evacuation procedures.
- e. To liaise with the City Fire Brigade on regular & continual basis.

18. DISASTER MANAGEMENT PLAN:

- a) Disaster management plan for fire & other emergency shall be prepared and kept ready at the control room.
- b) The mock drill with the designated fire marshal for any operation of disaster management plan shall be carried out regularly after occupation as per National building code.
- c) Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase lift lobbies of each floor level.

19. FIRE CONTROL ROOM : (BMS ROOM)

- a) Separate Fire Control room shall be provided with well qualified man power shall be established on ground floor.
- b) The Fire Control Room (FCC) shall comply with NBC 2016, Part IV.3.4.12.
- c) Plan of each floors indicating means of egress as well escape shall be maintained.

20. ELECTRIC SUB-STATION (DRY TYPE):

- a) Only dry type substation/transformers shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material.
- d) Automatic built-in circuit breakers shall be provided in the substation/transformer.
- e) The door of the sub-station shall be of two hours fire resistance.
- f) The capacity of the sub-station shall be as per service provider's requirement.
- g) All parts of switch gear and transformer are to be examined frequently and carefully for signs of overheating, tracking etc.
- h) The substation/transformer area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- i) Ventilation shall be provided at the ceiling level.
- j) H.V./L.V. cable ducts shall be as per Indian Electricity Rules
- k) The danger signage on the substation with the electric voltage load.
- l) Two dry chemical power type (Class ABC type) fire extinguishers of 09 kgs. Capacity each with BIS certification mark coupled with four buckets filled with dry clean sand and shall be kept on the sub-station.

21. REFUGE AREA:

- (A) Refuge area provided as shown in plan & shall be conforming to the following requirements:
- (i) **Manner of refuge area**
 - a) The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
 - b) The refuge area shall be provided with railing/ fire rated glass / parapet of 1.20mt.



- c) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
- d) The lift's shall not be permitted to open into the refuge areas.
- e) The refuge area provided within building line shall be accessible from common passage/staircase.
- f) Access to Refuge Area shall be through a fire/smoke check door With minimum 2hrs fire resistance rating

ii) Use of refuge area :

- a. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
- b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- c. Adequate emergency lighting facility shall be provided.

Terrace floor as a refuge floor:

- a. The necessary facilities such as emergency lighting, drinking water etc shall be provided
- b. The access door/s from the enclosed staircase's to the terrace floor shall have louvers at top half portion of the door.
- c. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".

OBSERVATION & REMARKS

Adequate passageway and clearances required for the fire fighting appliances to enter the premises shall be provided at the main entrance, the width of the entrance shall be not less than 6.00 meters. If an arch or covered gate is constructed, it shall have a clear head-room of not less than 5 meters.

The other provisions of UDCPR & N.B.C. Part IV, 2016 should be strictly followed.

Before Issuing C.C., the Town Planning Department has to verify the Plan as per the given NOC of Fire Department. & rectify the same. This is a Provisional No Objection Certificate, after providing the above fire prevention and protection system and after compliance of above recommendations the Final No Objection Certificate will be issued. Please note that this N.O.C.(Provisional) is not Commencement Certificate (C.C.) for commencement of construction work of the building.

The Party has already paid the capitation fees of Rs. 1,03,58,901/- as per mentioned in the Provisional N. O. C. (Ref. No. 3) for the Total gross built up area 49227.76 Sq. mtr. This N. O. C. is issued for the total gross built up area 50455.15 (Bldg. No. 1 & 2), 7277.91 Sq. Mtr. (MBMC Bldg.) as certified by the Architect vide his letter No. Dated 12/07/2023.

As per Maharashtra Fire Prevention and Life Safety Measures Act, 2006, Section 25-Annexure-Part III, Fire Protection Fund Fees shall be levied and recovered by Fire Department and Town Planning department is requested to verify the total built up area.

This is amended (Revised) Provisional NOC and these remarks are offered from fire risk point of view only and necessary compliance of the Fire safety measures. Authenticity of the area, premises, structure, trade activity, NA certificate of the land & earlier approvals etc, shall be verified and confirmed by the concerned Town Planning Department and in case of any deviations this NOC shall be treated as cancelled.

Note:

1. The fire fighting installation shall be carried out by licensed approved agency.
2. ADTP; Town Planning, MBMC is requested to scrutinized the plans as per amended DCR & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. mtrs. & floor occupancy of the building.
3. This N.O.C. is issued from fire risk point of view only.
4. The schematic drawings/plans of Sprinkler system, smoke detection System, Rate of rise detection system, Wet riser system, Public Address system etc. shall be installed as per the approved plans approved by this office.
5. Necessary permission for construction as well as any licensable activity shall be obtained from concerned department of MBMC till then shall not be allowed to use.
6. During construction stage and prior to final occupation party agreed to comply with additional requirements, if any stipulated by this office and/or Fire Department Officer if any in future.
7. There shall be no tree located in compulsory open spaces.
8. The building is provided with all fire preventive measures with fireman lift. The fireman lift as per NBC norms is provided with access to each floor by firemen during emergency. Also, the trained officer and manpower is being insisted for fire-fighting and emergency evacuation. The same trained manpower also will responsible for maintaining fire-fighting installations and systems. Due to the fireman lift and the trained manpower with fire installations recommended for the building, the building would be self-sufficient to manage any emergency when it gets occupied.



9. The NOC to occupation to the building under reference shall only be granted on inspection and fulfillment of the compliance mentioned above by nominated/designated officer designated by this office serving in Fire & Emergency Services, MBMC.

10. Under Maharashtra Fire Prevention & Life Safety Measures Act, 2006 sub section (3) of section 3 it is the responsibility of the Owner/Occupier as the case maybe, shall furnish to The Chief Fire Officer or Nominated Officer a Certificate in a prescribed form i.e FORM "B" twice a year in the month of January and July regarding maintenance of fire prevention and life safety measures in good repair and efficient condition as specified in sub-sec (1).

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the fire safety of the buildings and in the interest of the protection of the people and same shall be complied with before the Final Occupation.

Town planning department is requested to verify the total built up area and inform this office and if same is found to be more for the purpose of levying additional capitation fees if required.

Thanking you,



A. CHIEF FIRE OFFICER
FIRE AND EMERGENCY SERVICES
MIRA BHAYANDAR MUNICIPAL CORPORATION

COPY TO ARCHITECT WITH PLAN SUBMITTED WITH THE APPLICATION AT FIRE DEPARTMENT.

PLEASE NOTE:- The Fire Prevention & Life Safety Measures Act is Implemented in Mira-Bhayander Municipal Corporation area from dated 01/01/2010, as per that The Fire Fighting Installation Work should be done by Licensed Agency appointed by Maharashtra only. The list of the License Agencies is available on www.maharashtrafireservices.org Or www.msfindia.org.

This N.O.C. is valid for 2 years from the date of issue.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन आरबीके-स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ट.पे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

जा.क्र. :- मनपा/नर/ 28EE/ 2023 - 2028

दिनांक :- 19/9/2023

प्रति,

अधिकार पत्रधारक - मे. पेरिविकल कन्स्ट्रक्शन प्रा.लि.,

द्वारा, सन्सागर अभियंता - मे. तेजस कन्सल्टंट,

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे-नवघर येथील स.क्र. 237 (जुना) हि.क्र. 24,11,12,13, स.क्र. 241(जुना) 34(नविन) हि.क्र. 1,2,3जे,3बी,3सी,5,9, स.क्र. 242(जुना) 33(नविन) हि.क्र. 14 या जमीनीवरील आरक्षण क्र. 228 "माध्यमिक शाळा व खेळाचे मैदान" व आरक्षण क्र. 229 "प्राथमिक शाळा व खेळाचे मैदान" ही आरक्षणे एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील (UDCPR) विनियम क्र. 11.1 मधील टबल क्र. 11जे मधील क्र. 6/ab खालील समावेशक आरक्षणाच्या माध्यमातून (Accommodation Reservation) च्या तरतुदीनुसार उपरोक्त दोन्ही आरक्षणाचा संयुक्त विकास करणेकरीत सुधारित बांधकाम परवानगी मिळणेबाबत.

संदर्भ :-

- 1) आपले दि. 13/10/2023 रोजीचा अर्ज.
- 2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश.
 1. युएलसी/टिए/टे.नं.6/नवघर/एसआर-664 दि.23/02/2005 अन्वये कलम 8(4) चे आदेश.
 2. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-44, दि. 14/07/2011 अन्वयेच नाहरकत दाखला.
 3. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-1532, दि. 25/04/2022.
 4. युएलसी/टिए/भाईंदर/एसआर-268+274 दि.30/03/1991 अन्वये कलम 8(4) चे आदेश.
 5. कलम-20/एसआर-1670 दि.12/09/2006
 6. कलम-20/एसआर-1670/19/5/1/2021 दि.05/01/2021.
 7. युएलसी/टिए/भाईंदर/टे-6/2/एसआर-1143 दि.19/07/2011 अन्वये कलम 10(1) व 10(3) ची अधिसूचना रद्द करणेबाबतची कार्यवाही बाबत पत्र.
 8. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-44 दि.20/07/2011 अन्वयेचा नाहरकत दाखला.
 9. कलम-20/एसआर-1681 दि.18/09/2006.
 10. कलम-20/एसआर-1681/20, दि. 05/01/2021.



मिरा भाईदर महानगरपालिका

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स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिसरोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

जा.क्र. :- मनपा/नर/ 2808/2023 - 2028

दिनांक :- 01/09/2023

11. युएलसी/टिए/भाईदर/एसआर-268+274 दि.30/03/1991 अन्वये कलम 8(4) चे आदेश.
12. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-44 दि. 14/07/2011 अन्वये नाहरकत दाखला.
13. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-44 दि. 14/07/2011.
14. कलम-20/एसआर-1661 दि.24/08/2006.
15. कलम-20/एसआर-1661/343/2021 दि.03/06/2021.
16. युएलसी/टिए/टे.नं.6/नवघर/एसआर -1505 दि.07/03/2007 कलम 8(4) चे आदेश.
17. युएलसी/टिए/टे.नं.4/भाईदर/एसआर -1499, दि. 31/07/2006 अन्वये कलम 8(4) चे आदेश

18. कलम-20/एसआर -1727 दि.15/01/2007.

19. कलम-20/एसआर-1727/21 दि.05/01/021.

20. कलम-20/एसआर-1672 दि.14/09/2006.

21. कलम-20/एसआर-1672/346/2021 दि.04/06/2021.

3) मा. जिन्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश.

1. महसूल/के-1/टे-1/एनएपी/नवघर/एसआर-28/2012 दि.04/08/2012.

2. एसआर/28/2012 दि.04/08/2012.

3. अपर तहसिलदार, मिरा भाईदर यांचेकडील पत्र क्र. महसूल/क.1/टे-2/जमिनबाब/कावि-795/2022/एसआर-197, दि. 16/12/2022 रोजीचे पत्र व दि. 16/12/2022 रोजीचे चलन.

4. एसआर/28/2012 दि.04/08/2012.

4) दि. इस्टेट इन्वेस्टमेंट कंपनी प्रा.लि. यांचेकडील नाहरकत दाखला

1. आरई/798 दि.13/06/2006.

2. आरई/963 दि.16/09/2008.

3. ईआय/एनओसी/326/डीआरसी/2010 दि.17/12/2010.

4. आरई/867 दि.14/02/2007.

5. ईआय/एनओसी/268/डीआरसी/2010 दि.24/09/2010.

6. ईआय/एनओसी/269/डीआरसी/2010 दि.24/09/2010.

7. ईआय/एनओसी/327/डीआरसी/2010 दि.17/12/2010.

8. ईआय/एनओसी/276/डीआरसी/2010 दि.08/10/2010.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन आरबीके-स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठ.गे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : ip@mbmnc.gov.in

जा.क्र. :- मनपा/नर/ 28EE 2023- 2024

दिनांक :- E/99/2023.

9. आरई/873 दि.05/03/2007.
10. आरई/946 दि.26/09/2007.
11. आरई/946 दि.26/09/2007.
12. आरई/947 दि.26/09/2007.
- 5) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/441/2023-24, दि. 24/01/2023 अन्वयेचा नाहरकत दाखला.
- 6) या कार्यालयाचे पत्र क्र. मनपा/नर/2305/2022-23, दि. 16/09/2022 अन्वये आरक्षण क्र. 228 "माध्यमिक शाळा व खेळाचे मैदान" व आरक्षण क्र. 229 "प्राथमिक शाळा व खेळाचे मैदान" यांचा संयुक्त विकास करणेसाठी निर्गमित केलेले संमतीपत्र.
- 7) या कार्यालयाचे पत्र क्र. मनपा/नर/2494/2022-23, दि. 07/10/2022 अन्वये आरक्षण क्र. 228 "माध्यमिक शाळा व खेळाचे मैदान" व आरक्षण क्र. 229 "प्राथमिक शाळा व खेळाचे मैदान" यांचा संयुक्त विकास करणेसाठी निर्गमित केलेले संमतीपत्राच्या अनुषंगाने शुद्धीपत्रक.
- 8) या कार्यालयाचे पत्र क्र. मनपा/नर/4184/2022-23, दि. 24/01/2023 अन्वये सुधारीत नकाशे मंजूरीसह बांधकाम परवानगी.

:- सुधारीत बांधकाम प्रारंभपत्र :-

(सुधारीत नकाशे मंजूरीसह)

"माध्यमिक शाळा व खेळाचे मैदान" (आरक्षण क्र. 228) [क्षेत्र 10100.00 चौ.मी. प्रत्यक्षात उपलब्ध होणारे 1233.89 चौ.मी.] व "प्राथमिक शाळा व खेळाचे मैदान" (आरक्षण क्र. 229) [क्षेत्र 4500.00 चौ.मी. पैकी 1898.00 चौ.मी.] मध्ये समावेशक आरक्षणाच्या माध्यमातून एकत्रित विकसन प्रस्ताव तसेच आरक्षण क्र. 229 "प्राथमिक शाळा व खेळाचे मैदान" मधील महानगरपालिकेस हस्तांतरीत झालेले क्षेत्र 1030.00 चौ.मी. हे स्थानांतरण (Relocate) केलेल्या क्षेत्रासह एकत्रित संयुक्त सुधारीत विकास परवानगी.

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे-नवधर येथील स.क्र. 241(जुना) 34(नविन) हि.क्र. 1,2,3अ,3बी,3सी,5,9, स.क्र. 242(जुना) 33(नविन) हि.क्र. 14 या जमीनीवरील आरक्षण क्र. 228 "माध्यमिक शाळा व खेळाचे मैदान" व आरक्षण क्र. 229



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmns.gov.in

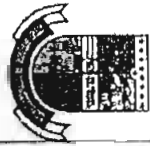


जा.क्र :- मनपा/नर/ 28EE/ 2023 - 2028

दिनांक :- 19/09/2023

"प्राथमिक शाळा व खेळाचे मैदान" ही आरक्षणे एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीचे (UDCPR) विनियम क्र. 11.1 मधील टेबल क्र. 11अ मधील क्र. 6/ab खालील समावेशक आरक्षणाच्या (Accommodation Reservation) च्या तरतुदीनुसार उपरोक्त दोन्ही आरक्षणाचा संयुक्त विकास करणेकामी जागेतील रेखांकन, इमारतीचे सुधारीत बांधकाम नकाशांस आपणावून खालील अटी व शर्तीच्या अधिन एकत्रित संयुक्त विकास करणेकामी सुधारीत बांधकाम परवानगीस मंजूर देण्यात येत आहे.

- 1) सदर मूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या शैक्षणिक + रहिवास / वाणिज्य वापरासाठीच करण्यात येईल.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उप-अधीक्षक, भूमी अभिलेख, ठाणे यांनी प्रामाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखास्ये दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर मूखंडाची उपविभागीय महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुसऱ्या विकासकाने अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुसऱ्या विकासकाने मंजूर बांधकाम नकाशा व घटईक्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास, या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजूबाजूला जे पूर्वीचे नकाशे मंजूर झाले आहेत, त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे, तसेच या जागेवरील प्रस्तावीत होणाऱ्या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदींना व महाराष्ट्र जमीन मसुदा अधिनियमाच्या तरतुदींस कोणत्याही प्रकारची बाधा येता कामा नये, व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळेवेळी होणाऱ्या सर्व आदेशांची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग



महाराष्ट्र शासन
Department of Public Works and
Construction, Maharashtra
अहमदनगर शाखा कार्यालय

स्वाभी विवेकानंद भवन आरबीके.स्कूलच्या बाजूला कन्नाकिया, मिरारोड (पु.)

जि. अण - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : mp@mhpmc.gov.in

जा.क्र :- मनपा/नव

28/E/1 2023 - 2028

दिनांक :- ९/११/२०२३

- 7) रेखाकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतर्घा जी जागा ही सार्वजनिक असून महानगरपालिकेच्या भाजकीची राहिल, व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता स्वीकण्यासाठी करण्यात येईल. याबाबत अर्जादर, विकासक, वास्तुविभागास व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जादर, विकासक, वास्तुविभागास व इतर धारकांचा संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जादर, विकासक, वास्तुविभागास याची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूरे रेखाकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जादराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुप खुली ठेवणे बंधनकारक राहिल.
- 10) इमारतीचे उद्वाहन, अग्निशयन तरतूद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टक्क्या, दोन इलेक्ट्रीक पॉसेटसह तरतूद केलेली असली पाहिजे.
- 11) महानगरपालिकेच्या आपणास बांधकामसाठी व विण्यासाठी व इतर कारणासाठी याणी पुरवठे करण्याची रूमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकनीची / धारकाची राहिल. तसेच बांधकाम सुरु करतोवेळी बांधकाम संपेपर्यंत तेशील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 12) अर्जादराने मोले, सर्व कर्नाक, शिरसा कर्नाक, मसुनगरपालिका मंजूरी, विल्डरचे नाव, ऑक्टिकेटचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविण्या फक्त प्रत्यक्ष जागेवर लागण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणसाठी जागेवर सर्व काळावरीलसाठी उपलब्ध करून ठेवणे ही वास्तुविभागास व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तालीने काम बंद करण्यात येईल.
- 13) मंजूरे रेखाकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा सूक्ष्म प्रवण क्षेत्राचे अनुसंधाने सर्व तांत्रिक बाबी विचारात घेऊन (Specially



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स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

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earthquake of highest intensity in seismic zone should be considered) आर.सी.सी.

डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर,

बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्निशमन व्यवस्था याबाबत नॅशनल बिल्डींग कोड

प्रमाणित करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही

पूर्ण करून त्याचो पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता,

भाईकस्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

★ 14) रेखांकनसिद्ध जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची

पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत

सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकस

नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही

करण्यात येईल.

16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास

महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

17) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही

खालील बाबतीत करण्यात येईल, व महाराष्ट्र महानगरपालिका अधिनियम, 1949 व महाराष्ट्र

प्रादेशिक व नगररचना अधिनियम, 1966 च्या तरतूदीनुसार संबंधिताविरुद्ध विहित कार्यवाही

करण्यात येईल.

1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.

2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे

निदर्शनास आल्यास.

3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर

अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल

करण्याचे नियोजित केल्यास.

4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली

कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे

निदर्शनास आल्यास या अधिनियमाचे कलम 29C अन्वये कार्यवाही करण्यात येईल.



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- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stillt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी, व या जागेचा वापर वाहनतळासाठीच करण्यात यावी.
- 19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बांधित होणारे क्षेत्र निरंकु महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मालकीच्या कार्यालय आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमण विरहित ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेच्या मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरसाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 22) या मंजूरीची मुदत चार वर्षांपर्यंत सहील. तथापि एक वर्षांत कम सुरु न केल्यास एकत्रिकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम 2.71 नुसार परवानगी नुलंबीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि. 22/07/2022 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 25) सदर जागेच्या मालकी हक्कबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकाची राहणार असून त्याबाबत महानगरपालिकेकडे जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

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26) यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नाव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
मिरा भाईंदर महानगरपालिकेस हस्तांतरीत होणारे क्षेत्र				
	शैक्षणिक इमारत	1	पार्ट तळ + 1 ते 7	6810.26
विकासकाने विकसीत करावयाचे क्षेत्र				
	टॉवर क्र. 1 व 2 (वाणिज्य क्षेत्र)	1	पार्ट तळ मजला	1272.20
3	टॉवर क्र. 1	1	बेसमेंट + पार्ट तळ + 1 ते 6 पोजियम + : ते 29 मजले	16719.11
4	टॉवर क्र. 2	1	पार्ट तळ + 1 ते 6 पोजियम + पहिला मजला	459.17
एकूण बांधकाम क्षेत्र				12480.48

- 27) यापूर्वी पत्र क्र.मिभा/मनपा/नर/4184/2022-23, दि. 24/01/2023 अन्वये देण्यात आलेली मंजूरी गृह करण्यात येत आहे.
- 28) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ऑव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.
- 29) रेखांकनातील जागेत सेप्टिक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.
- 30) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर वा क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 31) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100.00 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail to : tp@mbmc.gov.in

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- 32) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पुरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 33) विषयांकित जागेसाठी रुपांतरीत कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर करणे सादर सनद मधील अटीशर्तीची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 34) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- 35) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणाऱ्या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणाऱ्या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 36) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमूद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कारवाई करण्यात येईल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरू करतांना बांधकामाच्या अनुषंगीक कामामुळे समोवतालाच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जीवित वा वित्त हानी होणार नाही याची खबरदाखी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 38) सदर गृहसंकुलामधील रहिवाश्यांसाठी आवश्यक कामतोचा जैविक खत निर्माती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 39) रेखांकनातील प्रस्तावित वाहनतळांमध्ये इलेक्ट्रीक वाहनांकरिता भाग्यताप्राप्त संस्थेकडून इलेक्ट्रीक चार्जिंग पॉइंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावचे विकासक यांचेवर बंधनकारक राहिल.





मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbma.gov.in

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दिनांक :- 19/01/2023

40) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.

41) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.

42) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणाऱ्या परवानग्या / नाहरकत दाखले प्राप्त करून भाईंदर घेणेची जबाबदारी विकासकाची राहिल.

43) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

44) भोगवटा दाखल्यापुढी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.

45) प्रस्तावित जागेतील बांधकाम सुरु केल्यापासून ते बांधकाम पूर्ण होईपर्यंतच्या कालावधीमध्ये सुरक्षीतेच्या दृष्टीने बांधकाम क्षेत्र तळापासून ते बांधकामाच्या उंचीपर्यंत ग्रीन नेट (Green Net) ने झाकणे अत्यावश्यक व बंधनकारक आहे. यामध्ये काही कसूर झाल्यास संबंधित विकासक/ वास्तुविशारद/सल्लागार अमिर्यता यांचेवर नियमानुसार कारवाई करण्यात येईल.

46) विषयांकित "प्राथमिक शाळा व खेळाचे मैदान" (आरक्षण क्र. 229) व "माध्यमिक शाळा व खेळाचे मैदान" (आरक्षण क्र. 228) या आरक्षणाचे महानगरपालिकेस हस्तांतरीत होणाऱ्या 5680.75 चौ.मी. क्षेत्राच्या मूखंडास स्वतंत्र कंपणमिंत, सपाटीकरण व गेटसह महानगरपालिकेस विनामुल्य हस्तांतरीत करणे विकासकावर बंधनकारक राहिल.

47) शासनाचे पर्यावरण विभागाकडील नाहरकत दाखल्यातील अटीशर्तीचे पालन करणे बंधनकारक राहिल.

48) महानगरपालिकेस हस्तांतरीत होणाऱ्या प्रस्तावित शैक्षणिक इमारतीचे बांधीय क्षेत्राच्या इमारतीचे जोत्याचे बांधकाम व विकासकाने विकसीत करावयाचे इमारतीचे जोत्याचे बांधकाम हे एकाच वेळेस पूर्ण करणे विकासकावर बंधनकारक राहिल. व त्यानुसार दोन्ही इमारतीचे एकत्रितपणे काम पूर्ण करणे आवश्यक राहिल.

49) प्रस्तावित इमारती संदर्भात वास्तुविशारद यांनी दि. 13/01/2023 रोजीच्या पत्रान्वये सादर केलेल्या तसेच विकासक यांनी सादर केलेले शपथपत्र दि. 12/01/2023 हे संबंधितांवर बंधनकारक आहे. त्यामध्ये काही विसंगती आढळून आल्यास पुढील योग्य ती कार्यवाही करण्यात येईल.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

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जा.क्र. :- मनपा/नर/ 28EE/ 2023 - 2028

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- 50) पाणी फवारणी यंत्र (Sprinkler System) बांधकाम परिसरात उभारणी करून कार्यान्वीत करणे बंधनकारक राहिल.
- 51) मुख्य रस्त्यापासून बांधकाम सुरु असणाऱ्या स्थळापर्यंत जाणे-येणेसाठी पक्क्या स्वरूपाचा रस्ता तयार करून सदर रस्ता बांधकाम पूर्ण होईपर्यंत कार्यान्वीत असणे बंधनकारक राहिल.
- 52) बांधकाम सुरु असणाऱ्या क्षेत्राच्या मुख्य प्रवेशद्वारापासून जवळच्या अंतरात चिखताने माखलेले वाहनाचे टायर स्वच्छ करण्यासाठी यंत्रणा उभी करणे आवश्यक असून, बंधनकारक आहे.
- 53) मा. शासनाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.2.2.14(I)A(a) नुसार प्रिमियम व अॅन्सलरी शुल्कामध्ये सवलत घेतल्याने सोबत उर्वरित प्रिमियम व अॅन्सलरी शुल्क हे 8.50% प्रति वर्ष व्यक्जाने पाच मासिक हप्त्यात महानगरपालिकेस जमा केल्यानुसार Post dated Cheque नुसार प्रति महिना रकमेचा भरणा करणे विक्रसक व सल्लागार अभियंता यांचेवर बंधनकारक राहिल.
- 54) प्रस्तावित इमारतीसाठी सार्वजनिक बांधकाम विभागाने निश्चित केलेल्या बॅचमार्क क्र. 21.RL, 5.004M, मिनाताई ठाकरे मार्केट, इंद्रलोक फेस-06, पंचमरलन पार्क, मिरारोड, ठाणे-401 107. नुसार इमारतीची Plinth Level ठेवणे विक्रसक / वास्तुविशारद / सल्लागार अभियंता यांचेवर बंधनकारक राहिल.

जा.क्र. मनपा/नर/ 28EE/ 2023 - 2028

दिनांक :- ११/११/२०२३



(संगम कानडे)

सहाय्यक संचालक, नगररचना
मिरा भाईंदर महानगरपालिका

प्रत माहितीस्तव व पुढील कार्यवाहीस्तव :-

- 1) विभाग प्रमुख,
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग,
मिरा भाईंदर महानगरपालिका.
- 2) कर निर्याक व संकलक अधिकारी,
कर विभाग, मिरा भाईंदर महानगरपालिका.



अहवाल दिनांक : 10/08/2022

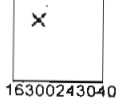
महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- नवघर (943878)
ULPIN : 16300243040तालुका :- ठाणे
भूमापन क्रमांक व उपविभाग : 34/2

जिल्हा :- ठाणे

भू-धारणा
पध्दती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.ची.मी अनुषंगिक क्षेत्र बिन शेली 31.90.00 आकारणी 2.31	276	रमाबाई महादेव पाटील बेबीबाई - - अनुसया रामचंद्र पाटील रमाकांत आनंदराव पाटील दि.इस्टेट इन्व्हेस्टमेंट कं.प्रा.नि. —सामाईक क्षेत्र—	3.9000	0.22	(46) (46) (46) (46) (1089)	कुळाचे नाव व खंड ----- इतर अधिकार तुकडा तुकडा (908) इतर मे. सदगुरु कृपा रिजलटर्स प्रा.नि. चे डायरेक्टर प्रविण छेडा यांचा र.र. 29,00,000/दि.23/8/2006- चा विकास कराराचा बीजा (1026) इतर दि. इस्टेट इन्व्हेस्टमेंट कं. नि. (2168) इतर ना.ज.रू.घा. अधिनियम १९६६च्या मंजूर कलम २०/२१ खालील योजने अंतर्गतचे क्षेत्र तसेच पुर्वपरवानगी शिवाय हस्तांतरण बंदी . (2222) इतर ८०.०० चौ.मी. घटई क्षेत्राच्या मर्यादेत सदनिका बांधण्याचे क्षेत्र १६२१.०० चौ.मी करिता. (2789)
	746	मिरा भाईंदर महानगर पालिका	10.79.00	0.81	(1918)	प्रलंबित फेरफार : नाही.
	747	मे पॅरीविकल कंस्ट प्रा नि चे संचालक श्री रसेस बी कनाकिया	17.21.00	1.29	(1860)	शेवटचा फेरफार क्रमांक : 2789 व दिनांक : 13/09/2021
जुने फेरफार क्र. (166)(315)(859)(939)(1089)(1191)(1210)(1272)(1727)(1860)(2263)(2350)(2780) (2936)						सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- नवघर (943878)

तालुका :- ठाणे

जिल्हा :- ठाणे

: 34/2

पिकाखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे	स्वरूप	क्षेत्र

(१)	(२)	(३)	(४)	(५)	(६)	(७)	साधन	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी				आर. चौ.मी	
2019-20	संपूर्ण वर्ष								अकृषिक वापर	31.9000	

टीप . * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फो म्हणून १५/- रुपये मिळाले."
दिनांक :- 18/10/2022
सांकेतिक क्रमांक :- 2721000942130011001020221407

(नाव :- नरतन मंगायण पिंगळे)
तलाठी साईत :- नरधरता :- ठाणे जि :- ठाणे



अहवाल दिनांक : 10/08/2022

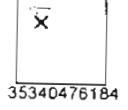
महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३.५.६ आणि ६]

गाव :- नवघर (943878)
ULPIN : 35340476184तालुका :- ठाणे
भूमापन क्रमांक व उपविभाग : 34/3/अ

जिल्हा :- ठाणे

भू-धारणा
पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी. अ) लागवड योग्य क्षेत्र जिरायत 0.24.30 बागायत - एकूण ला.यो. 0.24.30 क्षेत्र ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.01.20 वर्ग (ब) - एकूण पो.ख. 0.01.20 एकूण क्षेत्र 0.25.50 (अ+ब) आकारणी 1.94 जूडी किंवा - विशेष - आकारणी -	597	मे परिविकल कन्स्ट्रक्शन प्रा.लि. चे संचालक रसेल बी कनकिया	0.24.30	1.94	0.01.20	(1860) (1860)	कुळाचे नाव व खंड इतर अधिकार तुकडा तुकडा (908) इतर दि इस्टेट इन्व्हेस्टमेंट कं. लि. (2168) [नागरी जमीन कमाळ धारणा कायदाखालचे अतिरिक्त क्षेत्र] (2789) [प्रा.ज.क.धा. अधिनियम १९७६ च्या मंजूर कमम रण/रा खालील योजने अंतर्गतचे क्षेत्र तसेच पूर्वपरवानगी शिवाय हस्तांतरण बंदी] (2789) इतर ८०.०० चौ.मी. घटई क्षेत्राच्या मर्यादेत सदनिका बांधण्याचे क्षेत्र . (2789) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 2789 व दिनांक : 13/09/2021
जुने फेरफार क्र. (46) (166) (315) (525) (859) (939) (1026) (1089) (1191) (1210) (1272) (2222) (2339) (2780) (2936)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९]

गाव :- नवघर (943878)

तालुका :- ठाणे

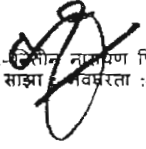
जिल्हा :- ठाणे

: 34/3/अ

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
2019-20	संपूर्ण वर्ष							जोस	0.2430	

टीप : सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 18/10/2022
सांकेतिक क्रमांक :- 2721000942130011001020221408

(नाव :- )
तलाठी साझा नवधरता :- ठाणे जि :- ठाणे

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- नवघर

हा.क्र.का :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग		३४/३/ब		भूधारणा पद्धती		भोगवटादार वर्ग -१		शेताचे स्थानिक नाव	
क्षेत्र, एकक व आकारणी	खाने क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो. ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार		
क्षेत्राचे एकक हे.आर.चौ.मी	३५२	[सदानंद सिताराम पाटील किरण सदानंद पाटील विलास सदानंद पाटील सुलेखा अनंत ठाकुर सामाईक क्षेत्र	०.०२३०	०.९९	०.०९३०	(२५९७) (२५९७) (२५९७) (२५९७)	कुळाचे नाव व खंड		
अ) लागवड योग्य क्षेत्र							इतर अधिकार		
जि.सायत	०.९७.२०						तुकडा		
सागायत	-		०.०२३०	०.९९	०.०९३०		तुकडा (१०८)		
एकुण							इतर		
का.यो. क्षेत्र	०.९७.२०	५९७	०.९४.९०	१.२४		(१८६३) (१८६३)	मे. सदगुरु कृपा रिअलटर्स प्रा.लि. चे डायरेक्टर प्रविण छेडा यांचा र.रु.		
ब) पॉटखराब क्षेत्र (लागवड अयोग्य)							१८,००,०००/दि.२४/८/२००६- चा विकास कराराचा बोजा (१०२७)		
वर्ग (अ)	०.०९.३०						इतर		
वर्ग (ब)	-						दि इस्टेट इन्व्हेस्टमेंट कं. लि. (२१६८)		
एकुण							प्रलंबित फेरफार . नाही.		
फा.ख.क्षेत्र	०.०९.३०						शेताच्या फेरफार क्रमांक - २५९७ व दिनांक : ३०/०९/२०२०		
एकुण क्षेत्र (अ+ब)	०.९८.५०								
आकारणी	१.४३								
जुडी किंवा आकारणी	विशेष								
जुने फेरफार क्र. : (१६६) (३१२) (५२५) (८५९) (९३९) (१०२७) (१०८९) (११९९) (१२१०) (१२७२) (१८६३) (२२६३) (२३३९) (२७८०) (२९३६) (३३५६) (३३५७)							सीमा आणि भूमापन चिन्हे		



हा ७/१२ अभिलेख (दि.३०/०९/२०२०) ५:५३:२५ PM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-माक्याची आवश्यकता नाही

पृष्ठ क्र. १/२

सूचना: तांत्रिक अडचणी खातर तत्काळ याचे कडील डिजिटल स्वाक्षरी प्रकिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. २५९७ नजूर आहे. तसेच या. न. १२ मध्ये पिकांची माहिती देखील अद्ययावत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी
७/१२ डाउनलोड दि. ३०/०९/२०२२ : १२:२८:५२ PM. वेबसाइट पडताळणीसाठी <https://dga.saradara.maharashtra.gov.in> या संकेत स्थळावर जाऊन 2109100001083340 हा क्रमांक वापरावा



गाव नमुना बारा (पिकांची नोंदवही)

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

मह. नवघर

तालुका - ठाणे

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग

३४/३/ब

वर्षे	हंगाम	खाते क्रमांक	पिकांखालील क्षेत्राचा तपशील									तागवडीसाठी उपलब्ध नसलेली जमीन	जल साधनाचे साधन	अरब
			मिश्र पिकांखालील क्षेत्र			निर्मैठ पिकांखालील क्षेत्र			पिकांचे नाव	जल सिंचित	अजल सिंचित			
			घटक पिके व प्रत्येकांखालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित								
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
						हे.अर.पी.पी	हे.अर.पी.पी		हे.अर.पी.पी	हे.अर.पी.पी			हे.अर.पी.पी	
०१६	संपूर्ण वर्ष											ओस	०.१७२०	
०१८-१९	संपूर्ण वर्ष											ओस	०.१७२०	
०१९-२०	संपूर्ण वर्ष											ओस	०.१७२०	

टीप :- *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

हा ७/१२ अभिलेख दि. ३०/०९/२०२० ०५:५३:२५ PM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. २/२

सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया बलवित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही, यावर फेरफार नोंद क्र. ०५९७ मजूर आहे तसेच गा. न. १२ मध्ये पिकांची माहिती देखील अद्ययावत झाली आहे त्यापि अद्याप अद्ययावत वेटल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : ०८/०९/२०२० : १०:२८:५२ PM. वैधता पडताळणीसाठी <https://dghasabara.mahabhurni.gov.in/dsh/> या संकेत स्थळावर जाऊन 2109100001083340 हा क्रमांक वापरावा



अहवाल दिनांक : 10/08/2022



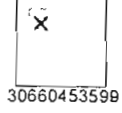
महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- नवघर (943878)
ULPIN : 30660453599तालुका :- ठाणे
भूमापन क्रमांक व उपविभाग : 34/3/क

जिल्हा :- ठाणे

भू-धारणा
पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जिरायत 0.08.10 बागायत - एकूण ला.यो. 0.08.10 क्षेत्र ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.02.20 वर्ग (ब) - एकूण पो.ख. 0.02.20 एकूण क्षेत्र 0.10.30 (अ+ब) आकारणी 0.64 जूडी किंवा विशेष आकारणी -	1181	मिरा भाईंदर महानगर पालिका दि.इस्टेट इन्व्हेस्टमेंट कं.प्रा.लि. —सामाईक क्षेत्र—	0.0810	0.64	0.0220	(742) (1089)	कुळाचे नाव व खंड इतर अधिकार तुकडा तुकडा (908) इतर कंपनीचे नियमानुसार भाडे देण्यास पात्र (1272) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 2352 व दिनांक : 23/11/2017
जमिनी फेरफार क्र. (166) (312) (525) (859) (939) (1191) (2263) (2352) (2780) (3356) (3357)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- नवघर (943878)

तालुका :- ठाणे

जिल्हा :- ठाणे

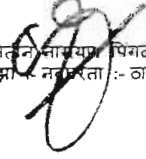
: 34/3/क

पिकाखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
2019-20	संपूर्ण वर्ष							पडित	0.0810	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."
दिनांक :- 18/10/2022
सांकेतिक क्रमांक :- 2721000942130011001020221409

(नाव :- नितिन नासयण पिंगळे)
तलाठी साझा नंबर/ता :- ठाणे जि :- ठाणे



Sharad N. Pawar
Search Clerk
Mumbai

SEARCH REPORT

Dated this 9th Day of September, 2021

To
ADV.D.G.NAIK

Ref: Investigation of title of the landed property bearing 1. Old Survey No. 237, New Survey No. 186, Hissa No. 2, 4, 11, 12, 13, situated at revenue village- Navghar, Tel & dist Thane, & within the local limits of Mira - Bhayandar Mahanagar palika, Sub-Registrar Thane:

Dear Sir/Madam,

As per your instructions, I have carried out the online search of the above said property from years 1992 to 2021 (30 years) on the Maharashtra Government's official website. This report sets out the outcome of the said search. I have conducted physical/online search in respect of above said property and the same is based on available online records of Thane-1-2-5-4-7-9-10-12 Sub-Registrar's offices.

Following is the details of online Search conducted through the available online records on the Maharashtra Government's official website from years 1992 to 2021 (30 years).

I have found the following document registered therein during the course of search.

I. SEARCH RECORDS MANUAL (Thane -1- SRO):

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1992	
To	: Nil
2001	

II. SEARCH RECORDS MANUAL (Thane -4- SRO):

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1992	
To	: Torn
2001	

2018
 To : Nil (Online search)
 2020
 2021 : Till up to 3rd September

III. SEARCH RECORDS COMPUTER (Thane -4-7-9-10 SRO):

Year Doc. Entries/Remarks
 2002
 To : Nil (Online search)
 2005
 2006 : Reg. document entry

THANE-4 2332-2006	DEED OF DEVELOPMENT A.V. Rs. 1/- M.V. Rs. 1/- JAGANATH RAMCHANDRA BHOIR & Others through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI 2. NITESH B. HEDPARA 3. JATINDARSINGH H. BHASIN 4. NAVIN DEVIDAS PATIL 5. HARISH B. AGRAWAL TO M. B. M. C	14-03-2006 14-03-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 1 & 2, & Others survey no, total adm area. 2078.62 sq. mtrs. of **Village Navghar, Taluka & dist Thane.**

THANE-4 8084-2006	DEED OF DEVELOPMENT A.V. Rs. 1975930/- M.V. Rs. 5710400/- FILOMINA NICLAV GOMS & Others through its power M/S. CHEDDA ENTERPRISES through its partner & M/S. SUNSHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA TO M/S. GUJRAT ENTERPRISES through its partner GOPALJI K. DWIVEDI & NITESH B. HEDPARA	26-09-2006 27-09-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 13, adm area. 1420 sq. mtrs. of **Village Navghar, Taluka & dist Thane.**

THANE-4 8086-2006	DEED OF DEVELOPMENT A.V. Rs. 3409175/- M.V. Rs. 9288000/- CHINTAMAN DAMODAR PATIL & Others through its power NANDAKUMAR MAHADEV PATIL through its power M/S. CHEDDA ENTERPRISES through its partner & M/S. SUNSHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA TO M/S. GUJRAT ESTATE through its partner HARISH B. AGARWAL & NITESH B. HEDPARA	26-09-2006 27-09-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 11, adm area. 660 sq. mtrs. 2. Old Survey No. 237, New Survey No. 186, Hissa No. 12, adm area. 1790 sq. mtrs. Total adm area. 2450 sq. mtrs. Open land. of **Village Navghar, Taluka & dist Thane.**

THANE-4 9202-2006	DEED OF AGREEMENT A.V. Rs. 700000/- M.V. Rs. 1/- JAGANATH RAMCHANDRA BHOIR & Others through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI TO M/S. GUJRAT PROPERTIS through its partner NITESH B. HEDPARA	09-11-2006 09-11-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, & Others survey no, total adm area. 2078.62 sq. mtrs. TDR AREA. 1961.74 sq. mtrs, DRC AREA. 486 sq. mtrs.. of **Village Navghar, Taluka & dist Thane.**

THANE-4 9725-2006	DEED OF DEVELOPMENT A.V. Rs. 9223552/- M.V. Rs. 15875600/- KAMLABAI MORESHWER PATIL & Others through its power & self VIVEK MORESHWER PATIL TO M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI 2. NITESH B. HEDPARA	27-11-2006 27-11-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, adm area. 2070 sq. mtrs & Others survey no, total adm area. 4820 sq. mtrs. Open land, of **Village Navghar, Taluka & dist Thane.**



2007 : Reg. document entry

THANE-4 8893-2007	DEED OF AGREEMENT A.V. Rs. 1200000/- M.V. Rs. 1/- YESUBAI YESHWANT MHATRE & Others through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI TO M/S. S. K. DEVELOPERS through its partner NITESH B. HEDPARA	11-10-2007 11-10-2007
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, & Others survey no, total DRC AREA. 1961.74 sq. mtrs. (412 sq. mtrs.) DRC NO. 63/2006, Dated-04-09-2006, of Village Navghar, Taluka & dist Thane.

THANE-4 11185-2007	DEED OF AGREEMENT A.V. Rs. 1/- M.V. Rs. 4753000/- RAMESH ATMARAM PATIL & SUNANDA VASANT MHATRE through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI TO M. B. M. C	26-12-2007 26-12-2007
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, total adm area. 6820 sq. mtrs. (1105.33 sq. mtrs open land) of Village Navghar, Taluka & dist Thane.

2008 : Reg. document entry

THANE-4 2689-2008	DEED OF AGREEMENT A.V. Rs. 0/- M.V. Rs. 19344000/- CHINTAMAN DAMODAR PATIL & others through its power NANDAKUMAR MAHADEV PATIL & KISHOR ANANT PATIL through its power M/S. CHEDDA ENTERPRIJES through its partner Converted into M/S. SUN SHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA TO M. B. M. C	19-03-2008 19-03-2008
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 11, adm area. 660 sq. mtrs & Old Survey No. 237, New Survey No. 186, Hissa No. 12, adm area. 1820 sq. mtrs. (school 7 pg reservation) total adm area. 2480 sq. mtrs. Open land, of **Village Navghar, Taluka & dist Thane.**

THANE-4 2690-2008	DEED OF AGREEMENT A.V. Rs. 0/- M.V. Rs. 2827000/- VIRJEET NICLOVE GOMS (dead) FILOMINA NIKLAV GOMS Self & nominee VIRJEET NIKLAV GOMS & Others through its power M/S. CHEDDA ENTERPRIJES through its partner Converted into M/S. SUN SHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA TO M. B. M. C	19-03-2008 19-03-2008
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 13, total adm area. 1420 sq. mtrs. (362.41 sq. mtrs). (School & pg reservation) of **Village Navghar, Taluka & dist Thane.**

THANE-4 8843-2008	DEED OF DECLARATION A.V. Rs. 0/- M.V. Rs. 8010600/- VIVEK MORESHWER PATIL Self & others through its power KAMLABAI MORESHWER PATIL & Others through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA TO M. B. M. C	06-10-2008 15-10-2008
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, adm area. 2070 sq. mtrs, (1027 sq. mtrs. Open land), & 315 road reservation total area. 1342 sq. mtrs. Open land, of **Village Navghar, Taluka & dist Thane.**

2009 : Nil (Online search)

2010 : Reg. document entry



THANE-4 2060-2010	DEED OF DEVELOPMENT A.V. Rs. 10500000/- M.V. Rs. 23740000/- M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA TO M/S. SHREE ADESHWER ENTERPRISES through its partner TEJPRAKASH BHAVARLAL MEHTA 2. ARVIND ANANT PATIL 3. NILESH LAXMAN PATIL 4. DILIPKUMAR SOHANLAL JAIN 5. BALU BABURAO SHINDE	03-03-2010 03-03-2010
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, 8, 9, total adm area. 2637.54 sq. mtrs, (28380 sq. foot. Fsi), of **Village Navghar, Taluka & dist Thane.**

THANE-7 9420-2010	DEED OF AGREEMENT A.V. Rs. 1/- M.V. Rs. 18220000/- RAMESH ATMARAM PATIL & Others through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI & Others TO M. B. M. C	15-11-2010 15-11-2010
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, total adm area. 6820 sq. mtrs, (2280.49 sq. mtrs), DP road reservation, of **Village Navghar, Taluka & dist Thane.**

2011 : Reg. document entry

THANE-7 4079-2011	DEED OF CANCELATION A.V. Rs. 1/- M.V. Rs. 1/- M. B. M. C TO RAMESH ATMARAM PATIL 2. SUNANDA VASANT MHATRE through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI	30-05-2011 30-05-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, total adm area. 6820 sq. mtrs, (1105.33 sq. mtrs), Thane-4-11185-2007, dated- 26-12-2007, cancelation deed, of **Village Navghar, Taluka & dist Thane.**

THANE-7 4540-2011	DEED OF CANCELATION A.V. Rs. 1/- M.V. Rs. 1/- M. B. M. C TO FILOMINA NICLAV GOMS SELF & nominee & others through its power M/S. GUJRAT ENTERPRISES through its partner NITESH B. HEDPARA 2. VIRJEEN NICLAV GOMS (dead) & others through its power M/S. CHEDDA ENTERPRIJES through its partner M/S. SUN SHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA through its power M/S. GUJRAT ENTERPRISES through its partner NITESH B. HEDPARA	20-06-2011 20-06-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 13, total adm area. 1420 sq. mtrs, (362.41 sq. mtrs), Thane-4-2690-2008, dated- 19-03-2008, cancelation deed, of **Village Navghar, Taluka & dist Thane.**

THANE-7 4541-2011	DEED OF CANCELATION A.V. Rs. 1/- M.V. Rs. 1/- M. B. M. C TO CHINTAMAN DAMODAR PATIL & others through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA 2. JAYRAM DAMODAR PATIL & others through its power NANDAKUMAR MAHADEV PATIL & KISHOR ANANT PATIL through its power M/S. CHEDDA ENTERPRIJES through its partner M/S. SUN SHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA	20-06-2011 20-06-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 11 & 12, total adm area. 660 sq. mtrs, & 1820 sq. mtrs, Thane-4-2689-2008, dated- 19-03-2008, cancelation deed, of **Village Navghar, Taluka & dist Thane.**

THANE-7 4542-2011	DEED OF CANCELATION A.V. Rs. 1/- M.V. Rs. 1/- M. B. M. C TO VIVEK MORESHWER PATIL Self & others through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA 2. KAMLABAI MORESHWER PATIL & others through its power M/S. GUJRAT ESTATE through	20-06-2011 20-06-2011
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[Handwritten Signature]

	its partner NITESH B. HEDPARA	
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, total adm area. 2070 sq. mtrs, (1027 sq. mtrs. Open land), & 315 road risarvation total area. 1342 sq. mtrs. Open land, Thane-4-8843-2008, dated- 15-10-2008, cancelation deed, of **Village Navghar, Taluka & dist Thane.**

THANE 4 6173-2011	DEED OF CONVEYANCE A.V. Rs. 7211248/- M.V. Rs. 13153050/- VIVEK MORESHWER PATIL & Others through its power NITESH B. HEDPARA & GOPALJI K. DWIVEDI 2. Confirming party. M/S. GUJRAT ESTATE through its partner TO M/S. PERIVINKAL CONSTRUCTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR	30-07-2011 30-07-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, total adm area. 2070 sq. mtrs, (1027 sq. mtrs. Open land), of **Village Navghar, Taluka & dist Thane.**

THANE-4 6179-2011	DEED OF CONVEYANCE A.V. Rs. 2544720/- M.V. Rs. 4892535/- FILOMINA NIKOLAV GOMS & Others through its power DINESH M. CHEDDA through its power GOPALJI K. DWIVEDI & NITESH B. HEDPARA 2. Confirming party. CHEDDA ENTERPRISES through its director DINESH M. CHEDA through its power GOPALJI K. DWIVEDI & NITESH B. HEDPARA 3. M/S. GUJRAT ENTERPRISES through its partner GOPALJI K. DWIVEDI & NITESH B. HEDPARA TO M/S. PERIVINKAL CONSTRUCTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR	30-07-2011 30-07-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 13, total adm area. 1420 sq. mtrs, (362.41 sq. mtrs. Open land), of **Village Navghar, Taluka & dist Thane.**

THANE-4 6182-2011	DEED OF CONVEYANCE A.V. Rs. 7761298/- M.V. Rs. 14104759/-	30-07-2011 30-07-2011
<p>RAMESH ATMARAM PATIL & SUNANDA VASANT MHATRE through its power GOPALJI K. DWIVEDI & HARISH B. AGRAWAL 2. Confirming party. 2. M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI & HARISH B. AGRAWAL TO M/S. PERIVINKAL CONSTRUCTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR</p>		

Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, total adm area. 6820 sq. mtrs, 91105.33 sq. mtrs. Open land), of **Village Navghar, Taluka & dist Thane.**

THANE-4 6186-2011	DEED OF CONVEYANCE A.V. Rs. 17203086/- M.V. Rs. 31117500/-	30-07-2011 30-07-2011
<p>CHINTAMAN DAMODAR PATIL & others through its power NANDAKUMAR MAHADEV PATIL & KISHOR ANANT PATIL through its power DINESH M. CHEDDA & MORARJI M. CHEDDA through its power NITESH B. HEDPARA & HARISH B. AGRAWAL & Others TO M/S. PERIVINKAL CONSTRUCTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR</p>		

Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 11, adm area. 660 sq. mtrs, 2. Old Survey No. 237, New Survey No. 186, Hissa No. 12, adm area. 1790 sq. mtrs, total adm area. 2450 sq. mtrs. Open land, of **Village Navghar, Taluka & dist Thane.**

2012 : Reg. document entry

THANE-7 2589-2012	LEESE DEED A.V. Rs. 1/- M.V. Rs. 64134000/-	28-03-2012 11-04-2012
<p>PERIVINKAL CONSTRUCTION PVT. LTD. Through HIMANSHU KANKIA through its power SANTOSH PAWAR TO BABUBHAI KANKIA FOUNDATION TRUST through trusty RASESH B. KANKIA through its power SANTOSH PAWAR</p>		

Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, 4, 11, 12, 13 & Others ground floor, adm area about. 16184 sq. feet. & 1st floor area. 10592 sq. feet.

total adm area. 1504.8 sq. feet. School bldg & land, of Village Navghar, Taluka & dist Thane.

THANE-7 2590-2012	LEESE DEED A.V. Rs. 1/- M.V. Rs. 11145500/-	28-03-2012 11-04-2012
<p>PERIVENKAL CONSTRUCTION PVT. LTD. Through HIMANSHU KANKIA through its power SANTOSH PAWAR TO RBK EDGUCATION SOLUTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR</p>		

Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, 4, 11, 12, 13 & ground floor, adm area about. 5000 sq. feet. total adm area. 464.68 sq. feet. School bldg & land, of Village Navghar, Taluka & dist Thane.

2013

To : Nil (Online search)

2015

2016 : Reg. document entry

THANE-7 1646-2016	DEED OF CONVEYANCE A.V. Rs. 1/- M.V. Rs. 1/-	11-02-2016 11-02-2016
<p>JAYPRAKASH MORESHWER PATIL & Others through its power M/S. GUJRAT ESTATE through its power M/S. SHRI ADESHWER ENTERPRISES through its partner TEJ PRAKASH MEHTA TO M/S. ANAND PARADISE CO. OP. HSC. SOC. LTD. Through its secretary. ASARAM B. PAWAR 2. Treasurer-AMARJEET SIGH KALSHI</p>		

Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, adm area about. 2070 sq. mtrs. (720.604 sq. mtrs), & others hissa no, total adm area. 3190 sq. mtrs. (1447.175 sq. mtrs), of Village Navghar, Taluka & dist Thane.

THANE-9 4838-2016	36-A-LEAVE & LICENCE A.V. Rs. 874226/- M.V. Rs. 50000/-	27-04-2016 05-05-2016
<p>M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director HIMANSHU KANKIA through its power SANTOSH PAWAR</p>		

[Handwritten Signature]

	TO RBK EDGUCATION SOLUTION PVT. LTD. COMPANY through its director RUPAL R. KANKIA through its power SANTOSH BABAN PAWAR	
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Schedule: Old Survey No. 237, Hissa No. 11, adm area about. 660 sq. mtrs. 2. Old Survey No. 237, Hissa No. 12, adm area about. 1790 sq. mtrs. 3. Survey No. 237 Hissa No. 4, adm area about. 1027 sq. mtrs. 4. Survey No. 237, Hissa No. 13, adm area about. 362.41 sq. mtrs. 5. Survey No. 237, Hissa No. 2, adm area about. 1105.33 sq. mtrs & Others survey no, total adm area. 14241.64 sq. mtrs, 60 month, monthly rent- 715980/- 1st year, of **Village Navghar, Taluka & dist Thane.**

THANE-9 4840-2016	36-A-LEAVE & LICENCE A.V. Rs. 2856130/- M.V. Rs. 50000/- M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director HIMANSHU KANKIA through its power SANTOSH PAWAR TO BABUBHAI KANKIA FOUNDATION TRUST through BHADRESH JOSHI	27-04-2016 05-05-2016
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Schedule: Old Survey No. 237, Hissa No. 11, adm area about. 660 sq. mtrs. 2. Old Survey No. 237, Hissa No. 12, adm area about. 1790 sq. mtrs. 3. Survey No. 237, Hissa No. 4, adm area about. 1027 sq. mtrs. 4. Survey No. 237, Hissa No. 13, adm area about. 362.41 sq. mtrs. 5. Survey No. 237, Hissa No. 2, adm area about. 1105.33 sq. mtrs & Others survey no, total adm area. 14241.64 sq. mtrs, 60 month, monthly rent- 715980/- 1st year, of **Village Navghar, Taluka & dist Thane.**

2017

To : Nil (Online search)

2016

2020 : Reg. document entry

THANE-10 2267-2020	36-LEAVE & LICENCE A.V. Rs. 1153093/- M.V. Rs. 6918558/- M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director ASHA SHAH TO RBK EDGUCATION PVT. LTD. COMPANY through its director RUPAL R. KANKIA through its power SANTOSH BABAN PAWAR	18-03-2020 18-03-2020
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Schedule: Old Survey No. 237, Hissa No. 11, School Bldg ground floor 13374 sq. foot, 2nd floor adm area. 10492 sq. foot, total area. 23866 sq. foot, of Village Navghar, Taluka & dist Thane.

THANE-10 2268-2020	36-LEAVE & LICENCE A.V. Rs. 725477/- M.V. Rs. 4352862/-	18-03-2020 18-03-2020
M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director ASHA SHAH TO RBK EDGUCATION PVT. LTD. COMPANY through its director RUPAL R. KANKIA through its power SANTOSH BABAN PAWAR		

Schedule: Old Survey No. 237, Hissa No. 11, School Bldg ground floor 2056.03 sq. foot, 2nd floor adm area. 10814.38 sq. foot, total area. 12870.41 sq. foot, of Village Navghar, Taluka & dist Thane.

THANE-10 2269-2020	36-LEAVE & LICENCE A.V. Rs. 3213594/- M.V. Rs. 19281564/-	18-03-2020 18-03-2020
M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director ASHA SHAH TO BABUBHAJ KANKIA FOUNDATION through BHADRESH JOSHI		

Schedule: Old Survey No. 237, Hissa No. 11, School Bldg 1st floor 10814.38 sq. foot, 3rd floor adm area. 10814.38 sq. foot, 4th floor area. 10814.38 sq. foot, 5th floor area. 10814.38, 6th floor area. 10814.38 sq. foot, 7th floor area. 2939.22 sq. foot, total area. 57011.12 sq. foot, of Village Navghar, Taluka & dist Thane.

THANE-10 2270-2020	36-LEAVE & LICENCE A.V. Rs. 3233985/- M.V. Rs. 19403910/-	18-03-2020 18-03-2020
ASHISH LAND & PROPERTI DEVELOPERS PVT. LTD. COMPANY through ASHA SHAH TO RBK SOLUTION PVT. LTD. COMPANY through its director RUPAL R. KANKIA through its power SANTOSH BABAN PAWAR		

Schedule: Old Survey No. 237, Hissa No. 11, School Bldg ground floor 19850 sq. foot, 1st floor adm area. 16660 sq. foot, total area. 36510 sq. foot, of Village Navghar, Taluka & dist Thane.

232-186-11
9-11-15



THANE-10 2271-2020	36-LEAVE & LICENCE A.V. Rs. 3467200/- M.V. Rs. 22603200/-	18-03-2020 18-03-2020
M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY Through its director ASHA SHAH TO BABU3HAI KANKIA FOUNDATION through trusty BHADRESH JOSHI		

Schedule: Old Survey No. 237, Hissa No. 11, School Bldg ground floor 5592 sq. foot, 1st floor adm area. 10592 sq. foot, 3rd floor area. 10492 sq. foot, 4th floor area. 10492 sq. foot, 5th floor area. 10492 sq. foot, 6th floor area. 10492 sq. foot, 7th floor area. 9579 sq foot, total area. 67731 sq. foot, of Village Navghar, Taluka & dist Thane.

2021

Till up to 3rd September

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Notes:-

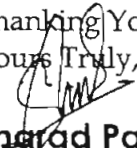
(1) Due to physically/online/computerized records from IGR (Inspector General of Registration) website is checked. Therefore, this Search Report is based upon available online and physical records of Thane-1-2-5-4-7-9-10-12 Sub-Registrar's offices subject to missing, torn, non-availability of Index-II records on their website.

(2) The documents entries pertaining to the registered Will and Power of Attorneys cannot be traced out while conducting online search, as the same does not reflects on online search as per the Government norms.

While conducting the title search with respect to the said Property, I have found the above mentioned documents registered/ indexed therein in respect of the said Property.

3) Please check 7/12 extract, Pherphar and property card.

Thanking You,
Yours Truly,


Sharad Pawar
Search Clerk
Mumbai

D. G. NAIK

B.Com., LL.M.

ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 9820640511.
E-mail : adv.dgn@gmail.com

FORMAT - A

To,

Maha RERA
Housefin Bhawan,
Plot No. C-21, E-Block,
Bandra-Kurla Complex,
Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with respect to all that piece and parcel of land bearing Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation.

I have investigated the title of all that piece and parcel of land bearing Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation for and on behalf of M/s. Periwinkle Construction Pvt. Ltd., having office at Silicon Valley (Kanakia Future City), CTS No. 101, Behind Dr. L. H. Hiranandani Hospital, Near Ayyappa Temple, Tirandaz, Powai, Mumbai - 400 076, I have investigated the title to the land Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation.

I. DESCRIPTION OF THE PROPERTY:

ALL those pieces and parcels of land Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village: Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation.

II. By virtue of various deeds and factors, M/s. Periwinkle Constructions Pvt. Ltd., are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the following pieces and parcels of the lands, more particularly mentioned in the below table as the owner/occupant thereof.

Old Survey No. Village Navghar	New Survey No. Village - Navghar	Hissa No.	Area in Sq Meters as per 7/12	As per MBMC Sanctioned No. & date	Balance area under Reservation owned by Periwinkle Construction Pvt. Ltd		Deed of Conveyance Document Sr No	7/12 Extract Mutation Entry
					HS & PG	PS & PG		
237	186	2	6820.00	MNP/NR/287/11-12 Date 7-5-2011	1105.33		TNN-4/-6182- of 2011	
237	186	4	2120.00	MNP/NR/396/10-11 Date 28-4-2010	1027.00		TNN-4/6173 of 2011	
237	186	11	660.00		660.00		TNN-4/-6186 of 2011	
237	186	12	1820.00		1790.00		TNN-4/6186 of 2011	
237	186	13	1420.00	MNP/NR/4274/09-10 Date 4-3-2010	362.41		TNN-4/-6179 of 2011	
241	34	1	1520.00	MNP/NR/8557/10-11 Date 30-12-2010	1209.32		TNN-4/-6177 of 2011	
241	34	2	3010.00	MNP/NR/692/11-12 Date 30-5-2011	1313.00	408.00	TNN-4/6175 of 2011 {As per Exchange Deed}	
241	34	3A & 3B	3550.00	MNP/NR/4002/10-11 Date 5-2-2011	2550.00	1490.00	TNN-4/6175 of 2011 and TNN-4/6167 of 2011	

D. G. NAIK

B.Com., LL.M.
ADVOCATE, HIGH COURT

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							(As per Exchange Deed)
241	34	5 & 9	1090.00 & 2780.00	MNP/NR/89/08-09 Date 10-04-2008	1870.00		TNN-4/6169 of 2011 & TNN-4/6171 of 2011
242	33	14	1830.00	MNP/NR/4373/10-11 Date 31-3-2011	416.83		TNN-4/6169 of 2011
241	34	3C	1030				As per Exchange Deed
			27650.00	TOTAL	12303.89	1898.00	
Total area of HS & PG - PS & PG (In Sq. Meters.) i.e Periwinkle Larger Land.					14201.89		

(for short, the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the **"Said Property"**).

1. By virtue of Conveyance Deed, dated 14/7/2006 registered with the Sub/-Registrar of Assurances at Thane District bearing document Serial No. TNN-06220-2006 executed by Shri Dattatray Sitaram Patil through his constitute attorney, being the partners of M/s. Dimple Constructions had transferred land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 3C, admeasuring 1030 sq. meters or thereabouts of Revenue Village- Navghar, Taluka & District- Thane to Mira Bhayandar Municipal Corporation for the consideration mentioned therein. By a Mutation Entry No. 742, the name of Mira Bhayandar Municipal Corporation came to be recorded in the 7/12 extract of land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 3C, admeasuring 1030 sq. meters or thereabouts of Revenue Village- Navghar, Taluka & District- Thane.
2. By a Deed of Conveyance, dated 30th July, 2011 registered in the office of the Sub-Registrar of Assurances under serial no. TNN-4/6175 of 2011 executed between Mr. Ramakant Patil and 3 Others (therein referred to as the "Vendors") of the First Part, Mr. Ghanshyam Pathadia (therein referred to as the "First Confirming Party") of the Second Part, Sadguru Krupa Realtors Private Limited (therein referred

to as the "Second Confirming Party") of the Third Part, M/s. Gujarat Estate (therein referred to as the "Third Confirming Party") of the Fourth Part and Periwinkle Constructions Private Limited (therein referred to as "the Purchaser") of the Fifth Part, the Vendors with the consent of the Confirming Parties granted, conveyed, transferred and assured the Land bearing Old Survey no. 241, New Survey no. 34, Hissa no. 2, admeasuring 3190 square meters (the Seventh Property mentioned herein) and Old Survey no. 241, New Survey no. 34, Hissa no. 3/A, admeasuring 2550 square meters, both situate, lying and being at Village Navghar, Bhayander, Taluka and District Thane, in the Registration District and Sub- District Thane and now within the limits of Mira Bhayander Municipal Corporation.

3. By virtue of Deed of Conveyance dated 30th July, 2011 registered in the office of the Sub-Registrar of Assurances under Serial No. TNN-4/6186 of 2011 executed between Mr. Chintaman Damodar Patil and 11 Others (therein referred to as the "Vendors") of the First Part, Nitesh Hedpara & Harish Agarwal as substituted power of attorney (therein referred to as the "First Confirming Party") of the Second Part, M/s. Sunshine Builders & Developers through their Directors (therein referred to as the "Second Confirming Party") of the Third Part and M/s. Gujarat Estate through their Partners (therein referred to as the "Third Confirming Party") of the Fourth Part & Periwinkle Construction Private Limited (therein referred to as "the Purchaser") of the Fifth Part, the Vendors with the consent of the Confirming Parties granted, conveyed, transferred and assured the said entire Land bearing Old Survey No. 237, New Survey No. 186, Hissa No. 12, admeasuring 1790 square meters situate, lying and being at Village Navghar, Bhayander, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayander Municipal Corporation.

4. By virtue of Deed of Conveyance dated 30th July, 2011 registered in the office of the Sub-Registrar of Assurances under serial no. TNN-4/6167 of 2011 executed between Mr. Sadanand Patil and 4 Others (therein referred to as the "Vendors") of the First Part, Sadguru Krupa Realtors Private Limited (therein referred to as the "First Confirming Party") of the Second Part, M/s. Gujarat Estate (therein referred to as the "Second Confirming Party") of the Third Part and Periwinkle Constructions Private Limited (therein referred to as "the Purchaser") of the Fourth Part, the Vendors with the consent of the Confirming Parties granted, conveyed, transferred and assured the said entire Land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 3/B, admeasuring 1850 square meters situate, lying and being at Village Navghar, Bhayander, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayander Municipal Corporation.
5. On 01st March, 2012, the Promoter commenced construction of School known as RBK Global School, Bhayander (hereinafter referred to as the 'said School') upon plot admeasuring about 4526.35 sq. meters out of the said Larger Land area, upon obtaining appropriate and required permissions and approvals from the Competent Authority.
6. Land admeasuring of 1035.42 Sq. Meters reserved for PS and PG (Site No. 229 as embarked in DP of Mira Bhayander forming portion of the said Land Survey No. 34, Hissa No.2, Land Survey No. 34, Hissa No. 3/A and Land Survey No. 34, Hissa No. 3/B, Revenue Village-Navghar, Taluka & District- Thane within the limits of Mira Bhayander Municipal Corporation and likewise the name of Periwinkle Constructions Pvt. Ltd. has been recorded in the 7/12 extract Vide mutation entry No. 1860, 1860 & 1863 respectively.

7. Periwinkle Constructions Pvt. Ltd. intending to develop the larger layout i.e. land bearing Survey No. 34 Hissa No. 2, Survey No. 34 Hissa No. 3/A and Survey No. 34 Hissa No. 3B of Revenue Village-Navghar, Taluka & District- Thane within the limits of Mira Bhayander Municipal Corporation, which area falling under HS and PG reservation under Accommodation and Reservation policy of new Unified Development Control and Promotion Regulations for Maharashtra State ("UDCPR") 2020 and as amended from time to time.
8. Periwinkle Constructions Pvt. Ltd. approached the Mira Bhayander Municipal Corporation to exchange and relocate the area admeasuring 1030 Sq. meters (Reserved for High School & Playground Site No. 228) of the said entire Land bearing New Survey No. 34/3C of Village: Navghar, Taluka & District: Thane with area admeasuring about 1035.42 Sq. meters (Reserved for P.S. & P.G.Site No. 229) forming portion of the New Survey Nos. 34/2, 34/3/A and 34/3/B of Village: Navghar, Taluka & District: Thane more particularly mentioned in the Schedules written hereunder as per the provisions of Rule 3.11 (Relocation of DP-RP sites/roads) of UDCPR for State of Maharashtra.
9. MBMC was seized and possessed of or otherwise well and sufficiently entitled to the premises falling under reservation being part of Reservation No.228 of High School & Playground under D.P. Plan of MBMC admeasuring 1030 sq. meters or thereabouts forming portion of all that land bearing Old Survey No. 241, New Survey No.34, Hissa No. 3C, admeasuring 1030 Sq. meters or thereabouts or thereabouts of Revenue Village- Navghar, Taluka & District- Thane within the limits of Mira Bhayander Municipal Corporation (Hereinafter referred to as the 'said MBMC property').

10. Periwinkle Construction Pvt. Ltd. was seized possessed of or otherwise well and sufficiently entitled the Land bearing Survey No. 34/2 (area admeasuring about 3190 sq. meters), 34/3A (area admeasuring about 2550 sq. meters) and 34/3B (area admeasuring about 1850 sq. meters) out of which area of 1035.42 Sq. meters (reserved for PS and PG Site No. 229 as embarked in Development Plan of Mira Bhayandar, 1997), (hereinafter referred to as the 'said Periwinkle Property').
11. Mira Bhayandar Municipal Corporation vide its Letter, dated 16/09/2022 having outward No.MB/MNP/NR/2305/2022-23 gave consent to the exchange and relocation of the area admeasuring 1030 sq. meters (Reserved for High School & Playground Site No. 228) forming portion of the said MBMC Land with the 1035.42 Sq. meters (Reserved for PS & PG Site No. 229) forming portion of the said Periwinkle's land.
12. By a Deed of Exchange, dated 11th November, 2022 registered before office of the Sub-Registrar of Assurances under serial no. TNN -4-18633 of 2022, entered and executed by and between MBMC (as First Party therein) and Periwinkle Constructions Pvt. Ltd. (as Second Part), the MBMC has conveyed the land admeasuring about 1030 sq. meters of land bearing Survey No. 34/3A of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayander Municipal Corporation and to the use and development of M/s. Periwinkle Constructions Pvt. Ltd., in consideration of the said Periwinkle Constructions Pvt. Ltd. conveyed the land area admeasuring about 1035.42 sq. meters i.e. the said Periwinkle Land, to the use and development of MBMC, upon the terms and conditions mentioned therein.

13. Mira Bhayander Municipal Corporation is a Corporation constituted under the provisions of The Maharashtra Municipal Corporation Act, 1949 and have prepared Development Plan of Mira Bhayandar and various properties were reserved for public purposes and the development of such reserved properties was planned as per D.C Rules to be implemented by the Mira Bhayandar Municipal Corporation.
14. Periwinkle Constructions Pvt. Ltd. represented that, property bearing Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, partly falls under reservation marked under D.P. Plan of MBMC i.e. admeasuring area approximately 14201.89 Sq. meters reserved under HS & PG Reservation Site No. 228, hereinafter to be referred as "The said reservation".
15. As per the Accommodation and Preservation policy under new Unified Development Control and Promotion Regulations for Maharashtra State ("UDCPR") and as amended from time to time and more particularly mentioned in the CHAPTER – 11 ACQUISITION AND DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLANS, Chapter 11.1, Table No. 11-A, Serial No. 3, Sub No. 3.1, General conditions notes to allow development under above regulation i.e. in Sr. No. 3, Class "D" of Municipal Corporation.
16. On basis of the said UDCPR Accommodation and Reservation policy Periwinkle Constructions Pvt. Ltd. in order to obtain and develop the Property Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation under the said reservation with full potential,

the Periwinkle Constructions Pvt. Ltd. agreed to surrender and handover the 40% of independent land area of the land Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation under the said reservation free of cost to the MBMC, i.e. total area of 5680.75 Sq. meters or thereabouts, the said independent plot area.

17. Under the said UDCPR Accommodation and Reservation policy the Periwinkle Constructions Pvt. Ltd. will carry out the development on the 60% area of the land bearing Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, at their entire risks and costs, however in respect of the 40% land area of the Land bearing Survey Nos. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation the Periwinkle Constructions Pvt. Ltd. shall hand over free of cost to the MBMC.
18. Under the said UDCPR Accommodation and Reservation policy of the Municipal Corporation the said MBMC, shall thereupon grant the FSI /TDR and also the potential / premium / additional / ancillary FSI in respect of the land bearing Survey Nos.186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, as per policy in favour of M/s. periwinkle Constructions Pvt. Ltd. to enable, said Periwinkle, to carry out the carry out the development and construction of saleable buildings with 100% FSI on the 60% area of the said abovementioned

properties at their costs and shall be entitled to sell the same in the free market and appropriate the sale proceeds thereof.

19. The Approval:

- a) Letter dated 16.09.2022, bearing No. MB/MNP/ NR/2305/ 2022-23 addressed by the Mira Bhayandar Municipal Corporation (Town Planning Department) in response to the proposal of M/s. Periwinkle Construction Pvt. Ltd. through their Architect Letters dated 20/05/2022 and 12/08/2022 to the Corporation whereby the proposal of the said Periwinkle was accepted under the Accommodation and Reservation policy of MBMC in compliance of the scheme and upon the terms and conditions mentioned therein.
- b) M/s. Periwinkle Construction Pvt. Ltd. agreed to surrender and handover the 40% independent plot forming portion of the said properties and said reservations to the MBMC, for compliance of the Accommodation and Reservation policy, which the Mira Bhayandar Municipal Corporation doth accepted, admitted and acknowledged by letter dated 16.09.2022. Upon representation made by the said Periwinkle, said Periwinkle agreed to assign and transfer the 40% of the land / plot forming portion of the said properties to the MBMC in compliance of the Accommodation and Reservation policy and retain the full land potential for the Development benefits. 29.

20. In pursuance of the pursuant to the approval and in compliance of Accommodation and Reservation Policy of the MBMC, the said M/s. Periwinkle Construction Pvt. Ltd. granted and transferred unto the MBMC, all that piece and parcel of open land admeasuring 40% of the plot of land forming portion of abovementioned properties, vide duly

registered Deed of Transfer dated 11th November, 2022, registered before office of the Sub Registrar of Assurance under serial No. TNN-4-18636 of 2022.

21. By virtue of Deed of Transfer, dated 11th November, 2022, said MBMC well sufficiently entitled to the land area admeasuring about 5680.87 sq. meters of land bearing Old Survey No. 237 New Survey No. 186/12 (area 764.10 sq. meters), Old Survey No. 241 New Survey No. 34/3A & B (area 2516.30 sq. meters), Old Survey No. 241 New Survey No. 34/3C (area 976.22 sq. meters.) and Old Survey No. 241 New Survey No. 34/2 (area 1424.25 sq. meters.) of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, pursuant to the approval and in compliance of Accommodation and Reservation Policy of the MBMC. The abovementioned area admeasuring about 5680.87 Sq. Meters. of land bearing Old Survey No. 237 New Survey No. 186/12, Old Survey No. 241 New Survey No. 34/3A & B, New Survey No. 34/3C and 241 New Survey No. 34/2 of Village Navghar, Taluka & District: Thane, hereinafter referred to as the 'said MBMC Transferred Land')

22. Thus, in above details, land area 14201.89 sq. Meters. i.e. the said Larger Land, divided into following manner:

Total Area (In Sq. Meters)	Area allotted to School (In Sq. Meters.)	Area transferred to MBMC (in Sq. Meters.)	Area of Real Estate Project (In Sq. Meters.)
14201.89	4526.35	5680.75	3994.79

23. M/s. Periwinkle Construction Pvt. Ltd, is well sufficiently entitled to the land area admeasuring about 8521.02 Sq. Meters. of Land bearing nos. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 34/3C and 33/14 of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation,

hereinafter to be referred as, the 'said balance land' and M/s. Periwinkle Construction Pvt. Ltd. are intending to construct a residential and commercial project on the part of the said balance land i.e. upon area admeasuring about 3994.79 sq. meters. of Land bearing Old Survey No. 237 New Survey Nos. 186/2, 186/4, 186/11&12 and 186/13, forming part of larger land admeasuring about 14201.89 sq. mtrs or thereabout of Land bearing Old Survey Nos. 237/2,4,11,12,13, Survey No. 241/1, 2,3A,3B,3C,5,9 and Survey Nos. 242/14, New Survey No. 86/2,4,11,12,13, 34/ 1, 2, 3A, 3B,3C,5,9 and Survey No.33/14 of Village: Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, hereinafter referred to as '**said Real Estate Project**'.

24. **Real Estate Project Approval:**

The Mira Bhayandar Municipal Corporation had granted the Commencement Certificate No. MNC/NR/4184 /2022-2023 dated 24.01.2023 to commence with the work of construction of the buildings in the layout of the said Real Estate Project.

25. Encumbrances details, if any:

M/s. Periwinkle Construction Pvt. Ltd. have procured credit facility vide mortgage deed dated 30th March, 2022, entered and executed by and between M/s. Periwinkle Construction Pvt. Ltd and Ors (as Mortgager or Borrower, therein) and Housing Development Finance Corporation Limited (as Mortgagee or Lender, therein), duly registered before office of the Sub-Registrar of Assurances under serial no. KRL-5/6483 of 2022.

III. 7/12 EXTRACT, MUTATION ENTRIES OR PROPERTY REGISTRATION CARD ISSUED BY THE TALATHI OFFICE :

I have perused the 7/12 extracts, mutation entries or property registration card of the first to tenth property issued by the Talathi of Village Navghar, Taluka and District Thane and same are enclosed herewith and marked as **Annexure-A**.

IV. SEARCH REPORT FOR THE LAST THIRTY (30) YEARS :

Search Report, dated 9th September, 2021 and Search Report, dated 14th November, 2022 taken by Shri Nilesh Shivram Rathod- Search Clerk in the office of Sub-Registrar of Assurance at Thane from the year 2012 to 2022 pertaining to the said Property and the same is enclosed herewith and marked **Annexure-B**.

V. On perusal of above mentioned registered documents and all other relevant documents pertaining to title of the Larger Land in the Title Certificate, dated 20th September, 2021 and Search Report, dated 14th November, 2022 taken by Shri Nilesh Shivram Rathod- Search Clerk in the office of Sub-Registrar of Assurance at Thane from the year 2012 to 2022, I am of the opinion certify that subject to what is stated hereinabove, the title to all that piece and parcel of Land bearing Old Survey No. 237 New Survey Nos. 186/2, 186/4, 186/11&12 and 186/13 of Village: Navghar, Taluka & District: Thane, an area admeasuring about 3994.79 sq. meters., forming part of larger land admeasuring about 14201.89 sq. metres or thereabout of Land bearing Old Survey Nos. 237/2,4,11,12,13, Survey No. 241/1, 2,3A,3B,3C,5,9 and Survey Nos. 242/14, New Survey No. 186/2, 4,11,12,13,34/1,2,3A,3B,3C,5,9 and Survey No.33/14 of Village: Navghar, Bhayandar (East), Taluka and District Thane, in the registration District and Sub District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, owned by M/s. Periwinkle Construction Pvt. Ltd., is clear and marketable.



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M/S. PERIWINKLE CONSTRUCTIONS PRIVATE LTD KANAKIA BEVERLY HEIGHTS COLLECTION ESCROW A/C KANAKIA FUTURE CITY RESIDENTIAL BUILDING NO 2 CTS NO 101 VILLAGE TIRANDAZ POWAI MUMBAI 400076 MAHARASHTRA INDIA

JOINT HOLDERS :

Nomination : Not Registered

Generated On: 29-DEC-2023 12:53:17

Generated By: S65054

Requesting Branch Code: 668

From : 01/12/2023

To : 29/12/2023

Account Branch: POWAI- HIRANANDANI
Address: PRUDENTIAL BUILDING,
GROUND FLOOR,
HIRANANDANI BUSINESS PARK, POWAI
City : MUMBAI 400076
State : MAHARASHTRA
Phone no. : 18002026161
OD Limit : 0.00
Currency : INR
Email : KANAKIA FB@KANAKIA.COM
Cust ID : 235745461
Account No : 57500001207662 OTHER
A/C Open Date : 11/04/2023
Account Status : Regular
RTGS/NEFT IFSC: HDFC0000239 MICR : 400240039
Branch Code : 239 Product Code : 1291

Statement of account

Date	Narration	Chq./Ref.No.	Value Dt	Withdrawal Amt.	Deposit Amt.	Closing Balance
14/12/23	CHQ DEP MICR 08-MUM CLG - MICR CLG - MUM: JAMANPRASAD CHATAVKIPRASAD GUPTA :DEVELOPMENT CREDIT BANK LTD	000000000752916	15/12/23	0.00	551,320.00	551,320.00
15/12/23	57500001215694 EOD SWEEP	000000000000000	15/12/23	385,924.00	0.00	165,396.00
16/12/23	50200067405120 EOD SWEEP	000000000000000	15/12/23	165,396.00	0.00	0.00
26/12/23	CHQ DEP - MICR 8 CLEARING - MUMBAI CLEAR: NARMADA RAJARAM BHATI :INDUSIND BANK LTD	000000000069729	27/12/23	0.00	800,000.00	800,000.00
26/12/23	CHQ DEP - MICR 8 CLEARING - MUMBAI CLEAR: NARMADA RAJARAM BHATI :INDUSIND BANK LTD	000000000069731	27/12/23	0.00	800,000.00	1,600,000.00
26/12/23	CHQ DEP - MICR 8 CLEARING - MUMBAI CLEAR: DINESH RAJARAM BHATI :INDUSIND BANK LTD	000000000166107	27/12/23	0.00	800,000.00	2,400,000.00
27/12/23	RTGS CR-INDB0000098-NARMADA RAJARAM BHATI-PERJWINKLE CONSTRUCTION PVT LTD -INDBR32023122700189813	INDBR3202312270018 89813	27/12/23	0.00	800,000.00	3,200,000.00
27/12/23	RTGS CR-INDB0000098-NARMADA RAJARAM BHATI-PERIWINKLE CONSTRUCTION PVT LTD -INDBR32023122700188854	INDBR3202312270018 88854	27/12/23	0.00	800,000.00	4,000,000.00
27/12/23	CHQ DEP - MICR 8 CLEARING - MUMBAI CLEAR: PREETHI SHARAD YADAV :ICICI BANKING CORPORATION LTD	000000000148178	28/12/23	0.00	1,000,000.00	5,000,000.00
27/12/23	CHQ DEP - MICR 8 CLEARING - MUMBAI CLEAR: PEEETHI SHARAD YADAV :ICICI BANKING CORPORATION LTD	000000000148177	28/12/23	0.00	1,000,000.00	6,000,000.00
27/12/23	CHQ DEP RET- DRAWER SIGNATURE DIFFERS	000000000069729	27/12/23	800,000.00	0.00	5,200,000.00
27/12/23	CHQ DEP RET- DRAWER SIGNATURE DIFFERS	000000000069731	27/12/23	800,000.00	0.00	4,400,000.00

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement. The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTIN: 27AAACH2702H1Z0

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>.

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Pare, Mumbai 400013



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M/S. PERIWINKLE CONSTRUCTIONS PRIVATE LTD KANAKIA BEVERLY HEIGHTS COLLECTION ESCROW A/C
 KANAKIA FUTURE CITY RESIDENTIAL
 BUILDING NO 2 CTS NO 101
 VILLAGE TIRANDAZ POWAI
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 MAHARASHTRA INDIA
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 GROUND FLOOR,
 HIRANANDANI BUSINESS PARK,POWAI
 MUMBAI 400076
 City MAHARASHTRA
 State 18002026161
 Phone no. 0.00
 OD Limit : 0.00
 Currency INR
 Email KANAKIA.FB@KANAKIA.COM
 Cust ID 235745461
 Account No : 57500001207662 OTHER
 A/C Open Date : 11/04/2023
 Account Status : Regular
 RTGS/NEFT IFSC: HDFC0000239 MICR : 400240039
 Branch Code 239 Product Code : 1291

Nomination : Not Registered

Generated On:29-DEC-2023 12:53:17

Generated By: S65054

Requesting Branch Code: 668

From : 01/12/2023

To : 29/12/2023

Statement of account

28/12/23	57500001215694	EOD SWEEP	0000000000000000	27/12/23	1,680,000.00	0.00	2,720,000.00
28/12/23	50200067405120	EOD SWEEP	0000000000000000	27/12/23	720,000.00	0.00	2,000,000.00
28/12/23	FT - CR - 50100039655282	- VIPUL D SHAH	0000000000000023	28/12/23	0.00	500,000.00	2,500,000.00
28/12/23	FT - CR - 50100039655282	- VIPUL D SHAH	0000000000000022	28/12/23	0.00	500,000.00	3,000,000.00
29/12/23	CHQ DEP MICR 08-MUM CLG - MICR CLG - MUM		0000000000417506	29/12/23	0.00	500,000.00	3,500,000.00
29/12/23	57500001215694	EOD SWEEP	0000000000000000	28/12/23	2,100,000.00	0.00	1,400,000.00
29/12/23	50200067405120	EOD SWEEP	0000000000000000	28/12/23	900,000.00	0.00	500,000.00

STATEMENT SUMMARY :-

Opening Balance

0.00

Dr Count

8

Cr Count

11

Debits

7,551,320.00

Credits

8,051,320.00

Closing Bal

500,000.00

This is a computer generated statement and does not require signature.

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement. The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTN:27AAACH2702H1Z0

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>.

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013

३. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व नवव्यवस्थापनाधिकारी यांच्याकडून प्राप्त झालेले अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून घेणे (ब) भूनापन विभागाकडून अशा अनुज्ञाग्राही मोजणी व बांधणेची मोकळीकत म्हणून ती जमीन या अर्थशास्त्रावर एक वर्षाच्या आत नवव्यवस्थापनाधिकारी यांच्याकडून विक्रीत केलेली पाहिजे. आणि अशा रीतीने ती जमीन विक्रीत केलेली आहे पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

४. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकासाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या अर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे विक्रीद्वारे केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

५. स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केलेल्या प्रमाणे इनक्या जेते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच वचित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६. प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्याच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (गॅटोने) मिरा भाईंदर महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाग्राही व्यक्तीने नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे. मिरा भाईंदर महानगरपालिकेच्या पत्रातील सर्व अटी व शर्ती अनुज्ञाग्राहीवर बंधनकारक रहातील.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यात येईल.

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्या मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे १-१८-८ रुपये दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यात येणार नाही.

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रुपये १,३५,०००/- (अक्षरी रक्कम रुपये एक लाख पन्तीस हजार मात्र) चलन क्र.४६७/२०१२, (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.जे-०१०७९५८५९/१३०), दिनांक ०४/०८/२०१२ अन्वये शासन जमा केली आहे.

१३. भूनापन विभागाकडून जमीनीची मोजणी करण्यात आल्यानंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यात येईल.

१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून तीन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यात येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१७. मुंबई नगर कंत्राट नकाशाबद्धकुम असादीना बांधलेल्या इमारतीत असणाऱ्याही यांनी या नकाशा नष्ट किंवा ती मध्ये कोणताही फेरबदल घेवता कामा नये. मात्र अशा शर बांधकामाची प्रिका फेरबदल करण्यासाठी जिल्हाधिकार्याची परवानगी घेतली असेल आणि अशा भूखंड किंवा फेरबदलाची नकाशे मंजूर करून घेतले असतील तर ही शोज वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजूबाजूच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणो) नियम १९६९ चातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्यांच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर यिनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या ग्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रुपये २,५४,३३०/- (अक्षरी रक्कम दोन लाख चोपन्न हजार तीनशे तीस मात्र) रूपांतरित कर (कन्व्हर्शन टॅक्स) म्हणून इकडील चलन क्र. ५७४/२०१२, (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.जे-०१०७०१४५८) दिनांक ०४/०८/२०१२ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाग्राही यांनी मिरा भाईंदर महानगरपालिका यांचेकडील मंजूर नकाशाबद्धकुमच बांधकाम वेळून पाहिजे.

२२. अनुज्ञाग्राही यांनी मिरा भाईंदर महानगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे या बाबत खात्री झाल्याशिवाय मिरा भाईंदर महानगरपालिका संबंधित विकासकास इमारत वापर परवाना देऊ नये.

२४. जागेच्या भुसंपादनाबाबत भविष्यात काही प्रश्न निर्माण झाल्यास संपादन क्षेत्र सोडून देणे हे अनुज्ञाग्राहीवर बंधनकारक राहिल.

२५. महाराष्ट्र चॅम्बर्स ऑफ हाऊसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील रिट याचिका क्र.६७०२/२०११ मधील मा.न्यायालयाचे अंतरीम स्थगितीबाबत शासनाचे महसूल व वन विभागाचे पत्र क्र.गोखनि.-१०/१०११/प्र.क्र.६१८/ख, दिनांक १७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतीम



अहवाल दिनांक : 10/08/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३.५.६ आणि ७।

गाव :- नवघर (943878)
ULPIN : 16300243040तालुका :- ठाणे
भूमापन क्रमांक व उपविभाग : 34/2

जिल्हा :- ठाणे

X
16300243040भू-धारणा
पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अक्षयिक क्षेत्र विन शेती 3190.00 आकारणी 2.31	276	रमाबाई महादेव पाटील बेबीबाई - अनुसया रामचंद्र पाटील रमाकांत आनंदराव पाटील दि.इस्टेट इन्व्हेस्टमेंट कं.प्रा.लि. ---सामाईक क्षेत्र---	3.9000	0.22	(46) (46) (46) (46) (1089)	कुळाचे नाव व खंड ----- इतर अधिकार तुकडा तुकडा (908) इतर मे. सदगुरु कृपा रिअलटर्स प्रा.लि. चे डायरेक्टर प्रविण छेडा यांचा र.र. 29,00,000/दि.23/8/2006- चा विकास कराराचा बोजा (1026) इतर दि इस्टेट इन्व्हेस्टमेंट कं. लि. (2168) इतर ना.ज.क.धा. अधिनियम १९६६च्या मंजूर कनम २०/२१ खालील योजने अंतर्गतचे क्षेत्र तसेच पूर्वपरवानगी शिवाय हस्तांतरण नंदी . (2222) इतर ८०.०० चौ.मी. घटई क्षेत्राच्या मर्यादेत सदनिका बांधण्याचे क्षेत्र १७२१.०० चौ.मी करिता. (2789)
	746	मिरा भाईंदर महानगर पालिका	10.79.00	0.81	(1918)	प्रलंबित फेरफार : नाही.
	747	मे पेरिविकल कंस्ट प्रा लि चे संचालक श्री रसेस बी कनाकिया	17.21.00	1.29	(1860)	शेवटचा फेरफार क्रमांक : 2789 व दिनांक 13/09/2021
जुने फेरफार क्र. (166)(315)(859)(939)(1089)(1191)(1210)(1272)(1727)(1860)(2263)(2350)(2780) (2936)						सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९।

गाव :- नवघर (943878)

तालुका :- ठाणे

जिल्हा :- ठाणे

: 34/2

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे	स्वरूप	क्षेत्र	

(१)	(२)	(३)	(४)	(५)	(६)	(७)	साधन	(८)	(९)	(१०)	(११)
					आर चौ.मं	आर. चौ.मौ				आर. चौ.मौ	
2019-20	संपूर्ण वर्ष								अकृषिक हापर	31.9000	

टीप . * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 18/10/2022
सांकेतिक क्रमांक :- 2721000942130011001020221407

(नाम :- नितान्त सोनियण पिंगळे)
तबाडी साक्षात :- नवघरता :- ठाणे जि :- ठाणे



अहवाल दिनांक : 10/08/2022

महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।

गाव :- नवघर (943878)
ULPIN : 35340476184

तालुका :- ठाणे
भूमापन क्रमांक व उपविभाग : 34/3/अ

जिल्हा :- ठाणे

35340476184

भू-धारणा
पध्दती :

भोगवटादार वर्ग -I

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जि.सायत 0.24.30 वागायत एकूण ला.यो. 0.24.30 क्षेत्र ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.01.20 वर्ग (ब) एकूण पो.ख. 0.01.20 एकूण क्षेत्र (अ+ब) आकारणी 1.94 जुडी किंवा विशेष आकारणी	597	मे पेरिविकल कन्स्ट्रक्शन प्रा.लि. चे संचालक रसेल बी कनकिया	0.24.30	1.94	0.01.20 (1860)	कुळाचे नाव व खंड इतर अधिकार तुकडा तुकडा (908) इतर दि इस्टेट इन्व्हेस्टमेंट कं. लि. (2168) [नागरी जमीन कालात धारणा व नवध्याच्या अतिरिक्त क्षेत्र] (2789) [मा.ज.क.धा. अधिनियम १९७६ च्या मजूर कलम २७/२८ खालील योजने अंतर्गतचे क्षेत्र तसेच पूर्वपरधानी शिवाय हस्तांतरण बंदी] (2789) इतर ८०.०० चौ.मी. चटई क्षेत्राच्या मर्यादेत सदनिका बांधण्याचे क्षेत्र . (2789) पन्नबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 2789 व दिनांक : 13/09/2021
जुने फेरफार क्र. (46)(166)(315)(525)(859)(939)(1026)(1089)(1191)(1210)(1272)(2222)(2339) (2780)(2936)						सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- नवघर (943878)

तालुका :- ठाणे

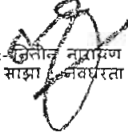
जिल्हा :- ठाणे

: 34/3/अ

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
2019-20	संपूर्ण वर्ष							आस	0.2430	

टीप • सदरची नॉट मॉवाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 15/10/2022
सांकेतिक क्रमांक :- 2721000942130011001020221408

(नाव :- )
तलाठी साझा निवडणुका :- ठाणे जि :- ठाणे



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महगुल अधिकार अभिलेख आणि नोंदवहा (त्यावर करणे व सुविधेतील देणे) वि.सं. १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- नवघर

तालुका :- ठाणे

जिल्हा :- ठाणे

क्षेत्र	एकक व आकारणी	खाने क्र.	भोगवट्यादाराचे नाव	क्षेत्र	यावरील	प्लॉट नं.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्रात एकक हे.आर.चौ.मी	३५२		[सदानंद पित्तायाम पाटील	०.०२३०	०.९९	०.०९३२]	(२५९७)	कुळाचे नाव व खंड
			किरण सदानंद पाटील				(२५९७)	
प्लॉट नं. (अ-स)	०.९७.२०		विलास सदानंद पाटील				(२५९७)	इतर अधिकार
एकूण	-		सुलेखा अनंत ठाकुर				(२५९७)	कुळा
प्लॉट नं. (अ-स)	०.०२३०		-----सा/साई/क क्षेत्र-----	०.०२३०	०.९९	०.०९३०		कुळा (९०८)
एकूण								इतर
प्लॉट नं. (अ-स)	०.९४.२०	५९७	मै.पेरिविकल कन्स्ट्रक्शन प्रा.लि. चे संचालक	०.९४.९०	१.२४		(१८६३)	मै. सद्गुरु कृपा रिअलटर्स प्रा.लि. चे डायरेक्टर
एकूण			रसेल बी कनकिया				(१८६३)	प्रविण छेडा यांचा र.स.
प्लॉट नं. (अ-स)	०.०९.३०							१८,००,०००/दि.२४/८/२००६- चा विकास
एकूण								कराराचा बोजा (१०२७)
प्लॉट नं. (अ-स)	-							इतर
एकूण								दि इस्टेट इन्व्हेस्टमेंट कं. लि. (२९६८)
प्लॉट नं. (अ-स)	०.०९.३०							प्रलंबित फेरफार : नाही.
एकूण								
प्लॉट नं. (अ-स)	०.९८.५०							गोवटचा फेरफार क्र.मी.क : २५९७ व दि.ना.क
एकूण								३०/०९/२०२०
आक.रपणी	१.४३							
जुडी किंवा विशेष आकारणी								
जुने फेरफार क्र. : (१६६) (३१२) (५२५) (८५९) (९३७) (१०२७) (१०८९) (११९९) (१२१०) (१२२७) (१८६३) (२२६३) (२३३९) (२७८०) (२९३६) (३३५६) (३३५७)								सीमा आणि भुमापन चिन्हे



हा ७/१२ अभिलेख दि. ३०/०९/२०२० मध्ये ५३.२५ फी. डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सूचना: तांत्रिक अडचणी खातर तत्काय याचे कडील डिजिटल स्वाक्षरी प्रकिया प्रलंबित असल्याने हा ७/१२ अभिलेख अवयवित नाही. यावर फेरफार नोंद क्र. २५९७ मजूर आहे तसेच गा. न. १० मध्ये पिकांची माहिती देतील प्रत्येक जाली आहे तथापि अद्याप यावरतचा बदल हा ७/१२ मध्ये होण्यात आलेले नाही याची कृपया नोंद घ्यावी.

७/१२ टाउनलॉड वि. ०८/०७/२०२२, १२.०८.५२ मध्ये वैयक्त पडताळणीसाठी <https://digitalsarbars.mahabhudh.gov.in> या संकेत स्थळाने जाऊन 2109100001000340 हा क्रमांक वाचण्यात



गाव नमुना बारा (विभागीय नोंदवारी)

[महाराष्ट्र जमीन महसूल अधिकाऱ अफिलेख आणि नोंदवारी (अपार करणे व सुस्थितीत ठेवणे) नियम १९७१ आदेश क्र २९]

दिनांक - नवंबर

तालुका - ठामे

जिल्हा - ठामे

भूतपत्र क्रमांक व उपविभाग २५/३/४

			शिकारखोलील क्षेत्राचा काढील									नदमादी वारी ३१-१२-१९		जल सिंचनाचे साधन	देश
			मिश्र विभागातील क्षेत्र			विभागीय शिकारखोलील क्षेत्र			मुसळखोलील जमीन						
			घटक रिके व प्रत्येकखोलील क्षेत्र												
वर्षे	इमाद	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							६.३६२ चौ.मी	६.३६२ चौ.मी		६.३६२ चौ.मी	६.३६२ चौ.मी		६.३६२ चौ.मी		
२०१७-१८	संपूर्ण वर्ष											ओस	०.१७२०		
२०१८-१९	संपूर्ण वर्ष											ओस	०.१७२०		
२०१९-२०	संपूर्ण वर्ष											ओस	०.१७२०		

टीप - '४' - मिश्रभागाचा संकेत क्रमांक, '५' - जल सिंचित, '६' - अजल सिंचित



हा ७/१० अधिलेख (दि.३०/०९/२०२०.०५:५३:०५ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सक्षी-शिकव्याधी आशयकता नाही.

पृष्ठ क्र. २/२

सूचना. तांत्रिक अडथळी खारर लताटी याबे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलवित अशक्याने हा ७/१२ अधिलेख अशक्यावत नाही. यावर फेरकार नोद क्र. २५९७ मजुर आहे तसेच गा. न. नं. १२ मध्ये विरुद्धी गारिती डेडीत अशक्याने लताटी आहे तथापि अशक्या गारितीकाल वदल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोद घ्यावी.

७/१२ जाउनलोड दि. : ०८/०९/२०२२ : १२:२८:५२ PM. वैमता पडताळणीसाठी <https://digitalsignsra.mahaburn.gov.in/ckat/> या संकेत स्थळावर जाउन 210910000108340 हा क्रमांक वापरया





अहवाल दिनांक : 10/08/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- नवघर (943878)
ULPIN : 30660453599तालुका :- ठाणे
भूमापन क्रमांक व उपविभाग : 34/3/क

जिल्हा :- ठाणे

IX

30660453599

भू-धारणा
पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार	पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जिरायत 0.08.10 बागायत एकूण सा.यो. 0.08.10 क्षेत्र ब) पोट-खराद क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.02.20 वर्ग (ब) - एकूण पो.ख. 0.02.20 एकूण क्षेत्र 0.10.30 (अ+ब) आकारणी 0.64 जुडी किंवा विशेष आकारणी	1181	मिरा भाईदर महानगर पालिका दि.इस्टेट इन्व्हेस्टमेंट कं.प्रा.ति. —सामाईक क्षेत्र—	0.0810	0.64 0.0220 (742) (1089)	कुळाचे नाव व खंड इतर अधिकार तुकडा तुकडा (908) इतर कंपनीचे नियमानुसार भाडे देण्यास पात्र (1272) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 2352 व दिनांक 23/11/2017
जने फेरफार क्र (166) (312) (525) (859) (939) (1191) (2263) (2352) (2780) (3356) (3357)					सीमा आणि ममापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- नवघर (943878)

तालुका :- ठाणे

जिल्हा :- ठाणे

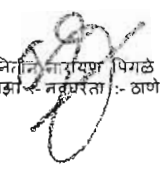
: 34/3/क

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
2019-20	संपूर्ण वर्ष							पडीत	0.0810	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आवेली आहे

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."
दिनांक :- 18/10/2022
सांकेतिक क्रमांक :- 2721000942130011001020221409

(नाव :- नितीन नारायण पिंगळे)
तलाठी साक्षात् नवघरता :- ठाणे जि :- ठाणे





मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र. :- मनपा/नर/ 28EEI 2023 - 2028

दिनांक :- 19/9/2023

प्रति,

अधिकार पत्रधारक - मे. पेरिविकल कन्स्ट्रक्शन प्रा.लि.,

द्वारा, सल्लागार अभियंता - मे. तेजस कन्स्ट्रक्ट,

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे-नवघर येथील स.क्र. 237(जुना) 186(नविन) हि.क्र. 2,4,11,12,13, स.क्र. 241(जुना) 34(नविन) हि.क्र. 1,2,3अ,3बी,3सी,5,9, स.क्र. 242(जुना) 33(नविन) हि.क्र. 14 या जमीनीवरील आरक्षण क्र. 228 "माध्यमिक शाळा व खेळाचे मैदान" व आरक्षण क्र. 229 "प्राथमिक शाळा व खेळाचे मैदान" ही आरक्षणे एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) विनियम क्र. 11.1 मधील टेबल क्र. 11अ मधील क्र. 6/ab खालील समावेशक आरक्षणाच्या माध्यमातून (Accommodation Reservation) च्या तरतुदीनुसार उपरोक्त दोन्ही आरक्षणाचा संयुक्त विकास करणेकामी सुधारीत बांधकाम परवानगी मिळणेबाबत.

संदर्भ :-

- 1) आपले दि. 13/10/2023 रोजीचा अर्ज.
- 2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश.
 1. युएलसी/टिए/टे.नं.6/नवघर/एसआर-664 दि.23/02/2005 अन्वये कलम 8(4) चे आदेश.
 2. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-44, दि. 14/07/2011 अन्वयेच नाहरकत दाखला.
 3. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-1532, दि. 25/04/2022.
 4. युएलसी/टिए/भाईंदर/एसआर-268+274 दि.30/03/1991 अन्वये कलम 8(4) चे आदेश.
 5. कलम-20/एसआर-1670 दि.12/09/2006
 6. कलम-20/एसआर-1670/19/5/1/2021 दि.05/01/2021.
 7. युएलसी/टिए/भाईंदर/टे-6/2/एसआर-1143 दि.19/07/2011 अन्वये कलम 10(1) व 10(3) ची अधिसूचना रद्द करणेबाबतची कार्यवाही बाबत पत्र.
 8. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-44 दि.20/07/2011 अन्वयेच नाहरकत दाखला.
 9. कलम-20/एसआर-1681 दि.18/09/2006.
 10. कलम-20/एसआर-1681/20, दि. 05/01/2021.



मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : ip@mbmd.gov.in

जा.क्र :- मनपा/नर/ 28EE/ 2023 - 2028

दिनांक :- 19/9/2023

11. युएलसी/टिए/भाईंदर/एसआर-268+274 दि.30/03/1991 अन्वये कलम 8(4) चे आदेश.
12. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-44 दि. 14/07/2011 अन्वये नाहरकत दाखला.
13. युएलसी/टिए/एटीपी/नाहरकत दाखला/कलम-20/एसआर-44 दि. 14/07/2011.
14. कलम-20/एसआर-1661 दि.24/08/2006.
15. कलम-20/एसआर-1661/343/2021 दि.03/06/2021.
16. युएलसी/टिए/टे.नं.6/नवघर/एसआर -1505 दि.07/03/2007 कलम 8(4) चे आदेश.
17. युएलसी/टिए/टे.नं.4/भाईंदर/एसआर -1499, दि. 31/07/2006 अन्वये कलम 8(4) चे आदेश
18. कलम-20/एसआर -1727 दि.15/01/2007.
19. कलम-20/एसआर-1727/21- दि.05/01/021.
20. कलम-20/एसआर-1672 दि.14/09/2006.
21. कलम-20/एसआर-1672/346/2021 दि.04/06/2021.
- 3) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश.
 1. महसूल/क-1/टे-1/एनएपी/नवघर/एसआर-28/2012 दि.04/08/2012.
 2. एसआर/28/2012 दि.04/08/2012.
 3. अपर तहसिलदार, मिरा भाईंदर यांचेकडील पत्र क्र. महसूल/क.1/टे-2/जमिनबाब/कावि-795/2022/एसआर-197, दि. 16/12/2022 रोजीचे पत्र व दि. 16/12/2022 रोजीचे चलन.
 4. एसआर/28/2012 दि.04/08/2012.
- 4) दि. इस्टेट इनवेस्टमेंट कंपनी प्रा.लि. यांचेकडील नाहरकत दाखला.
 1. आरई/798 दि.13/06/2006.
 2. आरई/963 दि.16/09/2008.
 3. इआय/एनओसी/326/डीआरसी/2010 दि.17/12/2010.
 4. आरई/867 दि.14/02/2007.
 5. इआय/एनओसी/268/डीआरसी/2010 दि.24/09/2010.
 6. इआय/एनओसी/269/डीआरसी/2010 दि.24/09/2010.
 7. इआय/एनओसी/327/डीआरसी/2010 दि.17/12/2010.
 8. इआय/एनओसी/276/डीआरसी/2010 दि.08/10/2010.



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9. आरई/873 दि.05/03/2007.
10. आरई/946 दि.26/09/2007.
11. आरई/946 दि.26/09/2007.
12. आरई/947 दि.26/09/2007.
- 5) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/441/2023-24, दि. 24/07/2023 अन्वये आरक्षण अन्वयेचा नाहरकत दाखला.
- 6) या कार्यालयाचे पत्र क्र. मनपा/नर/2305/2022-23, दि. 16/09/2022 अन्वये आरक्षण क्र. 228 "माध्यमिक शाळा व खेळाचे मैदान" व आरक्षण क्र. 229 "प्राथमिक शाळा व खेळाचे मैदान" यांचा संयुक्त विकास करणेसाठी निर्गमित केलेले संमतीपत्र.
- 7) या कार्यालयाचे पत्र क्र. मनपा/नर/2494/2022-23, दि. 07/10/2022 अन्वये आरक्षण क्र. 228 "माध्यमिक शाळा व खेळाचे मैदान" व आरक्षण क्र. 229 "प्राथमिक शाळा व खेळाचे मैदान" यांचा संयुक्त विकास करणेसाठी निर्गमित केलेले संमतीपत्राच्या अनुषंगाने शुद्धीपत्रक.
- 8) या कार्यालयाचे पत्र क्र. मनपा/नर/4184/2022-23, दि. 24/01/2023 अन्वये सुधारीत नकाशे मंजूरीसह बांधकाम परवानगी.

:- सुधारीत बांधकाम प्रारंभपत्र :-

(सुधारीत नकाशे मंजूरीसह)

"माध्यमिक शाळा व खेळाचे मैदान" (आरक्षण क्र. 228) [क्षेत्र 10100.00 चौ.मी. प्रत्यक्षात उपलब्ध होणारे 1233.89 चौ.मी.] व "प्राथमिक शाळा व खेळाचे मैदान" (आरक्षण क्र. 229) [क्षेत्र 4500.00 चौ.मी. पैकी 1898.00 चौ.मी.] मध्ये समावेशक आरक्षणांच्या माध्यमातून एकत्रित विकसन प्रस्ताव तसेच आरक्षण क्र. 229 "प्राथमिक शाळा व खेळाचे मैदान" मधील महानगरपालिकेस हस्तांतरीत झालेले क्षेत्र 1030.00 चौ.मी. हे स्थानांतरण (Relocate) केलेल्या क्षेत्रासह एकत्रित संयुक्त सुधारीत विकास परवानगी.

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे-नवघर येथील स.क्र. 237(जुना) 186(नविन) हि.क्र. 2,4,11,12,13, स.क्र. 241(जुना) 34(नविन) हि.क्र. 1,2,3अ,3बी,3सी,5,9, स.क्र. 242(जुना) 33(नविन) हि.क्र. 14 या जमीनीवरील आरक्षण क्र. 228 "माध्यमिक शाळा व खेळाचे मैदान" व आरक्षण क्र. 229



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"प्राथमिक शाळा व खेळाचे मैदान" ही आरक्षणे एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावलीचे (UDCPR) विनियम क्र. 11.1 मधील टेबल क्र. 11अ मधील क्र. 6/ab खालील समावेशक आरक्षणाच्या (Accommodation Reservation) च्या तरतुदीनुसार उपरोक्त दोन्ही आरक्षणाचा संयुक्त विकास करणेकामी जागेतील रेखांकन, इमारतीचे सुधारीत बांधकाम नकाशांस आपणांकडून खालील अटी व शर्तीच्या अधिन होण्याच्या अधिन एकत्रित संयुक्त विकास करणेकामी सुधारीत बांधकाम परवानगीस मंजूरी देण्यात येत आहे.

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या शैक्षणिक + रहिवास / वाणिज्य वापरासाठीच करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उप-अधीक्षक, भूमी अभिलेख, ठाणे यांनी प्रमाणित केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती, विकसीत करण्यासाठी इतर / दुसऱ्या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुसऱ्या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास, या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजूबाजूला जे पूर्वीचे नकाशे मंजूर झाले आहेत, त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणाऱ्या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये. व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणाऱ्या सर्व आदेशांचा अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.



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- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल, व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक यांच्या व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद यांच्यासंबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरूपी खुली ठेवणे बंधनकारक राहिल.
- 10) इमारतीचे उद्वाहन, अग्निशमन तरतूद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतूद केलेली असली पाहिजे.
- 11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पावगाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 12) अर्जदाराने मोजे, सर्व क्रमांक, हिस्सा क्रमांक, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- 13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically



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earthquake of highest intensity in seismic zone should be considered) आर.सी.सी.

डिझाईन तयार करून संबंधित सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर,

बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्निशमन व्यवस्था याबाबत नॅशनल बिल्डींग कोड

प्रमाणे त्रुटी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही

पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता,

भाईक्सस्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

★ 14) रेखांकनद्वारे जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची

★ पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

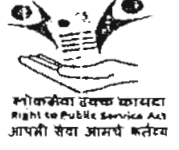
- 15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- 16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- 17) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल, व महाराष्ट्र महानगरपालिका अधिनियम, 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, 1966 च्या तरतूदीनुसार संबंधितांविरुद्ध विहित कार्यवाही करण्यात येईल.

- 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
- 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
- 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
- 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.



मिरा भाईंदर महानगरपालिका

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स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

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- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stillt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी, व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बांधित होणारे क्षेत्र निरंक महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मालकीच्या मालकीच्या आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपीची खुले, मोकळे, अतिक्रमण विरहित ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 22) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास एकत्रिकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि. 22/07/2022 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 25) सदर जागेच्या मालकी हक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकाची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.



मिरा भाईंदर महानगरपालिका

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स्वामी विवेकानंद भवन.आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 22-28121455, • E-mail Id : tp@mbmc.gov.in

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26) यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

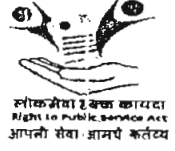
अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
मिरा भाईंदर महानगरपालिकेस हस्तांतरीत होणारे क्षेत्र				
	शैक्षणिक इमारत	1	पार्ट तळ + 1 ते 7	6810.26
विकासकाने विकसित करावयाचे क्षेत्र				
	टॉवर क्र. 1 व 2 (त्राणिज्य क्षेत्र)	1	पार्ट तळ मजला	1272.20
3	टॉवर क्र. 1	1	बेसमेंट + पार्ट तळ + 1 ते 6 पोजियम + 1 ते 29 मजले	16719.11
4	टॉवर क्र. 2	1	पार्ट तळ + 1 ते 6 पोजियम + पहिला मजला	489.17
एकूण बांधकाम क्षेत्र				18480.48

- 27) यापूर्वी पत्र क्र.मिभा/मनपा/नर/4184/2022-23, दि. 24/01/2023 अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.
- 28) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र-ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.
- 29) रेखांकनातील जागेत लेप्टीक टॅकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.
- 30) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 31) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100.00 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.



मिरा भाईंदर महानगरपालिका

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स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

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- 32) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 33) विषयांक्ति जागेसाठी रूपांतरीत कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर सनद मधील अटीशर्तीची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 34) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला बंधनकारक राहिल.
- 35) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास, काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 36) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमूद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनिअर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 38) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्माती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 39) रेंखाकमातील प्रस्तावित वाहनतळांमध्ये इलेक्ट्रीक वाहनांकरिता मान्यताप्राप्त संस्थेकडून इलेक्ट्रीक चार्जिंग पॉईंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.





मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmp.gov.in



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40) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.

41) सादर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.

42) सादर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणाऱ्या परवानग्या / नाहरकत दाखले प्राप्त करून भाईंदर सेणेची जबाबदारी विकासकाची राहिल.

43) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

44) भोगवटा दाखल्यापुर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सादर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.

45) प्रस्तावित जागेतील बांधकाम सुरु केल्यापासून ते बांधकाम पूर्ण होईपर्यंतच्या कालावधीमध्ये सुरक्षीतेच्या दृष्टीने बांधकाम क्षेत्र तळापासून ते बांधकामाच्या उंचीपर्यंत ग्रीन नेट (Green Net) ने झाकणे अत्यावश्यक व बंधनकारक आहे. यामध्ये काही कसूर झाल्यास संबंधित विकासक/ वास्तुविशारद/सल्लागार अभियंता यांचेवर नियमानुसार कारवाई करण्यात येईल.

46) विषयांकित "प्राथमिक शाळा व खेळाचे मैदान" (आरक्षण क्र. 229) व "माध्यमिक शाळा व खेळाचे मैदान" (आरक्षण क्र. 228) या आरक्षणाचे महानगरपालिकेस हस्तांतरीत होणाऱ्या 5680.75 चौ.मी. क्षेत्राच्या भूखंडास स्वतंत्र कुपणभित, सपाटीकरण व गेटसह महानगरपालिकेस विनामुल्य हस्तांतरीत करणे विकासकावर बंधनकारक राहिल.

47) शासनाचे पर्यावरण विभागाकडील नाहरकत दाखल्यातील अटीशर्तीचे पालन करणे बंधनकारक राहिल.

48) महानगरपालिकेस हस्तांतरीत होणाऱ्या प्रस्तावित शैक्षणिक इमारतीचे बांधीव क्षेत्राच्या इमारतीचे जोत्याचे बांधकाम व विकासकाने विकसीत करावयाचे इमारतीचे जोत्याचे बांधकाम हे एकाच वेळेस पूर्ण करणे विकासकावर बंधनकारक राहिल. व त्यानुसार दोन्ही इमारतीचे एकत्रितपणे काम पूर्ण करणे आवश्यक राहिल.

49) प्रस्तावित इमारती संदर्भात वास्तुविशारद यांनी दि. 13/01/2023 रोजीच्या पत्रान्वये सादर केलेप्रमाणे तसेच विकासक यांनी सादर केलेले शपथपत्र दि. 12/01/2023 हे संबंधितांवर बंधनकारक आहे. त्यामध्ये काही विसंगती आढळून आल्यास पुढील योग्य ती कार्यवाही करण्यात येईल.

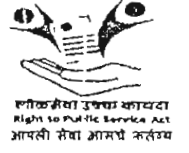


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbrnc.gov.in



जा.क्र. :- मनपा/नर/ 28EE 2023 - 2028 दिनांक :- 01/09/2023

- 50) पाणी फवारणी यंत्र (Sprinkler System) बांधकाम परिसरात उभारणी करून कार्यान्वीत करणे बंधनकारक राहिल.
- 51) मुख्य रस्त्यापासून बांधकाम सुरु असणाऱ्या स्थळापर्यंत जाणे-येणेसाठी पक्क्या स्वरूपाचा रस्ता तयार करून सदर रस्ता बांधकाम पूर्ण होईपर्यंत कार्यान्वीत असणे बंधनकारक राहिल.
- 52) बांधकाम सुरु असणाऱ्या क्षेत्राच्या मुख्य प्रवेशद्वारापासून जवळच्या अंतरात चिखलाने माखलेले वाहनाचे टायर स्वच्छ करण्यासाठी यंत्रणा उभी करणे आवश्यक असून, बंधनकारक आहे.
- 53) मा. शासनाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.2.2.14(i)A(a) नुसार प्रिमियम व अॅन्सलरी शुल्कामध्ये सवलत घेतल्याने सोबत उर्वरित प्रिमियम व अॅन्सलरी शुल्क हे 8.50% प्रति वर्ष व्याजाने पाच मासिक हप्त्यात महानगरपालिकेस जमा केल्यानुसार Post dated Cheque नुसार प्रति महिना रक्कमेचा भ्रणा करणे विकासक व सल्लागार अभियंता यांचेवर बंधनकारक राहिल.
- 54) प्रस्तावित इमारतीसाठी सार्वजनिक बांधकाम विभागाने निश्चित केलेल्या बँचमार्क क्र. 21.RL, 5.004M, मिनाताई ठाकरे मार्केट, इंद्रलोक फेस-06, पंचमरत्न पार्क, मिरारोड, ठाणे-401 107. नुसार इमारतीची Plinth Level ठेवणे विकासक / वास्तुविशारद / सल्लागार अभियंता यांचेवर बंधनकारक राहिल.

जा.क्र. मनपा/नर/ 28EE 2023 - 2028 दिनांक :- 01/09/2023



(संग्राह्य कानडे)

सहाय्यक संचालक, नगररचना
मिरा-भाईंदर महानगरपालिका

प्रत माहितीस्त्व व पुढील कार्यवाहीस्त्व :-

- 1) विभाग प्रमुख,
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग,
मिरा-भाईंदर महानगरपालिका.
- 2) कर निर्धारक व सकलक अधिकारी,
कर विभाग, मिरा-भाईंदर महानगरपालिका.



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D. G. NAIK

B.Com, LL.M.

ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 9820640511.
E-mail : adv.dgn@gmail.com

FORMAT -- A

To,

Maha RERA
Housefin Bhawan,
Plot No. C 21, E-Block,
Bandra Kuria Complex,
Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with respect to all that piece and parcel of land bearing Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation.

I have investigated the title of all that piece and parcel of land bearing Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation for and on behalf of M/s. Periwinkle Construction Pvt. Ltd., having office at Silicon Valley (Kanakia Future City), CTS No. 101, Behind Dr. L. H. Hiranandani Hospital, Near Ayyappa Temple, Tirandaz, Powai, Mumbai - 400 076, I have investigated the title to the land Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation.

I. DESCRIPTION OF THE PROPERTY:

ALL those pieces and parcels of land Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994 79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub District of Thane, now within the limits of Mira Bhayandar Municipal Corporation.

II. By virtue of various deeds and factors M/s Periwinkle Constructions Pvt. Ltd., are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the following pieces and parcels of the lands, more particularly mentioned in the below table as the owner/occupant thereof.

Old Survey No Village Navghar	New Survey No Village Navghar	Hissa No	Area in Sq Meters as per 7/12	As per MbMC Sanctioned No & date	Balance area under Reservation owned by Periwinkle Construction Pvt Ltd	Recd of Conveyance Document Sl: No	7/12 Extract Entry
237	186	2	6820.00	MNP/NR/287/11 12 Date 7-5-2011	RS & PG 1105.33	TNN 4/ 6182 of 2011	
237	186	4	2120.00	MNP/NR/396/10 Date 28-4-2010	1027.00	TNN 4/6173 of 2011	
237	186	11	660.00		660.00	TNN 4/ 6186 of 2011	
237	186	12	1820.00		1790.00	TNN 4/6186 of 2011	
237	186	13	1420.00	MNP/NR/274/09 10 Date 4-3-2010	362.41	TNN 4/ 6179 of 2011	
241	34	1	1520.00	MNP/NR/8557/10 11 Date 30-12-2010	1209.32	TNN 4/ 6177 of 2011	
241	34	2	3010.00	MNP/NR/692/11- 12 Date 30-5-2011	1313.00	108.00 TNN- 4/6175 of 2011 (As per Exchange Deed)	
241	34	3A & 3B	3550.00	MNP/NR/4002/10 11 Date 5-2-2011	2550.00	1490.00 TNN 4/6175 of 2011 and TNN 4/6167 of 2011	

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							(As per Exchange Deed)
241	34	5 & 9	1090.00 & 2750.00	MNP/NR/89/08/09 Date 10.04.2008	1870.00		TNN-4/6169 of 2011 & TNN-4/6171 of 2011
242	33	14	1830.00	MNP/NR/4373/10 11 Date 31.3.2011	416.83		TNN-4/6169 of 2011
243	34	3C	1030				As per Exchange Deed
			27650.00	TOTAL	12303.89	1898.00	
Total area of HS & PG - PS & PC (In Sq. Meters.) i.e. Periwinkle Larger Land.					14201.89		

(for short, the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "Said Property").

1. By virtue of Conveyance Deed, dated 14/7/2006 registered with the Sub/ Registrar of Assurances at Thane District bearing document Serial No. TNN-06220-2006 executed by Shri Dattatray Sitaram Patil through his constitute attorney, being the partners of M/s. Dimple Constructions had transferred land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 3C, admeasuring 1030 sq. meters or thereabouts of Revenue Village Navghar, Taluka & District Thane to Mira Bhayandar Municipal Corporation for the consideration mentioned therein. By a Mutation Entry No. 742, the name of Mira Bhayandar Municipal Corporation came to be recorded in the 7/12 extract of land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 3C, admeasuring 1030 sq. meters or thereabouts of Revenue Village- Navghar, Taluka & District Thane.
2. By a Deed of Conveyance, dated 30th July, 2011 registered in the office of the Sub Registrar of Assurances under serial no. TNN-4/6175 of 2011 executed between Mr. Ramakant Patil and 3 Others (therein referred to as the "Vendors") of the First Part, Mr. Ghanshyam Pathadia (therein referred to as the "First Confirming Party") of the Second Part, Sadguru Krupa Realtors Private Limited (therein referred

to as the "Second Confirming Party") of the Third Part M/s. Gujarat Estate (therein referred to as the "Third Confirming Party") of the Fourth Part and Periwinkle Constructions Private Limited (therein referred to as "the Purchaser") of the Fifth Part, the Vendors with the consent of the Confirming Parties granted, conveyed, transferred and assured the Land bearing Old Survey no. 241, New Survey no. 34, Hissa no. 2, admeasuring 3190 square meters (the Seventh Property mentioned herein) and Old Survey no. 241, New Survey no. 34, Hissa no. 3/A, admeasuring 2550 square meters, both situate, lying and being at Village Navghar, Bhayander, Taluka and District Thane, in the Registration District and Sub- District Thane and now within the limits of Mira Bhayander Municipal Corporation.

3. By virtue of Deed of Conveyance dated 30th July, 2011 registered in the office of the Sub-Registrar of Assurances under Serial No. TNN 4/6186 of 2011 executed between Mr. Chintaman Damodar Patil and 11 Others (therein referred to as the "Vendors") of the First Part, Nitesh Hedpara & Harish Agarwal as substituted power of attorney (therein referred to as the "First Confirming Party") of the Second Part M/s. Sunshine Builders & Developers through their Directors (therein referred to as the "Second Confirming Party") of the Third Part and M/s. Gujarat Estate through their Partners (therein referred to as the "Third Confirming Party") of the Fourth Part & Periwinkle Construction Private Limited (therein referred to as "the Purchaser") of the Fifth Part, the Vendors with the consent of the Confirming Parties granted, conveyed, transferred and assured the said entire Land bearing Old Survey No. 237, New Survey No. 186, Hissa No. 12, admeasuring 1790 square meters situate, lying and being at Village Navghar, Bhayander, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayander Municipal Corporation.

4. By virtue of Deed of Conveyance dated 30th July, 2011 registered in the office of the Sub Registrar of Assurances under serial no. TNN-4/6167 of 2011 executed between Mr. Sadanand Patil and 4 Others (therein referred to as the "Vendors") of the First Part, Sadguru Krupa Realtors Private Limited (therein referred to as the "First Confirming Party") of the Second Part, M/s. Gujarat Estate (therein referred to as the "Second Confirming Party") of the Third Part and Periwinkle Constructions Private Limited (therein referred to as "the Purchaser") of the Fourth Part, the Vendors with the consent of the Confirming Parties granted, conveyed, transferred and assured the said entire Land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 3/B, admeasuring 1850 square meters situate, lying and being at Village Navghar, Bhayander, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayander Municipal Corporation.
5. On 01st March, 2012, the Promoter commenced construction of School known as RBK Global School, Bhayander (hereinafter referred to as the 'said School') upon plot admeasuring about 4526.35 sq. meters out of the said Larger Land area, upon obtaining appropriate and required permissions and approvals from the Competent Authority.
6. Land admeasuring of 1035.42 Sq. Meters reserved for PS and PG (Site No. 229 as embarked in DP of Mira Bhayander forming portion of the said Land Survey No. 34, Hissa No.2, Land Survey No. 34, Hissa No. 3/A and Land Survey No. 34, Hissa No. 3/B, Revenue Village Navghar, Taluka & District- Thane within the limits of Mira Bhayander Municipal Corporation and likewise the name of Periwinkle Constructions Pvt. Ltd. has been recorded in the 7/12 extract Vide mutation entry No. 1860, 1860 & 1863 respectively.

7. Periwinkle Constructions Pvt. Ltd. intending to develop the larger layout i.e. land bearing Survey No. 34 Hissa No. 2, Survey No. 34 Hissa No. 3/A and Survey No. 34 Hissa No. 3B of Revenue Village Navghar, Taluka & District Thane within the limits of Mira Bhayander Municipal Corporation, which area falling under HS and PG reservation under Accommodation and Reservation policy of new Unified Development Control and Promotion Regulations for Maharashtra State ("UDCPR") 2020 and as amended from time to time.
8. Periwinkle Constructions Pvt. Ltd. approached the Mira Bhayander Municipal Corporation to exchange and relocate the area admeasuring 1030 Sq. meters (Reserved for High School & Playground Site No. 228) of the said entire Land bearing New Survey No. 34/3C of Village Navghar, Taluka & District Thane with area admeasuring about 1035.42 Sq. meters (Reserved for P.S. & P.G. Site No. 229) forming portion of the New Survey Nos. 34/2, 34/3/A and 34/3/B of Village Navghar, Taluka & District Thane more particularly mentioned in the Schedules written hereunder as per the provisions of Rule 3.11 (Relocation of DP-RP sites/roads) of UDCPR for State of Maharashtra.
9. MBMC was seized and possessed of or otherwise well and sufficiently entitled to the premises falling under reservation being part of Reservation No.228 of High School & Playground under D.P. Plan of MBMC admeasuring 1030 sq. meters or thereabouts forming portion of all that land bearing Old Survey No. 241, New Survey No.34, Hissa No. 3C, admeasuring 1030 Sq. meters or thereabouts or thereabouts of Revenue Village Navghar, Taluka & District Thane within the limits of Mira Bhayander Municipal Corporation (Hereinafter referred to as the 'said MBMC property').

10. Periwinkle Construction Pvt. Ltd. was seized possessed of or otherwise well and sufficiently entitled the Land bearing Survey No. 34/2 (area admeasuring about 3190 sq. meters), 34/3A (area admeasuring about 2550 sq. meters) and 34/3B (area admeasuring about 1850 sq. meters) out of which area of 1035.42 Sq. meters (reserved for PS and PG Site No. 229 as embarked in Development Plan of Mira Bhayandar, 1997), (hereinafter referred to as the 'said Periwinkle Property').
11. Mira Bhayandar Municipal Corporation vide its Letter, dated 16/09/2022 having outward No.MB/MNP/NR/2305/2022-23 gave consent to the exchange and relocation of the area admeasuring 1030 sq. meters (Reserved for High School & Playground Site No. 228) forming portion of the said MBMC Land with the 1035.42 Sq. meters (Reserved for PS & PG Site No. 229) forming portion of the said Periwinkle's land.
12. By a Deed of Exchange, dated 11th November, 2022 registered before office of the Sub-Registrar of Assurances under serial no. TNN -4-18633 of 2022, entered and executed by and between MBMC (as First Party therein) and Periwinkle Constructions Pvt. Ltd. (as Second Part), the MBMC has conveyed the land admeasuring about 1030 sq. meters of land bearing Survey No. 34/3A of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayander Municipal Corporation and to the use and development of M/s. Periwinkle Constructions Pvt. Ltd., in consideration of the said Periwinkle Constructions Pvt. Ltd. conveyed the land area admeasuring about 1035.42 sq. meters i.e. the said Periwinkle Land, to the use and development of MBMC, upon the terms and conditions mentioned therein.

13. Mira Bhayander Municipal Corporation is a Corporation constituted under the provisions of The Maharashtra Municipal Corporation Act 1949 and have prepared Development Plan of Mira Bhayandar and various properties were reserved for public purposes and the development of such reserved properties was planned as per D.C Rules to be implemented by the Mira Bhayandar Municipal Corporation.
14. Periwinkle Constructions Pvt. Ltd. represented that, property bearing Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, partly falls under reservation marked under D.P. Plan of MIMC i.e. admeasuring area approximately 14201.89 Sq. meters reserved under HIS & PG Reservation Site No. 228, hereinafter to be referred as "The said reservation".
15. As per the Accommodation and Reservation policy under new Unified Development Control and Promotion Regulations for Maharashtra State ("UDCPR") and as amended from time to time and more particularly mentioned in the CHAPTER - 11 ACQUISITION AND DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLANS, Chapter 11.1, Table No. 11-A, Serial No. 3, Sub No. 3.1, General conditions notes to allow development under above regulation i.e. in Serial No. 3, Class "D" of Municipal Corporation.
16. On basis of the said UDCPR Accommodation and Reservation policy Periwinkle Constructions Pvt. Ltd. in order to obtain and develop the Property Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation under the said reservation with full potential,

the Periwinkle Constructions Pvt Ltd. agreed to surrender and handover the 40% of independent land area of the land Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation under the said reservation free of cost to the MBMC, i.e. total area of 5680.75 Sq. meters or thereabouts, the said independent plot area.

17. Under the said UDCPR Accommodation and Reservation policy the Periwinkle Constructions Pvt. Ltd. will carry out the development on the 60% area of the land bearing Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, at their entire risks and costs, however in respect of the 40% land area of the Land bearing Survey Nos. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation the Periwinkle Constructions Pvt. Ltd. shall hand over free of cost to the MBMC.
18. Under the said UDCPR Accommodation and Reservation policy of the Municipal Corporation the said MBMC, shall thereupon grant the FSI /TDR and also the potential / premium / additional / ancillary FSI in respect of the land bearing Survey Nos. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, as per policy in favour of M/s. periwinkle Constructions Pvt. Ltd. to enable, said Periwinkle, to carry out the carry out the development and construction of saleable buildings with 100% FSI on the 60% area of the said abovementioned

properties at their costs and shall be entitled to sell the same in the free market and appropriate the sale proceeds thereof.

19. The Approval:

- a) Letter dated 16.09.2022, bearing No. MB/MNP/ NR/2305/2022 23 addressed by the Mira Bhayandar Municipal Corporation (Town Planning Department) in response to the proposal of M/s. Periwinkle Construction Pvt. Ltd. through their Architect Letters dated 20/05/2022 and 12/08/2022 to the Corporation whereby the proposal of the said Periwinkle was accepted under the Accommodation and Reservation policy of MBMC in compliance of the scheme and upon the terms and conditions mentioned therein.
- b) M/s. Periwinkle Construction Pvt. Ltd. agreed to surrender and handover the 40% independent plot forming portion of the said properties and said reservations to the MBMC, for compliance of the Accommodation and Reservation policy, which the Mira Bhayandar Municipal Corporation doth accepted, admitted and acknowledged by letter dated 16.09.2022. Upon representation made by the said Periwinkle, said Periwinkle agreed to assign and transfer the 40% of the land / plot forming portion of the said properties to the MBMC in compliance of the Accommodation and Reservation policy and retain the full land potential for the Development benefits. 29.

20. In pursuance of the pursuant to the approval and in compliance of Accommodation and Reservation Policy of the MBMC, the said M/s. Periwinkle Construction Pvt. Ltd. granted and transferred unto the MBMC, all that piece and parcel of open land admeasuring 40% of the plot of land forming portion of abovementioned properties, vide duly

registered Deed of Transfer dated 11th November, 2022, registered before office of the Sub Registrar of Assurance under serial No. TNN 4 18636 of 2022.

21. By virtue of Deed of Transfer, dated 11th November, 2022, said MBMC well sufficiently entitled to the land area admeasuring about 5680.87 sq. meters of land bearing Old Survey No. 237 New Survey No. 186/12 (area 764.10 sq. meters), Old Survey No. 241 New Survey No. 34/3A & B (area 2516.30 sq. meters), Old Survey No. 241 New Survey No. 34 /3C (area 976.22 sq. meters.) and Old Survey No. 241 New Survey No. 34/2 (area 1424.25 sq. meters.) of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, pursuant to the approval and in compliance of Accommodation and Reservation Policy of the MBMC. The abovementioned area admeasuring about 5680.87 Sq. Meters. of land bearing Old Survey No. 237 New Survey No. 186/12, Old Survey No. 241 New Survey No. 34/3A & B, New Survey No. 34 /3C and 241 New Survey No. 34/2 of Village Navghar, Taluka & District: Thane, hereinafter referred to as the 'said MBMC Transferred Land')

22. Thus, in above details, land area 14201.89 sq. Meters. i.e. the said Larger Land, divided into following manner:

Total Area (In Sq. Meters)	Area allotted to School (In Sq. Meters.)	Area transferred to MBMC (in Sq. Meters.)	Area of Real Estate Project (In Sq. Meters.)
14201.89	4526.35	5680.75	3994.79

23. M/s. Periwinkle Construction Pvt. Ltd, is well sufficiently entitled to the land area admeasuring about 8521.02 Sq. Meters. of Land bearing nos. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 34/3C and 33/14 of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation,

hereinafter to be referred as, the 'said balance land' and M/s. Periwinkle Construction Pvt. Ltd. are intending to construct a residential and commercial project on the part of the said balance land i.e. upon area admeasuring about 3994.79 sq. meters. of Land bearing Old Survey No. 237 New Survey Nos. 186/2, 186/4, 186/11&12 and 186/13, forming part of larger land admeasuring about 14201.89 sq. mtrs or thereabout of Land bearing Old Survey Nos. 237/2,4,11,12,13, Survey No. 241/1, 2,3A,3B,3C,5,9 and Survey Nos. 242/14, New Survey No. 86/2,4,11,12,13, 34/ 1, 2, 3A, 3B,3C,5,9 and Survey No.33/14 of Village: Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, hereinafter referred to as '**said Real Estate Project**'.

24. **Real Estate Project Approval:**

The Mira Bhayandar Municipal Corporation had granted the Commencement Certificate No. MNC/NR/4184 /2022-2023 dated 24.01.2023 to commence with the work of construction of the buildings in the layout of the said Real Estate Project.

25. Encumbrances details, if any:

M/s. Periwinkle Construction Pvt. Ltd. have procured credit facility vide mortgage deed dated 30th March, 2022, entered and executed by and between M/s. Periwinkle Construction Pvt. Ltd and Ors (as Mortgager or Borrower, therein) and Housing Development Finance Corporation Limited (as Mortgagee or Lender, therein), duly registered before office of the Sub-Registrar of Assurances under serial no. KRL-5/6483 of 2022.

D. G. NAIK

B Com, LL.M.

ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 9820640511.
E-mail : adv.dgn@gmail.com

III. 7/12 EXTRACT, MUTATION ENTRIES OR PROPERTY REGISTRATION CARD ISSUED BY THE TALATHI OFFICE :

I have perused the 7/12 extracts, mutation entries or property registration card of the first to tenth property issued by the Talathi of Village Navghar, Taluka and District Thane and same are enclosed herewith and marked as **Annexure-A**.

IV. SEARCH REPORT FOR THE LAST THIRTY (30) YEARS :

Search Report, dated 9th September, 2021 and Search Report, dated 14th November, 2022 taken by Shri Nilesh Shivram Rathod- Search Clerk in the office of Sub-Registrar of Assurance at Thane from the year 2012 to 2022 pertaining to the said Property and the same is enclosed herewith and marked **Annexure-B**.

V. On perusal of above mentioned registered documents and all other relevant documents pertaining to title of the Larger Land in the Title Certificate, dated 20th September, 2021 and Search Report, dated 14th November, 2022 taken by Shri Nilesh Shivram Rathod- Search Clerk in the office of Sub-Registrar of Assurance at Thane from the year 2012 to 2022, I am of the opinion certify that subject to what is stated hereinabove, the title to all that piece and parcel of Land bearing Old Survey No. 237 New Survey Nos. 186/2, 186/4, 186/11&12 and 186/13 of Village: Navghar, Taluka & District: Thane, an area admeasuring about 3994.79 sq. meters., forming part of larger land admeasuring about 14201.89 sq. metres or thereabout of Land bearing Old Survey Nos. 237/2,4,11,12,13, Survey No. 241/1, 2,3A,3B,3C,5,9 and Survey Nos. 242/14, New Survey No. 186/2, 4, 11, 12, 13, 34/1, 2, 3A, 3B, 3C, 5, 9 and Survey No. 33/14 of Village: Navghar, Bhayandar (East), Taluka and District Thane, in the registration District and Sub District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, owned by M/s. Periwinkle Construction Pvt. Ltd., is clear and marketable.

OWNER OF THE PROPERTY :

M/s. Periwinkle Construction Pvt. Ltd., is absolutely seized and possessed off and/or otherwise well and sufficiently entitled to all that piece and parcel of Land bearing Old Survey No. 237 New Survey Nos. 186/2, 186/4, 186/11 & 12 and 186/13 of Village Navghar, Taluka & District Thane, an area admeasuring about 3994.79 sq. meters forming part of larger land admeasuring about 14201.89 sq. meters or thereabout of Land bearing Old Survey Nos. 237/2, 4,11,12,13, Survey No. 241/1,2,3A,3B,3C,5,9 and Survey Nos. 242/14, New Survey No. 186/2,4,11,12,13, 34/1,2, 3A, 3B, 3C, 5,9 and Survey No.33/14 of Village: Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation (**hereinafter referred to as the 'said Real Estate Project'**) as mentioned hereinabove.

VI. Encl : Annexure A & B.

Date : 18th April, 2023.



Advocate

1

Sharad N. Pawar
Search Clerk
Mumbai

SEARCH REPORT

Dated this 9th Day of September, 2021

To
ADV.D.G.NAIK

Ref: Investigation of title of the landed property bearing 1. Old Survey No. 237, New Survey No. 186, Hissa No. 2, 4, 11, 12, 13, situated at revenue village- Navghar, Tal & dist Thane, & within the local limits of Mira - Bhayandar Mahanagar palika, Sub-Registrar Thane:

Dear Sir/Maadam,

As per your instructions, I have carried out the online search of the above said property from years 1992 to 2021 (30 years) on the Maharashtra Government's official website. This report sets out the outcome of the said search. I have conducted physical/online search in respect of above said property and the same is based on available online records of Thane-1-2-5-4-7-9-10-12 Sub-Registrar's offices.

Following is the details of online Search conducted through the available online records on the Maharashtra Government's official website from years 1992 to 2021 (30 years).

I have found the following document registered therein during the course of search.

I. SEARCH RECORDS MANUAL (Thane -1- SRO):

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1992	
To	: Nil
2001	

II. SEARCH RECORDS MANUAL (Thane -4- SRO):

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1992	
To	: Torn
2001	

III. SEARCH RECORDS COMPUTER (Thane -1-2-5-12 SRO):

<u>Year</u>	<u>Doc. Entries/Remarks</u>
2005	
To	: Nil (Online search)
2011	
2012	: Reg. document entry

THANE-6 5320-2012	DEED OF MORTGAGE A.V. Rs. 80000000/- M.V. Rs. 1/- KANKIA SPACES PVT. LTD. Through its director RASESH KANKIA through power MAHESH MANE 2. PERIVINKAL CONSTRUCTION PVT. LTD. Through its director RASESH KANKIA through power MAHESH MANE TO SHREY ECVIPMENT FINANCE PVT. LTD. Through SANJIV VYAS	27-12-2012 28-12-2012
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Schedule: Survey No. 186, & others survey no, total adm area. 10745.74 sq. mtrs. of Village Navghar, Taluka & dist Thane.

2013	
To	: Nil (Online search)
2016	
2017	: Reg. document entry

THANE-5 1847-2017	DEED OF MORTGAGE A.V. Rs. 200000000/- M.V. Rs. 1/- PERIVINKAL CONSTRUCTION PVT. LTD. Through its director HIMANSHU KANKIA through power JAKESH MEHTA TO R. B. L. BANK LTD. Through NILESH PATIL	22-02-2017 22-02-2017
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Schedule: Survey No. 186, & Others survey no, total adm area. 10745.74 sq. mtrs. of Villuka Navghar, Taluka & dist Thane.



2018

To : Nil (Online search)

2020

2021 : Till up to 3rd SeptemberIII. SEARCH RECORDS COMPUTER (Thane -4-7-9-10 SRO):

Year	Doc. Entries/Remarks
2002	
To	Nil (Online search)
2005	
2006	Reg. document entry

THANE-4 2332-2006	DEED OF DEVELOPMENT A.V. Rs. 1/- M.V. Rs. 1/- JAGANATH RAMCHANDRA BHOIR & Others through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI 2. NITESH B. HEDPARA 3. JATINDARSINGH H. BHASIN 4. NAVIN DEVIDAS PATIL 5. HARISH B. AGRAWAL TO M. B. M. C	14-03-2006 14-03-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 1 & 2, & Others survey no, total adm area. 2078.62 sq. mtrs. of Village Navghar, Taluka & dist Thane.

THANE-4 8084-2006	DEED OF DEVELOPMENT A.V. Rs. 1975930/- M.V. Rs. 5710400/- FILOMINA NICLAV GOMS & Others through its power M/S. CHEDDA ENTERPRISES through its partner & M/S. SUNSHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA TO M/S. GUJRAT ENTERPRISES through its partner GOPALJI K. DWIVEDI & NITESH B. HEDPARA	26-09-2006 27-09-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 13, adm area. 1420 sq. mtrs. of Village Navghar, Taluka & dist Thane.

THANE-4 8086-2006	DEED OF DEVELOPMENT A.V. Rs. 3409175/- M.V. Rs. 9288000/- CHINTAMAN DAMODAR PATIL & Others through its power NANDAKUMAR MAHADEV PATIL through its power M/S. CHEDDA ENTERPRISES through its partner & M/S. SUNSHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA TO M/S. GUJRAT ESTATE through its partner HARISH B. AGARWAL & NITESH B. HEDPARA	26-09-2006 27-09-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 11, adm area. 660 sq. mtrs. 2. Old Survey No. 237, New Survey No. 186, Hissa No. 12, adm area. 1790 sq. mtrs. Total adm area. 2450 sq. mtrs. Open land. of Village Navghar, Taluka & dist Thane.

THANE-4 9202-2006	DEED OF AGREEMENT A.V. Rs. 700000/- M.V. Rs. 1/- JAGANATH RAMCHANDRA BHOIR & Others through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI TO M/S. GUJRAT PROPERTIS through its partner NITESH B. HEDPARA	09-11-2006 09-11-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, & Others survey no, total adm area. 2078.62 sq. mtrs. TDR AREA. 1961.74 sq. mtrs, DRC AREA. 486 sq. mtrs.. of Village Navghar, Taluka & dist Thane.

THANE 4 9725-2006	DEED OF DEVELOPMENT A.V. Rs. 9223552/- M.V. Rs. 15875600/- KAMLABAI MORESHWER PATIL & Others through its power & self VIVEK MORESHWER PATIL TO M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI 2. NITESH B. HEDPARA	27-11-2006 27-11-2006
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, adm area. 2070 sq. mtrs & Others survey no, total adm area. 4820 sq. mtrs. Open land, of Village Navghar, Taluka & dist Thane.

2007 : Reg. document entry

THANE-4 8893-2007	DEED OF AGREEMENT A.V. Rs. 1200000/- M.V. Rs. 1/- YESUBAI YESHWANT MHATRE & Others through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI TO M/S. S. K. DEVELOPERS through its partner NITESH B. HEDPARA	11-10-2007 11-10-2007
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, & Others survey no, total DRC AREA. 1961.74 sq. mtrs. (412 sq. mtrs.) DRC NO. 63/2006, Dated-04-09-2006, of Village Navghar, Taluka & dist Thane.

THANE-4 11185-2007	DEED OF AGREEMENT A.V. Rs. 1/- M.V. Rs. 4753000/- RAMESH ATMARAM PATIL & SUNANDA VASANT MHATRE through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI TO M. B. M. C	26-12-2007 26-12-2007
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, total adm'area. 6820 sq. mtrs. (1105.33 sq. mtrs open land) of Village Navghar, Taluka & dist Thane.

2008 : Reg. document entry

THANE-4 2689-2008	DEED OF AGREEMENT A.V. Rs. 0/- M.V. Rs. 19344000/- CHINTAMAN DAMODAR PATIL & others through its power NANDAKUMAR MAHADEV PATIL & KISHOR ANANT PATIL through its power M/S. CHEDDA ENTERPRIJES through its partner Converted into M/S. SUN SHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA TO M. B. M. C	19-03-2008 19-03-2008
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 11, adm area. 660 sq. mtrs & Old Survey No. 237, New Survey No. 186, Hissa No. 12, adm area. 1820 sq. mtrs. (school 7 pg reservation) total adm area. 2480 sq. mtrs. Open land, of **Village Navghar, Taluka & dist Thane.**

THANE-4 2690-2008	DEED OF AGREEMENT A.V. Rs. 0/- M.V. Rs. 2827000/- VIRJEET NICLOVE GOMS (dead) FILOMINA NIKLAV GOMS Self & nominee VIRJEET NIKLAV GOMS & Others through its power M/S. CHEDDA ENTERPRIJES through its partner Converted into M/S. SUN SHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA TO M. B. M. C	19-03-2008 19-03-2008
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 13, total adm area. 1420 sq. mtrs. (362.41 sq. mtrs). (School & pg reservation) of **Village Navghar, Taluka & dist Thane.**

THANE-4 8843-2008	DEED OF DECLARATION A.V. Rs. 0/- M.V. Rs. 8010600/- VIVEK MORESHWER PATIL Self & others through its power KAMLABAI MORESHWER PATIL & Others through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA TO M. B. M. C	06-10-2008 15-10-2008
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, adm area. 2070 sq. mtrs, (1027 sq. mtrs. Open land), & 315 road reservation total area. 1342 sq. mtrs. Open land, of **Village Navghar, Taluka & dist Thane.**

2009 : Nil (Online search)

2010 : Reg. document entry



THANE-4 2060-2010	DEED OF DEVELOPMENT A.V. Rs. 10500000/- M.V. Rs. 23740000/- M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA TO M/S. SHREE ADESHWER ENTERPRISES through its partner TEJPRAKASH BHAVARLAL MEHTA 2. ARVIND ANANT PATIL 3. NILESH LAXMAN PATIL 4. DILIPKUMAR SOHANLAL JAIN 5. BALU BABURAO SHINDE	03-03-2010 03-03-2010
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, 8, 9, total adm area. 2637.54 sq. mtrs, (28380 sq. foot. Fsi), of **Village Navghar, Taluka & dist Thane.**

THANE-7 9420-2010	DEED OF AGREEMENT A.V. Rs. 1/- M.V. Rs. 18220000/- RAMESH ATMARAM PATIL & Others through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI & Others TO M. B. M. C	15-11-2010 15-11-2010
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, total adm area. 6820 sq. mtrs, (2280.49 sq. mtrs), DP road reservation, of **Village Navghar, Taluka & dist Thane.**

2011 : Reg. document entry

THANE-7 4079-2011	DEED OF CANCELATION A.V. Rs. 1/- M.V. Rs. 1/- M. B. M. C TO RAMESH ATMARAM PATIL 2. SUNANDA VASANT MHATRE through its power M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI	30-05-2011 30-05-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, total adm area. 6820 sq. mtrs, (1105.33 sq. mtrs), Thane-4-11185-2007, dated- 26-12-2007, cancelation deed, of **Village Navghar, Taluka & dist Thane.**

THANE-7 4540-2011	DEED OF CANCELATION A.V. Rs. 1/- M.V. Rs. 1/- M. B. M. C TO FILOMINA NICLAV GOMS SELF & nominee & others through its power M/S. GUJRAT ENTERPRISES through its partner NITESH B. HEDPARA 2. VIRJEEN NICLAV GOMS (dead) & others through its power M/S. CHEDDA ENTERPRIJES through its partner M/S. SUN SHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA through its power M/S. GUJRAT ENTERPRISES through its partner NITESH B. HEDPARA	20-06-2011 20-06-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 13, total adm area. 1420 sq. mtrs, (362.41 sq. mtrs), Thane-4-2690-2008, dated- 19-03-2008, cancelation deed, of Village Navghar, Taluka & dist Thane.

THANE-7 4541-2011	DEED OF CANCELATION A.V. Rs. 1/- M.V. Rs. 1/- M. B. M. C TO CHINTAMAN DAMODAR PATIL & others through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA 2. JAYRAM DAMODAR PATIL & others through its power NANDAKUMAR MAHADEV PATIL & KISHOR ANANT PATIL through its power M/S. CHEDDA ENTERPRIJES through its partner M/S. SUN SHINE BUILDERS & DEVELOPERS PVT. LTD. Through its director DINESH M. CHEDDA & MORARJI M. CHEDDA through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA	20-06-2011 20-06-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 11 & 12, total adm area. 660 sq. mtrs, & 1820 sq. mtrs, Thane-4-2689-2008, dated- 19-03-2008, cancelation deed, of Village Navghar, Taluka & dist Thane.

THANE-7 4542-2011	DEED OF CANCELATION A.V. Rs. 1/- M.V. Rs. 1/- M. B. M. C TO VIVEK MORESHWER PATIL Self & others through its power M/S. GUJRAT ESTATE through its partner NITESH B. HEDPARA 2. KAMLABAI MORESHWER PATIL & others through its power M/S. GUJRAT ESTATE through	20-06-2011 20-06-2011
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	its partner NITESH B. HEDPARA	
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, total adm area. 2070 sq. mtrs, (1027 sq. mtrs. Open land), & 315 road risarvation total area. 1342 sq. mtrs. Open land, Thane-4-8843-2008, dated- 15-10-2008, cancelation deed, of **Village Navghar, Taluka & dist Thane.**

THANE-4 6173-2011	DEED OF CONVEYANCE A.V. Rs. 7211248/- M.V. Rs. 13153050/- VIVEK MORESHWER PATIL & Others through its power NITESH B. HEDPARA & GOPALJI K. DWIVEDI 2. Confirming party. M/S. GUJRAT ESTATE through its partner TO M/S. PERIVINKAL CONSTRUCTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR	30-07-2011 30-07-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, total adm area. 2070 sq. mtrs, (1027 sq. mtrs. Open land), of **Village Navghar, Taluka & dist Thane.**

THANE-4 6179-2011	DEED OF CONVEYANCE A.V. Rs. 2544720/- M.V. Rs. 4892535/- FILOMINA NIKOLAV GOMS & Others through its power DINESH M. CHEDDA through its power GOPALJI K. DWIVEDI & NITESH B. HEDPARA 2. Confirming party. CHEDDA ENTERPRISES through its director DINESH M. CHEDA through its power GOPALJI K. DWIVEDI & NITESH B. HEDPARA 3. M/S. GUJRAT ENTERPRISES through its partner GOPALJI K. DWIVEDI & NITESH B. HEDPARA TO M/S. PERIVINKAL CONSTRUCTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR	30-07-2011 30-07-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 13, total adm area. 1420 sq. mtrs, (362.41 sq. mtrs. Open land), of **Village Navghar, Taluka & dist Thane.**

THANE-4 6182-2011	DEED OF CONVEYANCE A.V. Rs. 7761298/- M.V. Rs. 14104759/- RAMESH ATMARAM PATIL & SUNANDA VASANT MHATRE through its power GOPALJI K. DWIVEDI & HARISH B. AGRAWAL 2. Confirming party. 2. M/S. GUJRAT ESTATE through its partner GOPALJI K. DWIVEDI & HARISH B. AGRAWAL TO M/S. PERIVINKAL CONSTRUCTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR	30-07-2011 30-07-2011
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- Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, total adm area. 6820 sq. mtrs, 91105.33 sq. mtrs. Open land, of Village Navghar, Taluka & dist Thane.

THANE-4 6186-2011	DEED OF CONVEYANCE A.V. Rs. 17203086/- M.V. Rs. 31117500/- CHINTAMAN DAMODAR PATIL & others through its power NANDAKUMAR MAHADEV PATIL & KISHOR ANANT PATIL through its power DINESH M. CHEDDA & MORARJI M. CHEDDA through its power NITESH B. HEDPARA & HARISH B. AGRAWAL & Others TO M/S. PERIVINKAL CONSTRUCTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR	30-07-2011 30-07-2011
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 11, adm area. 660 sq. mtrs, 2. Old Survey No. 237, New Survey No. 186, Hissa No. 12, adm area. 1790 sq. mtrs, total adm area. 2450 sq. mtrs. Open land, of Village Navghar, Taluka & dist Thane.

2012 : Reg. document entry

THANE-4 2589-2012	LEESE DEED A.V. Rs. 1/- M.V. Rs. 64134000/- PERIVINKAL CONSTRUCTION PVT. LTD. Through EMANSHU KANKIA through its power SANTOSH PAWAR TO BUBHAI KANKIA FOUNDATION TRUST through trusty RASESH B. KANKIA through its power SANTOSH PAWAR	28-03-2012 11-04-2012
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, 4, 11, 12, 13 & Others ground floor, adm area about. 16184 sq. feet. & 1st floor area. 10592 sq. feet,

total adm area. 1504.8 sq. feet. School bldg & land, of Village Navghar, Taluka & dist Thane.

✓ THANE-7 2590-2012	LEESE DEED A.V. Rs. 1/- M.V. Rs. 11145500/- PERIVENKAL CONSTRUCTION PVT. LTD. Through HIMANSHU KANKIA through its power SANTOSH PAWAR TO RBK EDGUCATION SOLUTION PVT. LTD. Through its director RASESH B. KANKIA through its power SANTOSH PAWAR	28-03-2012 11-04-2012
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 2, 4, 11, 12, 13 & ground floor, adm area about. 5000 sq. feet. total adm area. 464.68 sq. feet. School bldg & land, of Village Navghar, Taluka & dist Thane.

2013

To : Nil (Online search)

2015

2016 : Reg. document entry

THANE-7 1646-2016	DEED OF CONVEYANCE A.V. Rs. 1/- M.V. Rs. 1/- JAYPRAKASH MORESHWER PATIL & Others through its power M/S. GUJRAT ESTATE through its power M/S. SHRI ADESHWER ENTERPRISES through its partner TEJ PRAKASH MEHTA TO M/S. ANAND PARADISE CO. OP. HSC. SOC. LTD. Through its secretary. ASARAM B. PAWAR 2. Treasurer-AMARJEET SIGH KALSHI	11-02-2016 11-02-2016
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Schedule: Old Survey No. 237, New Survey No. 186, Hissa No. 4, adm area about. 2070 sq. mtrs. (720.604 sq. mtrs), & others hissa no, total adm area. 3190 sq. mtrs. (1447.175 sq. mtrs), of Village Navghar, Taluka & dist Thane.

✓ THANE-9 4838-2016	36-A-LEAVE & LICENCE A.V. Rs. 874226/- M.V. Rs. 50000/- M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director HIMANSHU KANKIA through its power SANTOSH PAWAR	27-04-2016 05-05-2016
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	TO RBK EDGUCATION SOLUTION PVT. LTD. COMPANY through its director RUPAL R. KANKIA through its power SANTOSH BABAN PAWAR	
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Schedule: Old Survey No. 257, Hissa No. 11, adm area about. 660 sq. mtrs. 2. Old Survey No. 237, Hissa No. 12, adm area about. 1790 sq. mtrs. 3. Survey No. 237, Hissa No. 4, adm area about. 1027 sq. mtrs. 4. Survey No. 237, Hissa No. 13, adm area about. 362.41 sq. mtrs. 5. Survey No. 237, Hissa No. 2, adm area about. 1105.33 sq. mtrs & Others survey no, total adm area. 14241.64 sq. mtrs, 60 month, monthly rent- 715980/- 1st year, of Village Navghar, Taluka & dist Thane.

THANE-9 4840-2016	36-A-LEAVE & LICENCE A.V. Rs. 2856130/- M.V. Rs. 50000/- M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director HIMANSHU KANKIA through its power SANTOSH PAWAR TO BABUBHAI KANKIA FOUNDATION TRUST through BHADRESH JOSHI	27-04-2016 05-05-2016
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Schedule: Old Survey No. 237, Hissa No. 11, adm area about. 660 sq. mtrs. 2. Old Survey No. 237, Hissa No. 12, adm area about. 1790 sq. mtrs. 3. Survey No. 237, Hissa No. 4, adm area about. 1027 sq. mtrs. 4. Survey No. 237, Hissa No. 13, adm area about. 362.41 sq. mtrs. 5. Survey No. 237, Hissa No. 2, adm area about. 1105.33 sq. mtrs & Others survey no, total adm area. 14241.64 sq. mtrs, 60 month, monthly rent- 715980/- 1st year, of Village Navghar, Taluka & dist Thane.

2017

To : Nil (Online search)

2016

2020 : Reg. document entry

THANE-10 2267-2020	36-LEAVE & LICENCE A.V. Rs. 1153093/- M.V. Rs. 6918558/- M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director ASHA SHAH TO RBK EDGUCATION PVT. LTD. COMPANY through its director RUPAL R. KANKIA through its power SANTOSH BABAN PAWAR	18-03-2020 18-03-2020
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Schedule: Old Survey No. 237, Hissa No. 11, School Bldg ground floor 13374 sq. foot, 2nd floor adm area. 10492 sq. foot, total area. 23866 sq. foot, of Village Navghar, Taluka & dist Thane.

THANE-10 2268-2020	36-LEAVE & LICENCE A.V. Rs. 725477/- M.V. Rs. 4352862/- M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director ASHA SHAH TO RBK EDGUCATION PVT. LTD. COMPANY through its director RUPAL R. KANKIA through its power SANTOSH BABAN PAWAR	18-03-2020 18-03-2020
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Schedule: Old Survey No. 237, Hissa No. 11, School Bldg ground floor 2056.03 sq. foot, 2nd floor adm area. 10814.38 sq. foot, total area. 12870.41 sq. foot, of Village Navghar, Taluka & dist Thane.

THANE-10 2269-2020	36-LEAVE & LICENCE A.V. Rs. 3213594/- M.V. Rs. 19281564/- M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY through its director ASHA SHAH TO BABUBHAI KANKIA FOUNDATION through BHADRESH JOSHI	18-03-2020 18-03-2020
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Schedule: Old Survey No. 237, Hissa No. 11, School Bldg 1st floor 10814.38 sq. foot, 3rd floor adm area. 10814.38 sq. foot, 4th floor area. 10814.38 sq. foot, 5th floor area. 10814.38, 6th floor area. 10814.38 sq. foot, 7th floor area. 2939.22 sq. foot, total area. 57011.12 sq. foot, of Village Navghar, Taluka & dist Thane.

THANE-10 2270-2020	36-LEAVE & LICENCE A.V. Rs. 3233985/- M.V. Rs. 19403910/- ASHISH LAND & PROPRTI DEVELOPERS PVT. LTD. COMPANY through ASHA SHAH TO RBK SOLUTION PVT. LTD. COMPANY through its director RUPAL R. KANKIA through its power SANTOSH BABAN PAWAR	18-03-2020 18-03-2020
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Schedule: Old Survey No. 237, Hissa No. 11, School Bldg ground floor 19850 sq. foot, 1st floor adm area. 16660 sq. foot, total area. 36510 sq. foot, of Village Navghar, Taluka & dist Thane.

237-186-11
for file & 15/11/20



THANE-10 2271-2020	36-LEAVE & LICENCE A.V. Rs. 3467200/- M.V. Rs. 22603200/-	18-03-2020 18-03-2020
M/S. PERIVINKAL CONSTRUCTION PVT. LTD. COMPANY Through its director ASHA SHAH TG BABUBHAI KANKIA FOUNDATION through trusty BHADRESH JOSHI		

Schedule: Old Survey No. 237, Hissa No. 11, School Bldg ground floor 5592 sq. foot, 1st floor adm area. 10592 sq. foot, 3rd floor area. 10492 sq. foot, 4th floor area. 10492 sq. foot, 5th floor area. 10492 sq. foot, 5th floor area. 10492 sq. foot, 7th floor area. 9579 sq foot, total area. 67731 sq. foot, of **Village Navghar, Taluka & dist Thane.**

2021

Till up to 3rd September

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Notes:-

(1) Due to physically/online/computerized records from IGR (Inspector General of Registration) website is checked. Therefore, this Search Report is based upon available online and physical records of Thane-1-2-5-4-7-9-10-12 Sub-Registrar's offices subject to missing, torn, non-availability of Index-II records on their website.

(2) The documents entries pertaining to the registered Will and Power of Attorneys cannot be traced out while conducting online search, as the same does not reflects on online search as per the Government norms.

While conducting the title search with respect to the said Property, I have found the above mentioned documents registered/ indexed therein in respect of the said Property.

3) Please check 7/12 extract, Pherphar and property card.

Thanking You,
Yours Truly,

Sharad Pawar
Search Clerk
Mumbai