



**MATRIX**  
INFRA

Ram  
HLST

Vastukarya + Vankar

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

Dear Sir,

**REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: MATRIX LANDMARK**

We M/s. MATRIX INFRA a Company/Firm, having its registered office at 6th Floor, B/603, Shelton Sapphire, Plot No 18 and 19, Sector 15, Near Sessions Court, CBD Belapur, Navi Mumbai, Thane, Maharashtra, 400614 are willing to enter into a Tie-up arrangement with your Bank for our Project MATRIX LANDMARK, situated at Plot No- 67 & 68, Sector- 08, Pushpak Nagar Dapoli, Panvel, Raigad, 410206.

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,

Authorized Signatory

M/s. MATRIX INFRA  
FOR MATRIX INFRA

  
PARTNER



प्रशासनिक कार्यालय, आंचल- मुंबईपूर्व, छटी मंजिल,  
टावर क्र: २, सी वी डी बेलपुर रेल्वे स्टेशन कॉम्प्लेक्स,  
नवी मुंबई - ४०० ६१४

Administrative Office, Zone- East Mumbai, 5th Floor,  
Tower -II, CBD Belapur Rly. Station Complex,  
Navi Mumbai - 400 614

Telephone : 02227524321

Fax :022 27524302

E-mail : hlst.zomum2@sbi.co.in

The Assistant General Manager  
State Bank of India  
REHBU, Local Head Office  
Bandra Kurla Complex  
Mumbai

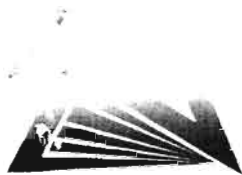
Date: 15.03.2024

**BUILDER TIE UP: MATRIX INFRA**  
**PROJECT: MATRIX LANDMARK**

Dear Sir,

With respect to the above please find enclosed tie up documents of "Matrix Landmark" project for builder tie up process.

Indresh Kumar Singh  
Manager  
Builder Relation  
AO East Mumbai



# MATRIX INFRA

Sr.No.	Parameter	Particulars
1	Name of the Builder	M/s. MATRIX INFRA
2	Registered Address	B-603, 6th Floor, Shelton Sapphire, Plot No 18 and 19, Sector 15, Near Sessions Court, CBD Belapur, Navi Mumbai, Thane, Maharashtra, 400614
3	Address for correspondence	Same as above
4	Contact Person Name: Contact No. Email id	Mr. SANKET SURESH BHOSALE 79774 82090 info@matrixdevelopers.in
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.matrixdevelopers.in
6	Date of establishment	23/05/2019
7	Constitution(Proprietor/Partnership, Company)	Partnership
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NAREDCO
9	Ratings from CRISIL/ICRA etc.	NA

#### 10.) Profile of the partners/directors:-

Sr. No	Name	Age	Qualifications	Comments on his experience, area of expertise etc.
1	MR.RAHUL GANESH MEHTA	32	GRADUATE	PARTNER- HOD
2	MR.JAYANTILAL RAMJI MASURIA	45	GRADUATE	PARTNER

FOR MATRIX INFRA

PARTNER

**11.) Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters:-**

PROJECT NAME	MATRIX HOMES	MATRIX AVENUE	MATRIX ENCLAVE
Location	Plot No. C-36, Sector-08, Ulwe	Plot No. 9, Sector 6, Karanjade	Plot No. 545, Sector- 24, Ulwe
Whether approved by SBI?	NO	NO	NO
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	YES	YES	YES
Month & Year of Commencement of Construction	20/11/2019	28/03/2019	22/01/2020
Present Status	Completed on August 2023	Completed on September 2021	Completed on July 2022
	NA Phases completed.	NA Phases completed.	NA Phases completed.
Total built up area of the project in Sq.Mtr.	299.04 Sq. mtrs	522.25 Sq. mtrs	224.19 Sq. mtrs
Number of floors	G+4	G +4	G+4
No. of Dwelling Units in the project	13	23	8
No. of units sold in the project	13	23	8
Hsg. Loan taken through SBI (No. of flats)	NO	NO	3
Date of Occupancy Certificate	12 <sup>th</sup> August 2022	15 <sup>th</sup> September 2021	15 <sup>th</sup> July 2022
Date of conveyance	NO	27/04/2022	NO
Total units Financed by SBI	NO	NO	NO

FOR MATRIX INFRA



PARTNER

<b>12.)Details of the Present Project:-</b>	
Project Name	<b>MATRIX LANDMARK</b>
Location with Plot Nos.	Plot No- 67 & 68, Sector- 08, Pushpak Nagar Dapoli, Panvel, Raigad, 410206.
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. ( <b>*Mandatory</b> ) - 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)	NA
Status of encumbrance of the project land	NA
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	NA
Month & Year of Commencement of Construction	13/03/2023
Present Stage of Construction	Basement Slab/ PCC
<u>Proposed construction Plan:</u> (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.)	No. of Building – 1, No. of Wings- 2, No. of Floor- Approved G+6 (Proposed G+12), No. of Dwelling Units- Approved 92 Flats (Proposed 208 Flats)
Total built up area of the project, in Sq. Mt.	6079.5 Sq. mtrs
No. of Dwelling Units in the project	Approved 92 Flats (Proposed 208 Flats)
No. of units sold in the project	0
No. of units Funded by SBI in this project and Expected business from this project	0
Details of Development Agreement and POA if any	NA
Status of receipt of approvals from Local Bodies/ Urban Development Authority	Approved by- CIDCO Ltd. CIDCO/BP-18360/TPO(NM & K)/2023/10492

FOR MATRIX INFRA



PARTNER

<b>13.) Project Value:-</b>			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK	114	41,50,000/-	47,31,00,000/-
1 BHK + T	06	46,50,000/-	2,79,00,000/-
2 BHK	80	61,50,000/-	49,20,00,000/-
2 BHK + T	06	68,30,000/-	4,09,80,000/-
Shops	16	45,00,000/-	7,20,00,000/-
<b>Total Project Value</b>		<b>Rs. 1,10,59,80,000/-</b>	
<b>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)</b>		<ul style="list-style-type: none"> <li>- Name Of Bank*</li> <li>- Loan Account No*</li> <li>- Loan Amount*</li> <li>- Last date of Loan disbursement*</li> </ul>	
<b>15. Disbursement to be made in favor of (Only RERA account )</b>		<b>RERA ACCOUNT</b> <b>Account Name : MATRIX INFRA</b> <b>Account Number : 777705500566</b> <b>Bank / Branch : Seawoods</b> <b>IFSC code : ICIC0000957</b>	

Signature with stamp of Authorized person

MATRIX INFRA  
  
**PARTNER**



# KMR & Associates LLP

## Chartered Accountants

Shop No. 12, Hermes Atrium, Sector 11, CBD Belapur, Navi Mumbai - 400614

022 - 4971 9022

### CERTIFICATE

We have examined and verified the accounts, records and all relevant documents of **M/s. MATRIX Infra**, having its registered office at B-603,6<sup>th</sup>Floor, Shelton Sapphire, Plot No.18-19, Sector 15,Near Sessions Courts ,CBD Belapur ,Navi Mumbai -400614 and do hereby certify as under.

Currently the total expenditure incurred till date on the project "**Matrix LandMark**" by **M/s. MATRIX Infra** is **Rs. 15,17,49,656** out of which **Rs. 7,00,60,488.32** has been invested by the developer **M/s. MATRIX Infra** is raised from their own sources and remaining amount of **Rs. 8,16,89,168**from unsecured loans from related parties.

As such as on date, the contribution from developer from his own sources in the project **MATRIX LandMark** **46.16%** of cost incurred till date on this project.

**For KMR and Associates LLP**  
**Chartered Accountants**

FR No. W100230

Partner

CA Jigar Rathi

Membership no: 16710

Date: 04-03-2024

Place: Navi Mumbai

UDIN: 24167707BKBILQ3316



Date: 24/11/2023

**CARPET AREA STATEMENT AS PER RERA**

This is to certify that carpet area of the Shops/Flat on **Plot no- 67 & 68, Sector-08, Dapoli Pushpak, Navi Mumbai**, as per Plans Approved by Cidco wide letter for Development Permission and Commencement certificate.No- **CIDCO/BP-18360/TPO (NM&K)/2023/10492 Dated 13<sup>th</sup> March 2023** admeasure as follows:-

CARPET AREA STATEMENT AS PER RERA				
OF THE PROJECT				
PLOT NO-67 & 68, SECTOR-08, DAPOLI PUSHPAK, NAVI MUMBAI.				
SHOP/FLAT NO.	TYPE	CARPET AREA AS PER RERA (SQ.MT.)	OTHER AREAS OF FLAT ELEMENTS	
			ENCL. BALCONY AREA (SQ.MT.)	OPEN BALCONY AREA (SQ.MT.)
<b>GROUND FLOOR (WING A)</b>				
01	SHOP	27.12	0.00	0.00
02	SHOP	25.16	0.00	0.00
03	SHOP	25.16	0.00	0.00
04	SHOP	28.43	0.00	0.00
05	SHOP	28.43	0.00	0.00
06	SHOP	25.16	0.00	0.00
07	SHOP	25.16	0.00	0.00
08	SHOP	28.43	0.00	0.00
09	SHOP	28.43	0.00	0.00
10	SHOP	25.16	0.00	0.00
11	SHOP	25.16	0.00	0.00
12	SHOP	28.43	0.00	0.00
13	SHOP	28.43	0.00	0.00
14	SHOP	25.16	0.00	0.00
15	SHOP	25.16	0.00	0.00
16	SHOP	27.12	0.00	0.00
<b>SECOND FLOOR</b>				
202	2BHK	54.90	3.00	15.02
203	2BHK	54.90	3.00	10.78
204	1BHK	33.31	0.00	18.48
205	1BHK	31.52	0.00	30.50
206	1BHK	31.52	0.00	28.70
207	2BHK	48.79	4.71	20.16



DATE - 24-11-2023

SHOP/FLAT NO.	TYPE	CARPET AREA AS PER RERA (SQ.MT.)	OTHER AREAS OF FLAT ELEMENTS	
			ENCL. BALCONY AREA (SQ.MT.)	OPEN BALCONY AREA (SQ.MT.)
<b>THIRD TO SIX FLOOR</b>				
301,401,501,601	1BHK	33.30	2.70	0.00
302,402,502,602	2BHK	54.90	3.00	0.00
303,403,503,603	2BHK	54.90	3.00	0.00
304,404,504,604	1BHK	33.31	0.00	0.00
305,405,505,605	1BHK	31.52	0.00	0.00
306,406,506,606	1BHK	31.52	0.00	0.00
307,407,507,607	2BHK	48.79	4.66	0.00
308,408,508,608	2BHK	51.00	5.14	0.00
309,409,509,609	1BHK	32.82	2.70	0.00
310,410,510,610	1BHK	32.82	2.70	0.00

<b>CARPET AREA STATEMENT AS PER RERA</b>				
<b>OF THE PROJECT</b>				
<b>PLOT NO-67 &amp; 68, SECTOR-08, DAPOLI PUSHPAK, NAVI MUMBAI.</b>				
SHOP/FLAT NO.	TYPE	CARPET AREA AS PER RERA (SQ.MT.)	OTHER AREAS OF FLAT ELEMENTS	
			ENCL. BALCONY AREA (SQ.MT.)	OPEN BALCONY AREA (SQ.MT.)
<b>SECOND FLOOR ( WING B)</b>				
202	2BHK	54.90	3.00	15.02
203	2BHK	54.90	3.00	10.78
204	1BHK	33.31	0.00	18.43
205	1BHK	31.52	0.00	30.470
206	1BHK	31.52	0.00	28.70
207	2BHK	48.79	4.71	25.85

DATE - 24-11-2023

SHOP/FLAT NO.	TYPE	CARPET AREA AS PER RERA (SQ.MT.)	OTHER AREAS OF FLAT ELEMENTS	
			ENCL. BALCONY AREA (SQ.MT.)	OPEN BALCONY AREA (SQ.MT.)
<b>THIRD TO SIX FLOOR</b>				
301,401,501,601	1BHK	33.30	2.70	0.00
302,402,502,602	2BHK	54.90	3.00	0.00
303,403,503,603	2BHK	54.90	3.00	0.00
304,404,504,604	1BHK	33.31	0.00	0.00
305,405,505,605	1BHK	31.52	0.00	0.00
306,406,506,606	1BHK	31.52	0.00	0.00
307,407,507,607	2BHK	48.79	4.66	0.00
308,408,508,608	2BHK	51.00	5.19	0.00
309,409,509,609	1BHK	32.82	2.70	0.00
310,410,510,610	1BHK	32.82	2.70	0.00

 Yours Faithfully,  
 FOR,

**DESTINATION** *Architecture Interior Designs*

 Digitally signed by Ar.  
 AmitKumar B. Patel  
 DN: cn=Ar. AmitKumar B.  
 Patel, o=DESTINATION  
 Architecture Interior  
 Designs, ou,  
 email=destination.ind1@  
 gmail.com, c=IN

 Ar. AMITKUMAR B. PATEL  
 (License no. CA/2014/63182)

PERMANENT ACCOUNT NUMBER  
AGYPM9959L

NAME  
JAYANTILAL RAMJI MASURIA

FATHER'S NAME  
RAMJI SURA MASURIA

DATE OF BIRTH  
01-06-1976

SIGNATURE

आयकर अधिकारी (कंप्यूटर सेक्शन)  
Controller of Income-tax (Computer Operations)

*[Handwritten Signature]*

Verified With Original



*[Handwritten Signature]*  
Indresh Kr Singh  
State Bank Of India  
Manager / (BRT)  
P.F. NO. 5931681



Issue Date: 19/12/2012



जयंतीलाल रामजी मसुरिया  
Jayantilal Ramji Masuria  
जन्म तारीख / DOB: 01/06/1979  
पुरुष / Male

6451 2855 6029

माझे आधार, माझी ओळख

*[Handwritten signature]*

Verified With Original



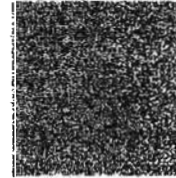
*[Handwritten signature]*  
Indresh Kr Singh  
State Bank Of India  
Manager / (BRT)  
P.F. NO. 5931681



पता फ्लॉट नो-२२०२, भागवणती एमिनेन्स, इंटर्नल रोड, नेट र.  
र पाटील गार्डन, सेक्टर-१३, नेरुल, नवी मुंबई, ठाणे,  
महाराष्ट्र, ४००७०६

Print Date: 11/10/2023

Address: FLAT NO-2202, BHAGWNATI  
EMINENCE, INTERNAL ROAD, NEAR R. R  
PATIL GARDEN, SECTOR-13, NERUL, Navi  
Mumbai, Thane, Maharashtra, 400706



6451 2855 6029

1947

help@uidai.gov.in


www.uidai.gov.in


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**RAHUL GANESH MEHTA**  
**GANESH MOHANLAL MEHTA**

**22/09/1990**  
 Permanent Account Number  
**BJMPM0436J**

  
 Signature

  
 26012011

Verified With Original



  
 Indresh Kr Singh  
 State Bank Of India  
 Manager / (BRT)  
 P.F. NO. 5931681

  
**भारत सरकार**  
**Government of India**



**राहुल गणेश मेहता**  
**Rahul Ganesh Mehta**  
**जन्म तारीख / DOB : 22/09/1990**  
**पुरुष / Male**



**8985 7022 2391**

  
**भारतीय विशिष्ट ओळख प्राधिकरण**  
**Unique Identification Authority of India**

**पत्ता:**  
 C/O गणेश मेहता, 1500/ इन्फिनिटी बिल्डिंग, प्लॉट नं-  
 396-400/406-408, पॉदर इंटरनॅशनल शाळा जवळ,  
 सेक्टर-36, सीव्हडस, नवी मुंबई, ठाणे,  
 महाराष्ट्र - 400706

**Address:**  
 C/O Ganesh Mehta, 1500/ Infinity  
 Building, Plot No-396-400/406-408, Near  
 Podar International School, Sector-36,  
 Seawoods, Navi Mumbai, Thane,  
 Maharashtra - 400706



**8985 7022 2391**  
 VID: 9171 7968 3625 8113





QR Code with Photograph

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**ABLFM6041R**



नाम / Name  
**MATRIXINFRA**

31052019

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
**23/05/2019**

Verified With Original



Indresh Kr Singh  
State Bank Of India  
Manager / (BRT)  
P.F. NO. 5931681



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

Registration Certificate

Registration Number : 27ABLFM6041R1ZJ



1.	Legal Name	MATRIXINFRA			
2.	Trade Name, if any	MATRIX INFRA			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	6th Floor, B/603, Shelton Sapphire, Plot No 18 and 19, Sector 15, Near Sessions Court, CBD Belapur, NaviMumbai, Thane, Maharashtra, 400614			
5.	Date of Liability				
6.	Period of Validity	From	11/06/2019	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Centre			
Signature					
Name		DARMANT ARULDAS CHETTIAR			
Designation		Superintendent			
Jurisdictional Office		THANE CITY			
9. Date of issue of Certificate		11/06/2019			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 11/06/2019 by the jurisdictional authority.



GSTIN	27ABLFM6041R1ZJ
Legal Name	MATRIXINFRA
Trade Name, if any	MATRIX INFRA

**Details of Managing / Authorized Partners**

1		Name	RAHUL GANESH MEHTA
		Designation/Status	PARTNER
		Resident of State	Maharashtra
2		Name	JAYANTILAL RAMJI MASURIA
		Designation/Status	PARTNER
		Resident of State	Maharashtra





**Annexure A**

GSTIN	27ABLFM6041R1ZJ
Legal Name	MATRIXINFRA
Trade Name, if any	MATRIX INFRA

**Details of Additional Places of Business**

Total Number of Additional Places of Business in the State	0
--	---

निबंधक भागीदारी संस्था (म. रा) यांचे कार्यालय, मुंबई

भागीदारी संस्था क्रमांक

Application No.	4770004147624	Receipt No.	MB000076779
MATRIX INFRA यांच्याकडून			
रुपये/पैसे (अक्षरी)	Thousand Six Hundred Only		
खालील बाबींसाठी फी म्हणून मिळेल			

	रुपये	पैसे
भारतीय भागीदारी अधिनियमाचे कलम १८ अन्वये भागीदारी संस्थेच्या वितरणपत्राची नोंदणी Form A	1500	00
भारतीय भागीदारी अधिनियमाचे कलम ६०, ६१, ६२, ६३(१) (१) (१अ)(२) आणि ६४ (२) खाली फेरफारंची नोटीस	0	00
पाठविलेली निवेदने नोंदण्याकरिता भारतीय भागीदारी अधिनियमाच्या कलम १९-अ-१/६९-अ अन्वये आकारण्यात आलेले दंड	0	00
निरीक्षणकरिता	0	00
नकलेकरिता	100	00
इतर	0	00
एकूण	1600	00

25 May 2019,

तारीख

निबंधक भागीदारी संस्था,

महाराष्ट्र राज्य

This is computer generated receipt, no signature or stamp required

	रुपये	पैसे
MAHAONLINE Service Charges	20	00
SGST	1	80
CGST	1	80
एकूण	23	60
Gross Total	1,623	60



महाराष्ट्र MAHARASHTRA

2018

17 MAY 2019

AR 748939



जिल्हा कोषादार कोल्हापूर  
- 6 MAY 2019  
मुद्रांक प्रमुख लिपिक / डिप्टी

### DEED OF PARTNERSHIP

THIS INDENTURE OF PARTNERSHIP is made and entered into at Mumbai on this 23<sup>rd</sup> day of May, 2019 be

For MATRIX INFRA

For MATRIX INFRA

  
Partner

  
Partner

Cont.



For DNJ & ASSOCIATES

Deendayard  
Proprietor

CERTIFIED TRUE COPY

1. Mr. Jayantilal Ramji Masuria, aged 39 years Pan No. AGYPM 9959 L son of Mr. Ramji Sura Masuria presently residing at Flat No 8, Pratik Cottage, Plot No 59, Sector 19, Near Syndicate Bank, Nerul (East), Navi Mumbai – 400 706 an Indian, Hindu Inhabitant of India hereinafter called the party of the First Part. (Which Expressions shall unless it be repugnant to the context or meaning thereof mean and include him, his/her heir, executors, administrators and assigns.).
2. Mr. Rahul Ganesh Mehta, aged 28 years Pan No. BJMPM 0436 J son of Mr. Ganesh Mohanlal Mehta presently residing at Flat No 305, II Wing, Sector 9, Army Welfare Society, Near Shani Mandir, Nerul (East), Navi Mumbai – 400 706 an Indian Hindu Inhabitant of India hereinafter called the party of the Second Part. (Which expressions shall unless it be repugnant to the context or meaning thereof mean and include him, his/her heir, executors, administrators and assigns.).

WHEREAS the party of the first part and second part i.e. Mr. Jayantilal Ramji Masuria and Mr. Rahul Ganesh Mehta agree and intend to carry on the business in Name and Style of M/s. MATRIX INFRA as Partnership Firm at Office No. B/603, Shelton Sapphire, Plot No. 18 & 19, Sector 15, Near Sessions Court, CBD Belapur, Navi Mumbai – 400 614.

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this indenture in writing and they are recorded herein as under.

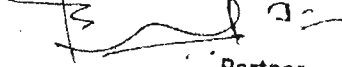
NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED AND DECLAIRED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That Mr. Jayantilal Ramji Masuria and Mr. Rahul Ganesh Mehta shall do the business in partnership from 23<sup>rd</sup> day of May, 2019.

For MATRIX INFRA

  
Partner

For MATRIX INFRA

  
Partner



For DNJ & Associates

  
Proprietor

CERTIFIED TRUE COPY

2. That the Partnership business shall be carried on under the name and style of M/s. **MATRIX INFRA** in such other name or names as may mutually agreed upon.
3. Firm shall be at **Belapur** and the business of the firm shall be carried on at Office No. **B/603, Shelton Sapphire, Plot No 18 & 19, Sector 15, Near Sessions Court, CBD Belapur, Navi Mumbai - 400 614** and/or at such other place or places, as shall be agreed to by the partners from time to time.
4. That the business of partnership shall carry on the business/profession of "**Construction and Development of plot/lands as Builders, Developers or Contractors and Sale/Purchase of Lands/Flats & Shop, or any other business as the partners may decide from time to time**".
5. The duration of partnership shall be "AT WILL" terminable by giving one's month previous notice in writing to other partner. In the event of any of the Partner's desiring to retire from the Partnership business he/she shall be entitled to do after giving a one month notice of his/her intention to retire to the other Partner's. On expiry of the time of the notice, the accounts of the Partnership shall be made up and the amount due or from the retiring Partner shall be paid or recovered as the case may be.
6. The initial Capital required for the conduct of Partnership business shall be brought by Partner's as under:

<u>Sr. No.</u>	<u>Name</u>	<u>Amount</u>
1.	Mr. Jayantilal Ramji Masuria	INR 50,000/-
2.	Mr. Rahul Ganesh Mehta	INR 50,000/-



**For MATRIX INFRA**

*[Signature]*  
Partner

**For MATRIX INFRA**

*[Signature]*  
Partner

**For DNJ & ASSOCIATES**

*[Signature]*  
Proprietor

3

**CERTIFIED TRUE COPY**

Cont.

(A) The Net Profit or Loss of partnership business including Capital Profit or Loss shall be divided by and between the partners in the following proportions:-

<u>Sr. No.</u>	<u>Name</u>	<u>Share of Profit/Loss</u>
1.	Mr. Jayantilal Ranji Masuria	50.00%
2.	Mr. Rahul Ganesh Mehta	50.00%

(B) The partner's shall bring in as and by way of their capital such funds as may from time to time be required for carrying on the partnership business as may be mutually agreed upon between them and to the extent they may deem fit and the same shall carry interest maximum @ 12% per annum or lesser rate as mutually agreed between the partners.

(C) Payment of salary to the partner's shall be payable only after providing the interest on capital subject to the limit as below: -

On first Rs. 3,00,000 of the profit @ 90% of book profit or 1,50,000 whichever is more

On the balance profit @ 60% of profit

However, the Partner's may draw the remuneration over the above limits as agreed by all the Partner's from time to time.

7. The bank account of the firm shall be opened in any Nationalized, Schedule, Private and/or Co-Operative Bank. The Bank Accounts of the Partnership shall be operated under the SIGNATURE BY ANY ONE OF THE PARTNER.



**For DNJ & ASSOCIATES**  
*Deendayad*  
**Proprietor**

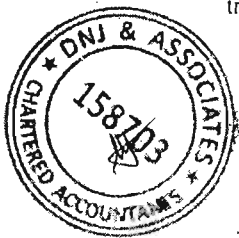
**For MATRIX INFRA**

*[Signature]*  
**Partner**

**For MATRIX INFRA**

*[Signature]*  
**Partner**

8. The usual Books of Accounts of the partnership business shall be regularly and properly maintained and posted up and each party shall have free access to them and shall be at liberty to take extracts there from as the partners or his agent may think necessary.
9. The usual books of accounts of the partnership shall be made up and settled from 1st April to 31st March every year and shall be signed by the parties hereto. The Balance Sheet and Profit and Loss Account shall be prepared after making due allowances for depreciation and for recouping any Loss of Capital and after deducting all out going expenses, taxes, salaries, interest, etc. shall be prepared and copy thereof shall be furnished to each of partners who shall be bound thereby unless some manifest error shall be discovered. Immediately after preparation of the said Balance Sheet and Profit and Loss Account the net profit or in case there is loss shown by such accounts shall be credited or debited in proportion to their share of profit/loss of the partnership business as aforesaid.
10. If any of the partners is desirous of retiring from the partnership business he/she shall be require to give at least one calendar month previous notice in writing in that behalf to other partners for leaving the same at the place where the partnership business is being carried on.
11. None of the partners shall do any act. which may prejudice the rights of other partners.
12. The partner shall :
- a) Punctually pay his separate debt and indemnify the other partners and the assets of the firm against the same and all expenses on account of the firm.
  - b) Forthwith pay all moneys, cheque's and negotiable instruments received by him/her on account of the firm.
  - c) Be just and faithful to each other and at all times give such other full information and truthful explanation of the matter relating to the affair of the partnership and afford



For MATRIX INFRA

  
Partner

For DNJ & ASSOCIATES  
*Deendayak*  
Proprietor

5

For MATRIX INFRA

  
Partner

CERTIFIED TRUE COPY

Cont.

any and/or every assistance in his power in carrying on the business for their mutual advantage.

13. Neither party shall without the consent of the other partner:

- a) Lend, any of the partnerships moneys or give credits to any person or persons whom the other partners have previously in writing forbidden him to trust.
- b) Mortgage or charge his share in the assets or the profit of the firm.
- c) Give any security or promise for the payment of the money on account of the firm except in the ordinary course of the business.
- d) Draw, except or endorse any bill of exchange or promissory note on account the firm except in the ordinary course of business

14. That any party committing breach of any of the forgoing stipulations shall indemnify others from all the losses and expenses on account thereof.

15. In the event of death of any of the partner/s hereto during the continuance of the partnership, the same shall be deemed to have been continued by the remaining partner/s and none of the legal heirs of the partners except who are already partners will be taken as partners unless all the existing partners have given consent to such admission.

16. In the event of the partnership being dissolved or terminated on account of any of the parties hereto retiring from the partnership business or for any of the reason whatsoever, the remaining partners or partner as the case may be, shall be entitled to continue the partnership business and the account of the partnership shall be made up, adjusted and settled as soon as possible and if any event within three months.



For MATRIX INFRA

*[Signature]*  
Partner

For MATRIX INFRA

*[Signature]*  
Partner

For DNJ & ASSOCIATES

*Deendayars*  
Proprietor



17. That if at any time during the continuance of partnership the parties hereto shall deem it necessary of any addition amendment or alteration the same shall be done by the execution of the agreement or supplement to this deed and such additions, amendments and alteration shall be adhered to and have the same effect as if the same had been originally embodied in and form a part of these presents.

18. All disputes and questions whatsoever which shall arise either during the continuance of the partnership or afterwards between the partner or their respective representative or between any partner or partners touching these presents of constitutions or application thereof or any clause or thing therein contained or any account valuation or division of assets debts or thing in anywise relating to the partnership business or the affairs thereof or the rights or duties or liabilities of any person under these presents shall be referred to a single arbitrator if the parties agree upon one, other wise to the two arbitrators one to be appointed by each parties to the difference to the deed in the account with the subject to the provision of the Arbitration Act, 1940 or statutory modification thereof for the time being in force.



For MATRIX INFRA

*[Signature]*  
Partner

For MATRIX INFRA

*[Signature]*  
Partner

For DNJ & ASSOCIATES

*Deendayal*  
Proprietor

CERTIFIED TRUE COPY

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and sealed the day and year first herein above written.

SIGNED, SEALED AND DELIVERED )  
By the within named Mr. Jayantilal Ramji Masuria )  
Party of first part in the presence of..... )

For MATRIX INFRA

  
Partner

1. Amit Mehta

2. Krishna Bafna

SIGNED, SEALED AND DELIVERED )  
By the within named Mr. Rahul Ganesh Mehta )  
Party of second part in the presence of..... )

For MATRIX INFRA

  
Partner

1. Amit Mehta

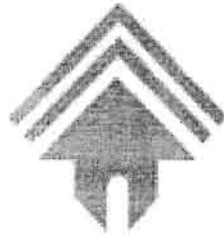
2. Krishna Bafna



For DNJ & ASSOCIATES

Deendayak  
Proprietor

CERTIFIED TRUE COPY



# NAREDCO

National Real Estate Development Council  
Under the aegis of Ministry of Housing & Urban Affairs, Government of India

## CERTIFICATE FOR MAHARERA SRO MEMBERSHIP

NAME OF THE PROJECT - MATRIX LANDMARK  
ORGANISATION - M/S. MATRIX INFRA  
MEMBERSHIP NO. - RPM/MAH/NR520000464  
MEMBERSHIP ISSUED ON - 11<sup>TH</sup> DECEMBER 2023

*This membership is valid till the completion of the above mentioned project.*

**Mr. Sandeep Runwal**  
**President – NAREDCO Maharashtra**

Please note this MahaRERA Project Registration number is provided by NAREDCO West Foundation, a Self-Regulatory Organisation (SRO) bearing Registration Certificate no. P1, appointed by MahaRERA. NAREDCO West Foundation is affiliated with National Real Estate Development Council (NAREDCO)

Add:- 1105, 11th floor, Hallmark Business Plaza, Opp. Guru Nanak Hospital, Jagat Vidya Marg, Bandra (E), Mumbai, Maharashtra - 400051

Email – [naredco@naredcowest.com](mailto:naredco@naredcowest.com) | Website: [www.naredcowest.com](http://www.naredcowest.com)

<https://maharera.mahaonline.gov.in>



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

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

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

**HEAD OFFICE:**

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

Ref. No. CIDCO/FIRE/HQ/2022/E-197464

Date: 17/02/2023

To  
The Sr. Planner (Building Permission (NM))  
CIDCO LTD. 4<sup>th</sup> Floor,  
Raigad Bhavan, C.B.D.,  
Belapur. Navi Mumbai – 400 614.

**SUBJECT:** Fire Dept Provisional NOC Stipulating fire protection requirements for the proposed residential cum commercial high-rise building on Plot No.67 & 68, Sector 08, Pushpak, Navi Mumbai. For M/s. Matrix Infra.

**REFERENCE:**

- 1) Application from Architect M/s. Destination received to this office on 03/02/2023.
- 2) Letter no. CIDCO/TPO/(SP)BP/2023/181668. Dt.02/02/2023 from Senior Planner(BP).
- 3) Certified Area of construction by architect GEA 12043.650 sq.mtrs accordingly fire service fees paid Rupees 120600/- (one lakh twenty thousand and Six hundred Only.) vide receipt no. 6100004274/2022 dated 08/02/2022.
- 4) Agreement to lease between CIDCO ltd & Shri Tukaram Balaram Patil + 36 dated 18/02/2021 for plot no.67.
- 5) Agreement to lease between CIDCO ltd & Chandrabhaga Rambhau Chaudhari + 5 dated 11/02/2021 for plot no.68.
- 6) Tripartite Agreement between Cidco ltd & Shri Tukaram Balaram Patil + 36 & M/s. Matrix Infra dated 28/07/2021.for plot no.67.
- 7) Tripartite Agreement between Cidco ltd & Chandrabhaga Rambhau Chaudhari + 5 & M/s. Matrix Infra dated 22/06/2022. For plot no.68
- 8) Three sets of Architectural drawings.

Sir,

M/s. Destination Architects is the project consultant and had submitted a proposal to construct High Rise **Residential** cum Commercial Building on land Plot No.67 & 68, Sector-08, **Pushpak**, Navi Mumbai for M/s. **Matrix Infra**.

M/s. Dsetination Architect has submitted the proposal to this department for the opinion on the Fire Prevention & Protection Measures to be in-corporated in the building which are proposed on the refer plot. Accordingly architectural plans of the building

which are proposed on the refer plot are scrutinize by the fire department with the existing building by laws.

The details of location, clear open spaces, structure and occupancy are as under.

**A] DEMARCATION OF THE PLOT BOUNDRIES.**

Sr.no.	Direction	Description of adjoining properties.
1	On Towards North	Plot No.69
2	On towards South.	Plot No.66
3	On towards East	20 m wide road
4	On towards West	Plot No.64

**B] OPEN SPACES WITH IN THE PLOT:-**

Sr. No.	Direction	From building line to plot boundary	Remarks.
1	North	Clear 6 mtrs	As per submitted project details
2	South	Clear 6 mtrs	
3	West	Clear 6 mtrs	
4	East	Clear 6 mtrs	

**C] STRUCTURE DETAILS:-**

Sr. no	No. Of Bldg.	No. of wing	No. Of Floor	Height in mtrs	No. stairs and width	No. of lifts and fire lifts.	U.G. Tank cap.	O.H. Tank capacity	Fire pump room	Fire Duct	Elect. Duct
1	1	02	B+G+6	21.75	04 Nos. with 1.5 mtrs width	6 of which 02 are fire lift	75600 ltrs	04 tanks of more than 15000 liters each.	Yes	Yes	Yes

**D] OCCUPANCY DETAILS:-**

Sr.no	Floor	Activity	Proposed area in sq. mtr's
1.	Basement	Car parking, Lifts, Ramp, Pump room, Stairs	2423.800
2.	Ground	Car parking, shops, sub station, meter room, ramp to Basement, Space for DG set, Lifts, Staircases	1653.450
3.	1 <sup>st</sup>	Car parking, Two wheeler parking, Ramp, Stairs	1791.800
4.	2 <sup>nd</sup>	resi units, Recreational area, Driver room, Fitness	919.630
5.	3 <sup>rd</sup> to 6 <sup>th</sup>	resi units	5099.960
6.	Terrace	----	155.010
Total area			12043.650

**E] FIRE DEPARTMENT COMMENTS:**

1. Party proposed structure is Basement + Ground + 6 upper floors to the height of 21.75 mtrs. Two wings
2. The plot area is 3189.27 sq mtrs.
3. The entire plot is directly approachable through 20.00 mtrs wide Road from east Side
4. Clear and unobstructed drive way of 6.00 mtrs. is proposed on all side of the building for Fire Tender Access which can take a load of 45 tons .
5. Party had proposed the said Residential cum Commercial building as per the UDCPR.
6. Party had informed undersigned that they had complied the UDCPR.
7. Party had proposed 04 nos. of staircases of 1.5 mtrs wide enough along with fire resistance doors from Ground to 6<sup>th</sup> floor and 02 nos. staircase from Basement to Ground floor.
8. Party has proposed 02 nos. of fire lift and 04 nos. other lifts.
9. Party has proposed 6 m wide ramp from ground floor to parking on Basement & upper one floor.
10. Common underground tank purely for firefighting purpose is of 75600 ltrs & separate 02nos O.H. tanks purely for firefighting propose is of capacity 15000 Ltrs for each wing is accepted.
11. 01nos. fire duct for riser system with proper opening at each floor level is proposed for each wing.
12. The wet -riser cum down comer system, detection & alarm system along with proper pumping system is proposed. .
13. As height of building is less than 24 m Refuge area is not proposed.
14. The submitted proposal is well in order as per fire & life safety point of view.

In view of the above noted point and fact, as the submitted proposal is well in order in fire & life safety point of view, hence this department does not have any objection for the said proposed Building having comprising of Basement + Ground + 06 upper floors (two wings) with height of 21.75 mtrs measured from ground level to the terrace on final Plot No. 67 & 68, Sector 08, Pushpak, Navi Mumbai for Residential cum Commercial purpose by M/s. Matrix Infra, subject to compliance of UDCPR, approval by your department & satisfactory compliance of following fire brigade requirements. Sign in token of approval subject to requirements given as under.

**F] FIREBRIGADE REQUIRMENTS.**

- **Party shall provide all the following requirement as mentioned in approved plans by this department. Vide drawing sheet no. 01 to 05.**
  1. Entry ,exits shown in the drawings shall be minimum 02 nos of entry exists not less then 6 mtrs wide & vertical clearance not less then 05 mtrs .
  2. Clear open space as shown in drawings which shall take load of not less then 45 on ground level.
  3. Escape route shown in drawing shall be on independent circuits as per rule . {staircase and corridor lighting}
  4. Enclosed external type Staircases each of 1.5 mtrs wide shown in drawing shall be provided with proper ventilation & smoke management.
  5. Lifts and other lifts shown in the drawing shall be not less then 8 person capacity and one of them shall be Fire lift. All the lifts shall be provided with ARD unit.( No collapsible shutter shall be provide )
  6. Fire pump room to provide the all pumps including diesel pump.

7. Fire duct, service duct Electrical shaft shown in drawing shall be sealed at each floor level.
8. Sub Station, Electric meter and D.G. Set room shall provided at ground floor as shown in drawings with proper fire safety measures.
9. 2 hour FRD , approved by government organization.
10. Party shall take due care about the electrical safety of the building as per the relevant electricity rules.
11. Sprinkler system must be provided for Basement , ground, 1<sup>st</sup> floor car parking, lift lobbies, shops.

**G] ELECTRICAL SAFETY :**

The party shall take care proper electrical safety as per electrical safety rules.

1. Electric cable shafts shall be exclusively used for electric cables shall be sealed at each floor level.
2. Electric meter room shall be provided at ground floor level at the location marked on the enclosed plans. It shall be adequately ventilated.
3. Electric wiring shall be having copper/aluminium core having the fire resistance and low smoke hazards cables for the entire building with the provision of ELCB / MCB.
4. Areas in substation shall not be used as storage/dump areas or other utility purpose other than those required for the function of substation.
5. Sub station area should be adequately ventilated and proper fire safety requirements shall be complied as per the relevant code for the substation fire safety.
6. Lightning protection system shall also be provided

**H] BASEMENT :**

- A. The basement shall be used for the designated purpose only as per UDCPR 9.11.
- B. The basement shall be provided with natural ventilations through the ventilators, open cut outs.
- C. The staircases of the basement shall be of enclosed type and entry to basement areas shall be through one hour fire resistance self-closing door provided in the enclosed wall of the staircase and through cut off lobby.
- D. In additions to the natural ventilation, mechanical ventilation shall be provided to the basement with 6 air changes per hour with an arrangement to accelerate the rate of air changes to 12 per hour in the event of a fire emergency.
- E. The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- F. party shall make the provision of compartmentation in the basement by way of water curtain system and area of compartmentation shall not be greater than 3000 sq mtrs
- G. The operating switches of the mechanical ventilation shall be located in the fire control room with appropriate zonal indications.
- H. Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
- I. Suitable signages shall be provided in the basement showing exit direction, way to exits etc.
- J. Automatic sprinkler system shall be provided in the entire basement. as per IS 15105 for installation of sprinkler system.

- K. One Dry Chemical Powder fire extinguisher ABC type of 4 kgs. capacity each shall be kept for every 100 sq. mtrs. area in the basement as per IS 2190 selection and installation of fire extinguishers.
- L. Smoke Extraction Required as per NBC 2016 (Part 4) Clause no. 4.6.2

**1] FIRE LIFT:- ( 08 Person Capacity, i.e. 544 Kgs.)**

- a) Wall enclosing lift shaft shall have a fire resistance of not less two hours.
- b) Shaft shall have permanent vent of not less than 0.2 sq.mts. in clear area immediately under the machine room.
- c) Landing doors shall be of steel shuttered with two hours fire resistance. The collapsible shutters shall not be provided / shall not be acceptable.
- d) Lift opening shall be only in corridor and not directly in any room or staircase.
- e) The lift shall be installed with Automatic Rescue device.
- f) Fire Lift conforming to relevant regulations & toggle switch must be provided at ground floor level.
- g) Fire lift shall have equipped with suitable intercommunication equipment for communicating with control room on ground floor of the building.
- h) Alternate power supply for Fire lift must be provided.

**II] REQUIREMENT OF ACTIVE FIRE PROTECTION SYSTEM :**

Party shall get all the fire protection drawings Approved prior to start the installation at the sight

SR.NO.	FIREFIGHTING INSTALLATION	REQUIREMENTS	PROVISION	REMARKS.
1.	Portable fire Extinguishers	Required at prominent places.	As per Is 2190	At various strategic Location, & near electric meter room, lift room.
2.	Hose reel	Required	As per IS 884: 1984	At various strategic Location
3.	Fire -duct (Shall be sealed at each floor level )	Required for each wing		At each floor level and provided with: 1) Single Landing valve IS 5290 at each floor level. 2) Hose-reel hose : 30 mtrs IS 884/ 12585. 3) Hose box with a]15 mtrs canvas hose with male & female coupling IS 663 b] nozzle IS 903
4.	Wet riser Down comer	Required for each wing		Shall be provide at in the given fire duct
5.	Yard Hydrant or Ring hydrant	Required At various strategic Location , this shall also be extended on top most podium floor for proper fire protection in addition to this the internal side podium is not accessible for fire engine hence diagonally opposite water monitor shall be provided.		At periphery at distance of 45 meters distance from each other appropriate distance shall be maintained. Internal dia shall not be less than 150 mm.As per guide line IS 3844.




6.	Sprinkler System	Required 1. In car parking area in Basement+ stilt+ 1 <sup>st</sup> floor, common lift lobby area on each floor, fitness, Driver room etc, & in Commercial area.	Shall be provided as per the guideline given in IS 15105 Design and installation of fixed automatic sprinkler fire extinguishing system.
<p><b>NOTE: 1) For sr. no.4,5 &amp; 6 License agency shall produce the "TEST CERTIFICATE" OF P.PES use i.e. New brand GI "C" Class heavy duty pipes which confirming IS 1239(part 1) 1990. At the time of applying for final Fire NOC</b></p> <p><b>2) For sr. no3 , License agency shall produce the "TEST CERTIFICATE" OF complete assembly of landing valve confirming IS 5290 at the time of applying for final fire NOC</b></p>			
7.	Manually operated Electronic fire Alarm system with talk back system	Required. 1) In entire building 2) Covered Podium	As per IS 2189 Required at each floor at strategic location and indication shall be received at ground floor (with battery back-up for continuous running.)
8.	Automatic detection and Alarm System	Required 1. In car parking area in Basement, stilt + 1 <sup>st</sup> floor, Lift Lobby, commercial area, fitness, Driver room etc 2. CO/ multi detector shall be preferred Car parking area on Basement & ground floor.	As mentioned in code of practice IS 2189 selection, installation and maintenance of Automatic fire detection and alarm system.
9.	Fire Pump Room	Required.	Pump room shall be provide to kept /installed the fire pumps & peripheral installation at one place.
10.	Under ground water Tank	Required	Common water tank of 75600 ltrs is accepted. Water storage should be used exclusively for fire fighting
11.	Fire pumps (submersible pumps will not be accepted)	Required.	1] Main pump : 2280 LPM. 2] Stand-by pump : Diesel driven of same capacity that of main pump driven pump. 3] Sprinkler Pump : 2280 LPM 4] Jockey pump : 180 LPM (02 nos) 5] Booster pump : 900 LPM (01 Nos)
<p><b>NOTE : For sr. no.11 License agency shall produce the "TEST CERTIFICATE" OF FIRE PUMPS ,ITS MOC use i.e. New brand FIRE PUMPS which confirming IS 12469( 1988) At the time of applying for final Fire NOC . The Material should be corrosion resistance material equal to or better then the copper alloy like brass &amp; bronze having minimum copper content of 80% &amp; as mentioned in code.</b></p>			
12.	Firefighting over head tank	Required	Proposed water tanks are accepted. Water storage should be used exclusively for fire fighting
13.	Fire Resistance doors	Required	At each enclosed lobby as per IS 3614 , 2hrs rated. For house Entrance 1 hrs rated as per IS 3164. (please note IS 5509 (2000) Fire rated plywood doors shall not accepted.
14.	Fire brigade connection	Required	At the entrance of main gate.
15.	Public address system	Required	Required in the entire building
16.	Tube fire Suppression system.	Required	Required in electric meter room to provide the fire protection to electric meters at initial stage.
17.	Alternate source of power supply	Required	D.G. set with AMF ( auto mode change over facilities) panel for fire essential services and areas such as fire lift, Pumps, all staircases and common floor passage/ lobby areas/utilities services etc.

18.	Sign indicators.	Required at prominent places.	Sign indicator should provided at prominent places as per guideline given in IS: 9457 for safety colour and safety. IS: 12349 for fire protection safety signs. IS: 12407 for graphic symbol for fire protection plan.
19.	Ramp	Given	Shall comply 9.12 of UDCPR

**REMARK/GENERAL CONDITIONS:-**

1. No flammable / explosive materials should be store in the premises.
2. All firefighting equipment must be IS certified.
3. All service shafts in core of the building shall be sealed at each floor level.
4. All firefighting systems must be painted with P.O. red color.
5. All fire protection systems jobs must be carried out by the approved License Agency.
6. Sign boards such as 'No Smoking, Exit, Emergency Telephone Numbers and First Aid Box, etc. shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
7. Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
8. The issued NOC shall be valid for a year from dated of issue to obtained C.C. .
9. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
10. NOC obtained by producing the forge/ false documents shall be treated as null & void.

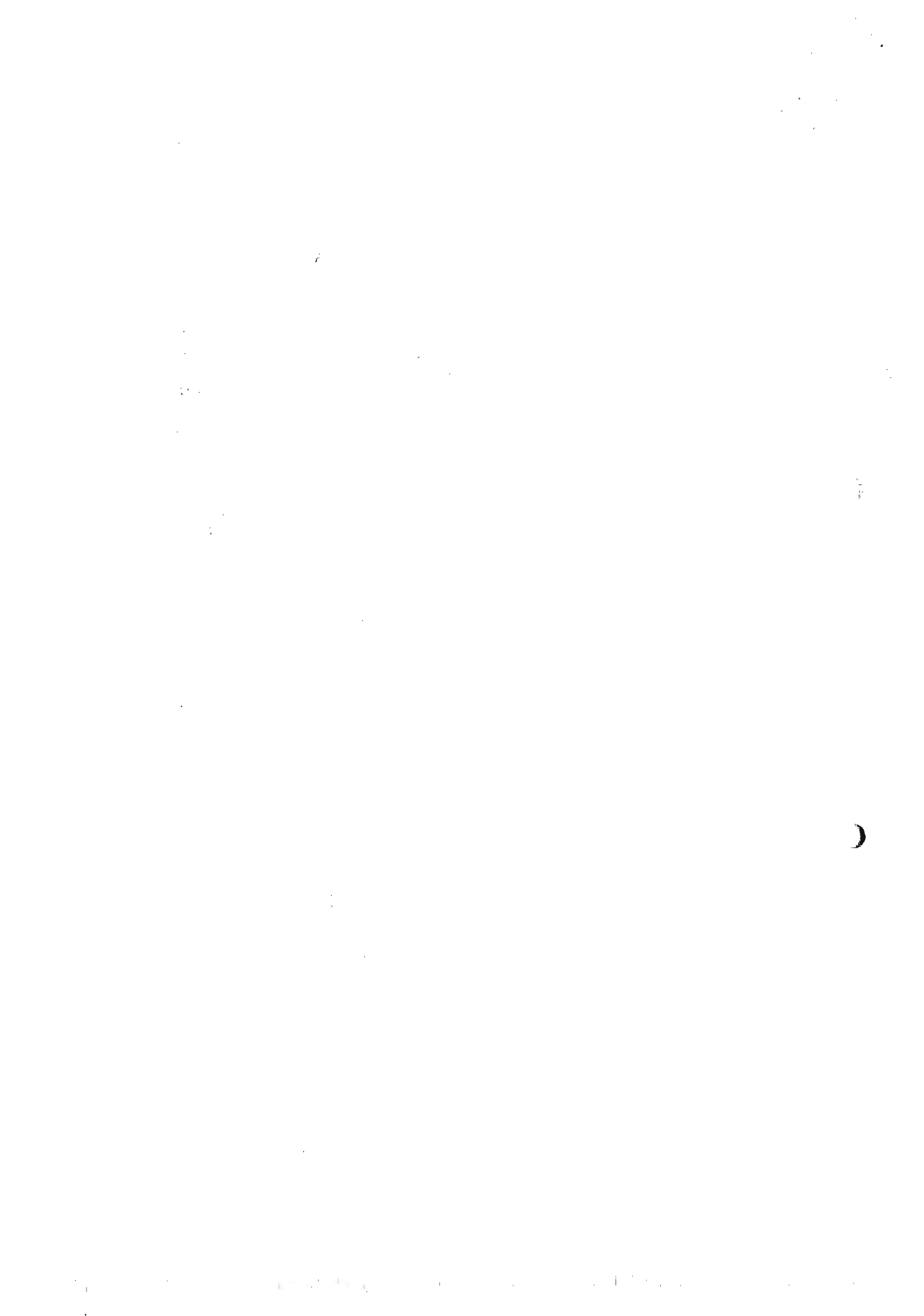
The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.

  
**VIJAY S. RANE**  
**CHIEF FIRE OFFICER**  
**CIDCO FIRE SERVICE**



Copy To  
1] M/s. Destination Architect  
2] Office copy.

1712123





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/031422/660454

मालिक का नाम एवं पता  
OWNER'S Name & Address

MATRIX INFRA THROUGH ITS  
PARTNER MR. RAHUL GANESH  
MEHTA

दिनांक/DATE: 29-03-2022

B-603, Shelton Sapphire, Plot No-18 &  
19, Sector-15, Nr. Session Court, C.B.D  
Belapur, Navi Mumbai 400614

वैधता/ Valid Up to: 28-03-2030

## ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

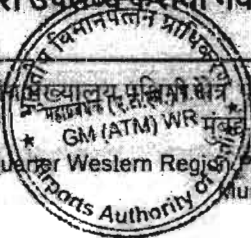
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।  
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/031422/660454 ✓
आवेदक का नाम / Applicant Name*	Amol Sawant
स्थल का पता / Site Address*	PLOT NO-67 And 68, SECTOR-8, PUSHPAKNAGAR, PUSHPAK NAGAR, Navi Mumbai, Maharashtra ✓
स्थल के निर्देशांक / Site Coordinates*	18 58 14.60N 73 04 45.58E, 18 58 16.27N 73 04 46.62E, 18 58 13.70N 73 04 47.13E, 18 58 15.37N 73 04 48.17E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	13.44 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	54 M ✓

\* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant\*

क्षेत्रीय मुख्यालय, प्रसिद्धि क्षेत्र, पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/031422/660454

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/सीटी/लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्न उपकरण पर उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

Regional Headquarters, Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/031422/660454

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट। सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

भारतीय विमानपत्तन प्राधिकरण  
Regional Headquarters, Western Region, Pista Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606

25  
AIRPORTS AUTHORITY OF INDIA



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/031422/660454

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - I), अनुसूची - IV (भाग - 2; केवल RCS हवाई अड्डे) और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule - IV (Part-2; RCS Airports Only) and Schedule - VII of GSR 751 (E) amended by GSR 770 (E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - IV (भाग - 2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

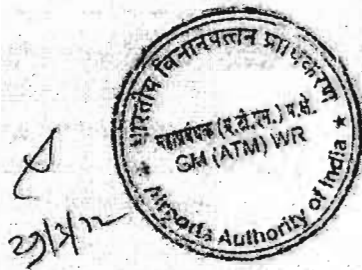
n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR 770 (E). As per rule 13 of GSR 751 E amended by GSR 770 (E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule - IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR 770 (E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

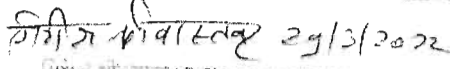
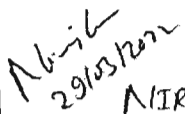
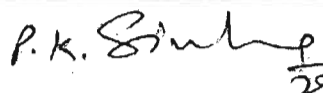
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/031422/660454

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 गिरिश श्रीवास्तव 29/03/2022 निदेशक प्रशासनिक / GIRISH SRIVASTAV संयुक्त महाप्रबंधक (ए.टी.एन.-डी.ओ.ए. एन.), प.क्षे. Jt. General Manager (ATM - DoAS), W.R. एरोड्रम सुरक्षा विभाग / Dept. Of Aerodrome Safeguarding भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai-400099
द्वारा तैयार Prepared by	 29/03/2022 MIRAT GUPTA MANAGER (ATM-DoAS)
द्वारा जांचा गया Verified by	 29/03/2022 P.K. Singh ATM (ATM-DoAS) WR

ईमेल आईडी / EMAIL ID : nocwr@aai.aero  
फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

## Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	29405.22	119.18
Navi Mumbai	2750.43	159.64
Santa Cruz	26145.53	121.3
NOCID	NAVI/WEST/B/031422/660454	

शेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606

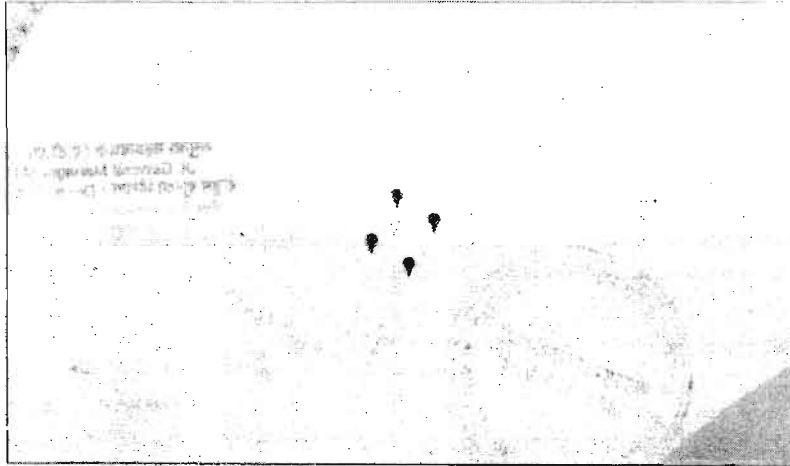




# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/031422/660454

Street View



March 14, 2022



Satellite View



March 14, 2022



29/4/22



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East.  
Mumbai-400099 Tel. no. 91-22-28300606

Reference No. : CIDCO/BP-18360/TPO(NM & K)/2023/10492

Date : 13/3/2023

To,

M/s. Matrix Infra through its partners Mr. Rahul  
G...

**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10**

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. **67**, Sector 8 at **Pushpak**, Navi Mumbai.

Ref :

Your Proposal No. **CIDCO/BP-18360/TPO(NM & K)/2023** dated **16 January, 2023**

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

**(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/s. Matrix Infra through its partners Mr. Rahul Ganesh Mehta And Others Seven.
- 2) Location : Plot No. **67**, Sector 8 at **Pushpak**, Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 3189.28
- 5) Permissible FSI : 2
- 6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	433.583 *5	BuiltUP area *5	2168
<b>Total Assessed Charges</b>				<b>2168</b>

- 7) Date of Assessment : 02 March, 2023

**8) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/0113	01/12/2023	2168	CIDCO/BP/2023/0113	12/1/2023	Net Banking
2	CIDCO/BP/2023/0974	03/02/2023 11:00:40 AM	2456891	CIDCO/BP/2023/0974	3/3/2023	Net Banking

Unique Code No. **2023 04 021 02 3654 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **67**, Sector 8 at **Pushpak**, Navi Mumbai.

Thanking You

Yours faithfully,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18360/TPO(NM & K)/2023/10492

Date : 13/3/2023

To,

M/s. Matrix Infra through its partners Mr. Rahul  
G...

**ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10340**

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	6	5	4	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on  
Plot No. **67**, Sector 8 at **Pushpak** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-18360/TPO(NM & K)/2023 dated **16 January, 2023**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s. Matrix Infra through its partners Mr. Rahul Ganesh Mehta And Other Seven.
- 2) Location : Plot No. **67**, Sector 8 at **Pushpak** , Navi Mumbai.
- 3) Plc+ Use : Resi\_Commercial
- 4) Plot Area : 3189.28
- 5) Permissible FSI : 2
- 6) **GROSS BUA FOR ASSESSEMENT** : 10976.43 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 3267464

7) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102365402	2/3/2023	3267464	20230402102365402	3/3/2023	Net Banking

Thanking You

Yours faithfully,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)



## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

**Sub** : Development Permission for **Mixed** Building on Plot No. **67** , Sector 8 at **Pushpak** , Navi Mumbai.

**Ref** :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **67**, Sector 8 at **Pushpak** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1965 (Maharashtra XXXVII) of 1966 to M/s **M/s. Matrix Infra through its partners Mr. Rahul Ganesh Mehta And Others Seven.** , At - **B - 603, Shelton Sapphire, Plot No - 18&19, Sector - 15, Near Session Court, C.B.D Belapur, Navi Mumbai - 400 614** for Plot No. **67** , Sector 8, Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed** in **1Basement Floor + 1Ground Floor + 1Parking + 5Floor** Net Builtup Area **6079.5** Sq m .

Details	Resi.	Comm.	Other
<b>BUA (in Sq.M.)</b>	5626.46	453.03	0
<b>UNIT (in Nos.)</b>	92	16	0

**A.** The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

**B.** Applicant Should Construct Hutments for labours at site.

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

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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such

Thanking You

Yours faithfully,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.

5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.

6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 1,21,591.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of

Thanking You

Yours faithfully,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

transformer, if any, etc.

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details ; -
  - a) Name and address of the owner/developer, Architect and Contractor.
  - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
  - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
  - d) Number of Residential flats/Commercial Units with areas.
  - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>  
Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)



them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

**Additional Conditions:**

1. To shall obtain the Consent to Establish from MPCB before starting the projects. You are also requested verify Consent obtained from MPC Board before issuance of the Occupancy Certificate (O.C.) for the projects having built-up area up to 20,000 m2 and wastewater generation  $\geq 50$ .
2. Separate tanks for potable & flushing water of adequate capacity with separate connection shall be provided by the project proponent/developer.
3. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2022/E-187464 dated 17/02/2023 shall be binding on you.



Thanking You

Yours faithfully,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>  
Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)



स्वानंज्यान्ना अमृतं महोत्सव



## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

### REGD. OFFICE:

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

### HEAD OFFICE:

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

### Ref. No.

CIDCO/BP-18360/TPO(NM)/2023/ 4815

### Date :

08/05/2023

To,

M/s. Matrix Infra through its partners Mr. Rahul Ganesh Mehta And Others Seven.  
At - B - 603, Shelton Sapphire, Plot No - 18&19,  
Sector - 15, Near Session Court, C.B.D Belapur,  
Navi Mumbai - 400 614

### CORRIGENDUM

**Sub:** - Corrigendum for Residential Building on Plot No. 67 & 68, Sector- 08, Pushpak Node,  
Navi Mumbai.

**Ref.:-** 1) Commencement certificate granted by this office vide letter no.  
CIDCO/BP-18360/TPO(NM & K)/2023/10492 Date : 13/03/2023  
2) Your Architect letter received in this office on 14/03/2023

Sir,

This Office has granted Amended Commencement Certificate on the subject plot vide letter referred (1) above. Now, your project architect has submitted a letter in this office mentioning discrepancy in the plot number mentioned and requested for issuance of Corrigendum.

In the light of above, plot number mentioned in the Commencement Certificate, **Plot no. 67** shall be read as **plot no. 67 & 68**.

All other terms and conditions mentioned in the letter referred at Sr. No. (1) above shall remain unchanged. This corrigendum shall form part of 'Commencement Certificate' granted by this office vide letter referred at Sr. No. (1) above.

Thanking you,

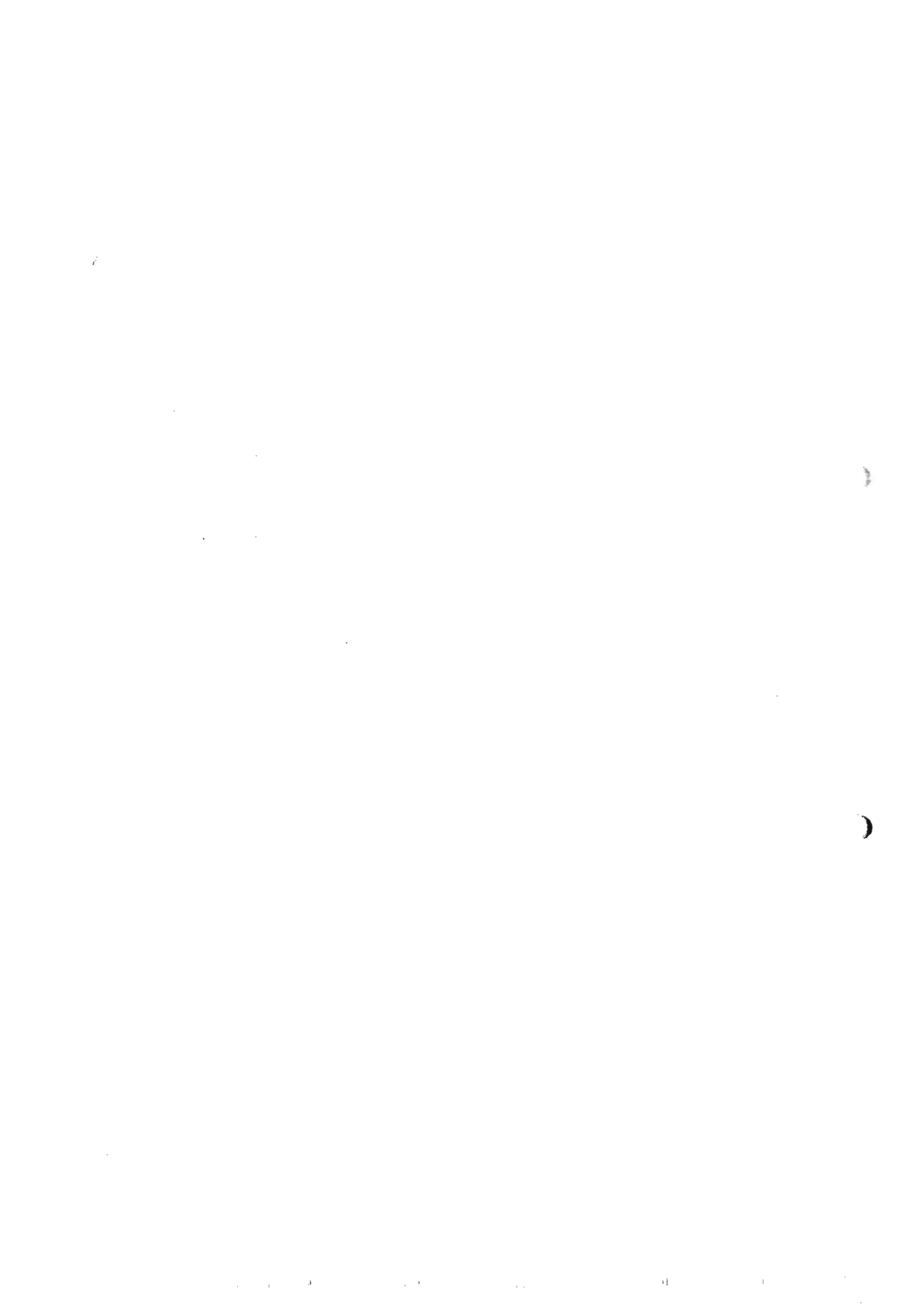
Yours faithfully,



Bhushan Chaudhari  
Associate Planner (BP)

C.C. to:

M/s Destination Architecture Interior Designs  
Office no 12, Ground Floor, Great Eastern Summit, Wing-B,  
Plot no. 66, Sector-15, Belapur, Navi Mumbai - 400614





## 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 : **P52000054565**

**Project: MATRIX LANDMARK** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No- 67 & 58, Sector- 08 at Dapoli, Panvel, Raigarh, 410206;**

- Matrixinfra** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400614.**
- 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 **31/01/2024** and ending with **31/12/2028** 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
- 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. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 31-01-2024 12:17:36

Dated: 31/01/2024  
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

MATRIXINFRA

Organization Type

Partnership

Description For Other Type Organization

NA

Do you have any Past Experience ?

No

## Address Details

Block Number

B-603

Building Name

Shelton Sapphire

Street Name

Sector No- 15

Locality

CBD Belapur

Land mark

Plot No 18 & 19, Near Session Court

State/UT

MAHARASHTRA

Division

Konkan

District

Thane

Taluka

Thane

Village

Navi Mumbai (M Corp.)

Pin Code

400614

## Organization Contact Details

Office Number

08828968778

Website URL

## Past Experience Details

### Member Information

Rahul Ganesh Mehta	Partner	<a href="#">View Photo</a>
Jayantilal Ramji Masuria	Partner	<a href="#">View Photo</a>

### Project

Project Name (Mention as per Sanctioned Plan)

MATRIX LANDMARK

Project Status

New Project

Proposed Date of Completion

31/12/2028

Litigations related to the project ?

No

Project Type

Others

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

Yes

Plot Bearing No / CTS no / Survey Number/Final Plot no.

Plot No- 67 & 68, Sector- 08

Boundaries East

20 Mtrs Wide Road

Boundaries West

Plot No- 64

Boundaries North

Plot No- 69

Boundaries South

Plot No- 66

State/UT

MAHARASHTRA

Division

Konkan

District

Raigarh

Taluka

Panvel

Village

Dapoli

Street

Pushpak Node

Locality

Dapoli- Pushpak Node

Pin Code

410206

Total Plot/Project area (sqmts)

3189.27

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)

6079.50

Built-up-Area as Per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)

6920.50

Permissible Total FSI of Plot (Permissible Built-up Area)

13000.00

## Bank Details

Bank Name

ICICI Bank Ltd

IFSC Code

ICIC0000957

## Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	FSI	Status
MATRIX LANDMARK	Shri. Madan Hadku Bhagat	Individual	Area Share	<a href="#">View Details</a>	Active

Sr.No. Document Name View

1 Upload Agreement / MoU Copy [View](#) [Download](#)

2 Declaration in Form B [View](#) [Download](#)

3 Declaration in Form B [View](#) [Download](#)

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	FSI	Status
MATRIX LANDMARK	Shri. Vasant Hadku Bhagat	Individual	Area Share	<a href="#">View Details</a>	Active

Sr.No. Document Name View

1 Upload Agreement / MoU Copy [View](#) [Download](#)

2 Declaration in Form B [View](#) [Download](#)

3 Declaration in Form B [View](#) [Download](#)

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	FSI	Status
MATRIX LANDMARK	Shri. Shyam Hadku Bhagat	Individual	Area Share	<a href="#">View Details</a>	Active



1	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
2	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>
3	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>

## Project Details

Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	132	0	0

## Development Work

Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	Not commenced will be provided as per UDCPR
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	Not commenced will be provided as per CFO NOC
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Not commenced will provided as per UDCPR or MSEB
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	Provided up to site by CIDCO
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Not commenced will be provided as per UDCPR
Storm Water Drains :	YES	0	Not commenced will be provided as per UDCPR
Landscaping & Tree Planting :	YES	0	Not commenced will be provided as per UDCPR
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	Not commenced will be provided as per UDCPR
Solid Waste Management And Disposal :	YES	0	Not commenced will be provided as per UDCPR

## Building Details

Sr.No	Project Name	Name (Also mentioning identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basements	Number of Floors	Number of Stalls	Number of Sanctioned Floors	Number of Stalls	Total no. of Floors	Number of Stalls
1	MATRIX LANDMARK	Wing A and Wing B	31/12/2028	1	1	1	6	1	72	132

1	Shop	28.43	6	0
2	1BHK	31.52	20	0
3	1BHK	32.82	16	0
4	1BHK	33.3	8	0
5	1BHK	33.31	10	0
6	2BHK	48.79	10	0
7	2BHK	51	8	0
8	2BHK	54.9	20	0
9	Shop	25.16	8	0
10	Shop	27.12	2	0

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	HyanaRERA Certificate No	Professional Type
DESTINATION ARCHITECTURE INTERIOR DESIGNS	NA	Architect
B. S. SUKHTANKAR & ASSOCIATES	NA	Engineer
KMR & Associates LLP	NA	Chartered Accountant

## Litigations Details

No Records Found

## Uploaded Documents

1 Copy of the legal title report	<a href="#">View</a> <a href="#">Download</a>
1 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
2 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
1 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
2 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
1 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>
1 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
2 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
3 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
4 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
5 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Commencement Certificates / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
2 Commencement Certificates / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Declaration about Commencement Certificate	<a href="#">View</a> <a href="#">Download</a>
1 Declaration in FORM B	<a href="#">View</a> <a href="#">Download</a>
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	<a href="#">View</a> <a href="#">Download</a>
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	<a href="#">View</a> <a href="#">Download</a>
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 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	<a href="#">View</a> <a href="#">Download</a>
1 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
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 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
1 Proforma of Agreement for sale	<a href="#">View</a> <a href="#">Download</a>
2 Proforma of Agreement for sale	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	Not Uploaded
1 Proforma of Allotment letter	<a href="#">View</a> <a href="#">Download</a>

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	<a href="#">View</a> <a href="#">Download</a>
2 Other - Legal	<a href="#">View</a> <a href="#">Download</a>
3 Other - Legal	<a href="#">View</a> <a href="#">Download</a>
4 Other - Legal	<a href="#">View</a> <a href="#">Download</a>
5 Other - Legal	<a href="#">View</a> <a href="#">Download</a>
6 Other - Legal	<a href="#">View</a> <a href="#">Download</a>
7 Other - Legal	<a href="#">View</a> <a href="#">Download</a>
1 Other - Finance	Not Uploaded
1 Other - Technical	<a href="#">View</a> <a href="#">Download</a>
1 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>
2 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एसजीसी - ०१४५७४)

## नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,  
 मुंबई - ४०० ०२९.  
 दूरध्वनी : ००-९९-२२-६६५० ०९००  
 फॅक्स : ००-९९-२२-२२०२ २५०९

## मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर,  
 नवी मुंबई ४०० ६९४.  
 दूरध्वनी : ००-९९-२२-६७९९ ८९००  
 फॅक्स : ००-९९-२२-६७९९ ८९६६

संदर्भ क्र. सिडको/अमुभूवभूअ(नमुंआवि)वसाहत-२२.५% / ओवळे-१८४/२०२१/३३६ दिनांक : दि. २१-९-२०२१

प्रति,

मे. मॅट्रिक्स इन्फ्रा तर्फे भागीदार

१) श्री. जयंतीलाल रामजी मसुरिया, २) श्री. राहुल गणेश मेहता,

बी-६०३, शेल्टन सफायर, भूखंड क्र. १८व १९

सेक्टर १५, सेशन कोर्ट जवळ, सिबीडी बेलापूर,

नवी मुंबई.

विषय: - २२.५ % योजनेनुसार मौजे ओवळे भूखंड क्र. ६७, सेक्टर ८, नोड पुष्पक (दापोली), क्षेत्र १५८०चौ.मी. येथे वाटप करण्यात आलेल्या भूखंडाच्या हस्तांतरणाबाबत.

संदर्भ: - आमच्या कार्यालयाचे पत्र सिडको / अ.मु.भू.वभू.अ(नमुंआवि) / वसाहत-२२.५% / ओवळे-१८४/२०२१/७०५, दि. २८/०५/२०२१

महोदय,

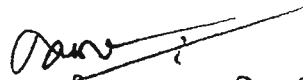
२२.५ % योजने अंतर्गत मौजे ओवळे- भूखंड क्र. ६७, सेक्टर ८, नोड पुष्पक (दापोली), क्षेत्र १५८०चौ मी. (१०० टक्के) नोड पुष्पक (दापोली), येथे १) श्री. तुकाराम बाळाराम पाटील, २) श्री. नामदेव बाळाराम पाटील, ३) श्री. संविद्र बाळाराम पाटील, ४) श्री. जनार्दन कृष्णा पाटील, ५) श्रीमती. गुणाबाई परशुराम पाटील उर्फ गुणाबाई कृष्णा पाटील, ६) श्री. दिनेश दिगंबर म्हात्रे, ७) श्री. योगेश दिगंबर म्हात्रे, ८) श्री. अरुण काशिनाथ पाटील, ९) श्रीमती सुभाबाई काशिनाथ पाटील, १०) श्रीमती. छाया भालचंद्र भगत, ११) श्री. बाळाराम बाबु घरत, १२) श्री. भगवान हरी उर्फ हरीभाऊ तारेकर, १३) श्री. केतन केशरीनाथ तारेकर, १४) श्रीमती. अनुसया नामदेव वास्कर, १५) श्रीमती मंदा बाळाराम पाटील, १६) श्रीमती अलका केशरीनाथ तारेकर, १७) श्री. केवल केशरीनाथ तारेकर, १८) श्रीमती कानाबाई नामदेव म्हात्रे उर्फ कानाबाई कृष्णा पाटील, १९) श्रीमती जनाबाई उर्फ सुंगधा महेश पाटील, २०) श्रीमती. सुनंदा प्रकाश ठाकूर, २१) श्री. दत्ता उर्फ दत्तात्रेय हरी उर्फ हरीभाऊ तारेकर, २२) श्रीमती नंदाबाई पुजाजी (पुण्यानाथ) पाटील, २३) श्रीमती. पार्वती रविंद्र पाटील, २४) श्री. विजय बाबु घरत, २५) श्री. संतोष काशिनाथ पाटील, २६) श्रीमती. सपना शंकुनाथ भोर्डे, २७) श्रीमती. सुमन बंडु म्हात्रे, २८) श्रीमती. सीता उर्फ सीताबाई राम उर्फ रामचंद्र घरत, २९) श्रीमती. सीताबाई महादेव पाटील उर्फ सीताबाई कृष्णा पाटील, ३०) श्रीमती. सखुबाई उर्फ सविता नारायण पाटील, ३१) श्रीमती. राधाबाई उर्फ सुनिता गणपत म्हात्रे, ३२) श्री. सुरेश विष्णू मुंगाजी, ३३) श्री. गणेश विष्णू मुंगाजी, ३४) श्रीमती. भीमा गजानन म्हात्रे, ३५) श्रीमती. यशोधरा रमेश कटेकर, ३६) श्रीमती. बिळा कृष्णा पाटील, ३७) श्रीमती. माधुरी लहू पाटील, यांनी धारण केलेला भूखंड क्र. ६७, सेक्टर ८, नोड पुष्पक (दापोली), क्षेत्र १५८०चौ.मी. (१०० टक्के) हा मे. मॅट्रिक्स इन्फ्रा तर्फे भागीदार १) श्री. जयंतीलाल रामजी मसुरिया, २) श्री. राहुल गणेश मेहता, यांचे नावे हस्तांतरीत करण्यास वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे.

-२-

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक - २८/०७/२०२१, रोजी, सिडको, आणि १) श्री. तुकाराम बाळाराम पाटील, २) श्री. नामदेव बाळाराम पाटील, ३) श्री. रविंद्र बाळाराम पाटील, ४) श्री. जनार्दन कृष्णा पाटील, ५) श्रीमती. गुणाबाई परशुराम पाटील उर्फ गुणाबाई कृष्णा पाटील, ६) श्री.दिनेश दिगंबर म्हात्रे, ७) श्री.योगेश दिगंबर म्हात्रे, ८) श्री.अरुण काशिनाथ पाटील, ९) श्रीमती. सुभाबाई काशिनाथ पाटील, १०) श्रीमती. छाया भालचंद्र भगत, ११) श्री. बाळाराम बाबु घरत, १२) श्री. भगवान हरी ऊर्फ हरीभाऊ तारेकर, १३) श्री.केतन केशरीनाथ तारेकर, १४) श्रीमती. अनुसया नामदेव वास्कर, १५) श्रीमती. मंदा बाळाराम पाटील, १६) श्रीमती. अलका केशरीनाथ तारेकर, १७) श्री. केवल केशरीनाथ तारेकर, १८) श्रीमती कानाबाई नामदेव म्हात्रे ऊर्फ कानाबाई कृष्णा पाटील, १९) श्रीमती. जनाबाई ऊर्फ सुंगधा महेश पाटील, २०) श्रीमती. सुनंदा प्रकाश ठाकूर, २१) श्री. दत्ता ऊर्फ दत्तात्रेय हरी ऊर्फ हरीभाऊ तारेकर, २२) श्रीमती. नंदाबाई पुनाजी (पुण्यानाथ) पाटील, २३) श्रीमती. पार्वती रविंद्र पाटील, २४) श्री विजय बाबु घरत, २५) श्री.संतोष काशिनाथ पाटील, २६) श्रीमती. सपना शंकूनाथ भोईर, २७) श्रीमती. सुमन बंडु म्हात्रे, २८) सीता उर्फ सीताबाई राम ऊर्फ रामचंद्र घरत, २९) श्रीमती. सीताबाई महादेव पाटील उर्फ सीताबाई कृष्णा पाटील, ३०) श्रीमती. सखुबाई उर्फ सविता नारायण पाटील, ३१) श्रीमती. राधाबाई उर्फ सुनिता गणपत म्हात्रे, ३२) श्री. सुरेश विष्णू मुंगाजी, ३३) श्री. गणेश विष्णू मुंगाजी, ३४) श्रीमती. भीमा गजानन म्हात्रे, ३५) श्रीमती. यशोधर रमेश कटेकर, ३६) श्रीमती. चिठा कृष्णा पाटील, ३७) श्रीमती. माधुरी लहू पाटील, आणि मे. मॅट्रिक्स इन्फ्रा तर्फे भागीदार १) श्री. जयंतिलाल रामजी मसुरिया, २) श्री. राहुल गणेश मेहता, यांच्या मध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम निबंधक पनवेल - ३ यांचे कडे नोंदणी क्रमांक पवल-३-१२१४७-२०२१, पावती क्रमांक-१३५८६, दि. ०२/०८/२०२१ अन्वये करण्यात आलेली असल्याने व सदर कराराची सत्यप्रत आमच्या कडे सादर केली असल्यामुळे उपरोक्त भूखंडास परवाना धरक म्हणून मे. मॅट्रिक्स इन्फ्रा तर्फे भागीदार १) श्री. जयंतिलाल रामजी मसुरिया, २) श्री. राहुल गणेश मेहता, यांचे नाव सिडकोच्या दफ्तरी नोंदण्यात आले असून सदरचे अंतिम आदेश पत्र देण्यात येत आहे.

कळावे,

आपला विश्वासू

  
अतिरिक्त मुख्य भूमी व भूमापन अधिकारी  
(नवी मुंबई आंतरराष्ट्रीय विमानतळ)

- प्रत: - १) श्री. तुकाराम बाळाराम पाटील, व इतर ३६  
२) सहा. लेखा अधिकारी  
३) वरीष्ठ नियोजनकार (बांधकाम परवानगी नं.मुं/खोपटा

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको भवन, अनुभूवभूअ (नमुआवि) विभाग, तळमजला, सिबीडी बेलारपूर, नवी मुंबई - ४००६१४

क्र.सिडको/अनुभूवभूअ (नमुआवि)/२०२१

दिनांक ०५/१०/२०२१

## ताबे पावती

गांव OWALE पुनर्वसन व पुनःस्थापना/२२.५ % योजनेतील संचिका क्रमांक OWA-184 बांधकामधारकाचे / भूधारकाचे नाव M/S.MATRIX INFRA नोड PUSHPAK भूखंड क्र 67 क्षेत्र क्र 8 क्षेत्रफळ 1579.45 चौ.मी. अति.मुख्य भूमि व भूमापन अधिकारी, सिडको यांचेकडील वाटपपत्र क्र. सिडको/आवित/पुनःस्थापना/ 2015/711 दि. 20/10/2015 प्रमाणे, मौज OWALE ता.पनवेल, जि.रायगड, नवी मुंबई येथील पुनर्वसन व पुनःस्थापना/22.5 % योजनेनुसार श्री./श्रीमती M/S.MATRIX INFRA यांना वाटप करण्यात आलेल्या खालील नमूद वर्णनाच्या भूखंडाचा ताबा आज दिनांक ०५/१०/२०२१ रोजी जागेवर जावून त्या भूखंडाच्या चर्तु:सिमा / हद्दी कोऑर्डिनेट सहीत समक्ष दाखवून देण्यात आल्या, त्यावेळी सदर भूखंडावर कोणतेही बांधकाम अतिक्रमण नव्हते, भूखंडाच्या ताब्याबाबत कोणत्याही प्रकारची तक्रार नाही. सदर ताबे पावती करारनाम्यातील सर्व अटी व शर्तीस अधिन राहून तसेच पुनर्वसन व पुनःस्थापना/ 22.5% योजनेच्या सर्व अटी आणि वेळोवेळी करण्यात येणा-या नियमांचे पालन करण्याच्या शर्तीवर देण्यात आली असून, खालील नमूद केलेल्या भूखंडाचे ठिकाण चर्तु:सिमा व क्षेत्रफळ जागेवर जाऊन श्री..... रमेश धुले आज दिनांक ०५/१०/२०२१ रोजी क्षेत्र अधिकारी (भूमापन)/ प्रमुख भूमापक / भूमापक यांनी दाखवले व ते प्रत्यक्ष पाहिले व सदर भूखंडाचा ताबा घेतला.

## भूखंडाचा तपशील

जिल्हा	तालुका	भूखंडाखालील गाव जमीन मौजे	नोड	सेक्टर क्र.	भूखंड क्र.	क्षेत्र चौ.मी
रायगड	पनवेल	DAPOLI	PUSHPAK	8	67	1579.45

कोऑर्डिनेट पॉइंट्स	पूर्व (Easting)	उत्तर (Northing)	कोऑर्डिनेट पॉइंट्स	पूर्व (Easting)	उत्तर (Northing)
PO1	297783.164	2098690.440	PO6		
PO2	297798.623	2098715.747	PO7		
PO3	297844.082	2098687.978	PO8		
PO4	297828.623	2098662.671	PO9		
PO5			P10		

## भूखंडाच्या चर्तु:सिमा खालीलप्रमाणे

पूर्व २०.०० मी. २.९ २२.००  
दक्षिण भूखंड क्र. ६६

ही ताबापावती दिनांक ०५/१०/२०२१ रोजी लिहून दिली.

ताबा घेणार- भूधारक / बांधकामधारक

स्वाक्षरी रमेश धुले

नाव श्री/श्रीमती FOR MATRIX INFRA

Partner

पश्चिम भूखंड क्र. ६४

उत्तर भूखंड क्र. ६८

ताबा देणार- सिडको लिमिटेड

भूमापक

स्वाक्षरी रमेश धुले

नाव श्री

क्षेत्राधिकारी

स्वाक्षरी

नाव श्री

सहा. वसाहत अधिकारी

(नवी मुंबई आंतरराष्ट्रीय विमानतळ)





# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको भवन, अमुभूवभूअ (नमुआवि) विभाग, तळमजला, सिबीडी बेलापूर, नवी मुंबई- ४००६१४

क्र.सिडको/अमुभूवभूअ (नमुआवि)/२०२२

दिनांक 25/08/2022

## ताबे पावती

गांव OWALE, PARGAON DUNGI पुनर्वसन व पुनःस्थापना/२२.५ % योजनेतील संचिका क्रमांक OWA-185, PAD-168 बांधकामधारकाचे / भूधारकाचे नाव VASANT HADKU BHAGAT & OTHERS नोड PUSHPAK भूखंड क्र 68 क्षेत्र क्र 8 क्षेत्रफळ 1609.81 चौ.मी. अति.मुख्य भूमि व भूमापन अधिकारी, सिडको यांचेकडील वाटपपत्र क्र सिडको/आवि/पुनःस्थापना/ 2015/711 दि. 20.10.2015 प्रमाणे मोज OWALE, PARGAON DUNGI ता.पनवेल, जि.रायगड, नवी मुंबई येथील पुनर्वसन व पुनःस्थापना/22.5 % योजनेनुसार श्री./श्रीमती VASANT HADKU BHAGAT & OTHERS यांना वाटप करण्यात आलेल्या खालील नमूद वर्णनाच्या भूखंडाचा ताबा आज दिनांक 25/08/2022 रोजी जागेवर जावून त्या भूखंडाच्या चतुःसिमा / हद्दी कोऑर्डिनेट सहीत समक्ष दाखवून देण्यात आल्या, त्यावेळी सदर भूखंडावर कोणतेही बांधकाम अतिक्रमण नव्हते, भूखंडाच्या ताब्याबाबत कोणत्याही प्रकारची तक्रार नाही. सदर ताबे पावती करारनाम्यातील सर्व अटी व शर्तीस अधिन राहून तसेच पुनर्वसन व पुनःस्थापना/ 22.5% योजनेच्या सर्व अटी आणि वेळोवेळी करण्यात येणा-या नियमांचे पालन करण्याच्या शर्तीवर देण्यात आली असून, खालील नमूद केलेल्या भूखंडाचे ठिकाण चतुःसिमा व क्षेत्रफळ जागेवर जाऊन श्री. अतुल कुमार आज दिनांक 25/08/22 रोजी क्षेत्र अधिकारी (भूमापन)/ प्रमुख भूमापक/ भूमापक यांनी दाखवले व ते प्रत्यक्ष पाहिले व सदर भूखंडाचा ताबा घेतला.

जिल्हा	तालुका	भूखंडाखालील गाव जमीन मोजे	नोड	सेक्टर क्र.	भूखंड क्र.	क्षेत्र चौ.मी
रायगड	पनवेल	DAPOLI	PUSHPAK	8	68	1609.81

कोऑर्डिनेट पॉइंट्स	पूर्व (Easting)	उत्तर (Northing)	कोऑर्डिनेट पॉइंट्स	पूर्व (Easting)	उत्तर (Northing)
PO1	297798.623	2098715.747	PO6		
PO2	297814.376	2098741.535	PO7		
PO3	297859.835	2098713.786	PO8		
PO4	297844.082	2098687.978	PO9		
PO5			PO10		

### भूखंडाच्या चतुःसिमा खालीलप्रमाणे

पूर्व 20.0मी रूंद रस्ता  
दक्षिण भूखंड क्र. 67

पश्चिम भूखंड क्र. 63, 63A, 64  
उत्तर भूखंड क्र. 69

ही ताबापावती दिनांक 25/08/2022 रोजी लिहून दिली.

ताबा घेणार- भूधारक / बांधकामधारक

स्वाक्षरी  
नाव श्री/ श्रीमती ललिता राजेंद्र धरत

संस्कृत सविता राजेंद्र धरत

ताबा देणार- सिडको लिमिटेड

भूमापक  
स्वाक्षरी  
नाव श्री सहा. वसाहत अधिकारी  
क्षेत्राधिकारी  
स्वाक्षरी  
नाव श्री सहा. वसाहत अधिकारी

(नवी मुंबई आंतरराष्ट्रीय विमानतळ)



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एसजीसी - ०१४५७४)

## नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,  
मुंबई - ४०० ०२९.  
दूरध्वनी : ००-९९-२२-६६५० ०९००  
फॅक्स : ००-९९-२२-२२०२ २५०९

## मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर,  
नवी मुंबई ४०० ६९४.  
दूरध्वनी : ००-९९-२२-६७९९ ८९००  
फॅक्स : ००-९९-२२-६७९९ ८९६६

संदर्भ क्र. सिडको/वसाहत-२२.५% /OWA-१८५+PAD-१६८/२०२२/ 1873

दिनांक : 19/07/2022

प्रति,

मे. MATRIX INFRA तर्फे भागिदार -

श्री. राहूल गणेश मेहता व इतर  
बी-६०३, शॅल्टन सफायर, भूखंड क्र.१८ व १९,  
सेक्टर-१५, सिबिडी-बेलापूर,  
नवी मुंबई - ४०० ६१४.

विषय : २२.५ % योजनेनुसार मौजे ओवळे येथे वाटप करण्यात आलेला भूखंड क्र.६८, सेक्टर-०८,  
नोड पुष्पक( दापोली), क्षेत्र-१६१०.०० चौ.मी. च्या हस्तांतरणाबाबत.

संदर्भ : आमच्या कार्यालयाचे पत्र सिडको/अ.मु.भू.व भू.अ.(नमुंआवि)/वसाहत-२२.५%/  
OWA-१८५+PAD-१६८/२०२२/११७६, दिनांक - ३१/०५/२०२२

महोदय/महोदाया,

२२.५ % योजने अंतर्गत मौजे ओवळे+पारगांवडुंगी, पुष्पक नोड (दापोली), येथे श्रीमती. चंद्रभागा रामभाऊ चौधरी व इतर ५ यांना वाटप करण्यात आलेला भूखंड क्र.६८, सेक्टर-०८, क्षेत्र-१६१०.०० चौ.मी. पैकी (५०% अविभाज्य क्षेत्र म्हणजेच ८०५.०० चौ.मी. हा भूखंड मे. MATRIX INFRA तर्फे भागिदार १. श्री. राहूल गणेश मेहता २. श्री. जयंतीलाल रामजी मसुरिया यांचे नावे हस्तांतरीत करण्यास वरील संदर्भिय पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक - २२/०६/२०२२, रोजी सिडको, १) श्रीमती. चंद्रभागा रामभाऊ चौधरी, २) श्री. मदन हाडकु भगत, ३) श्रीमती. ललीता राजेंद्र घरत, ४) श्रीमती. लीलाबाई मारुती चौधरी ५) श्री. वसंत हाडकु भगत व ६) श्री. शाम हाडकु भगत आणि मे. MATRIX INFRA तर्फे भागिदार १. श्री. राहूल गणेश मेहता २. श्री. जयंतीलाल रामजी मसुरिया यांच्या मध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम निबंधक घनवेल-२ यांचेकडे नोंदणी क्रमांक पवळ-८९४६-१०१२, घावळी क्रमांक-१०००९, दिनांक - २२/०६/२०२२ अन्वये करण्यात आलेली असल्याने व सदर कराराची सत्यप्रत आमच्या कार्यालयात सादर केली असल्यामुळे उपरोक्त भूखंडाच्या ५०% अविभाज्य हिश्रयास परवाना धारक म्हणून मे. MATRIX INFRA तर्फे भागिदार १. श्री. राहूल गणेश मेहता २. श्री. जयंतीलाल रामजी मसुरिया यांची नावे सिडकोच्या दफ्तरी नोंदण्यात आली असून सदरचे अंतिम आदेश पत्र देण्यात येत आहे.

कळावे,

अपला विश्वासू  
वसाहत अधिकारी (नमुंआवि)

प्रत : १) श्रीमती. चंद्रभागा रामभाऊ चौधरी व इतर ५  
२) वरीष्ठ नियोजनकार (बांधकाम परवानगी नं.मुं/खोपटा)

अशाचप्रकारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.

[cidco.maharashtra.gov.in](http://cidco.maharashtra.gov.in) / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx



स्वातंत्र्याचा अमृत महोत्सव



सिडको  
शहरांचे शिल्प

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादि

(सीआयएन - यु १९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-९९-२२-६६५० ०९००

फॅक्स : ००-९९-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर  
नवी मुंबई ४०० ६९४.

दूरध्वनी : ००-९९-२२-६७९९ ८०

फॅक्स : ००-९९-२२-६७९९ ८०

संदर्भ क्र. सिडको/अमुभूवभूअ(नमुंआवि)/एकत्रिकरण/वसाहत/२०२२/३७५७

दिनांक : १५.११.२०२२

प्रति,

मे. मॅट्रिक्स इन्फ्रा तर्फे भागिदार

श्री जयंतीलाल रामजी मसुरिया व इतर,

प्लॉट नं. ६७+६८, सेक्टर-०८, पुष्पक नगर

दापोली, पनवेल, नवी मुंबई.

विषय : भूखंड क्र. ६७ व ६८, सेक्टर-०८, पुष्पक नोड या भूखंडांच्या  
एकत्रिकरणबाबत.

संदर्भ : क्र.सिडको/अमुभूवभूअ(नमुंआवि)/वसाहत/२०२२/३८०३, दि.-१७.११.२०२२.

महोदय/महोदया,

प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ तथा २२.५०% टक्के योजने अंतर्गत वाटप करण्यात आलेल्या पुष्पक नगर (दापोली) येथील मे. मॅट्रिक्स इन्फ्रा तर्फे भागिदार - १) श्री. जयंतीलाल रामजी मसुरिया व इतर यांनी धारण केलेला भूखंड क्र. ६७, सेक्टर-०८, क्षेत्र-१५८०.०० चौ.मी व भूखंड क्र. ६८, सेक्टर-०८, क्षेत्र-१६१०.०० चौ.मी या दोन भूखंडांचे एकूण क्षेत्र-६७+६८, सेक्टर-०८, क्षेत्र-३१८९.२७ चौ.मी असे एकत्रिकरण करण्यास वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा एकत्रिकरण सुधारित करारनामा दि.१७.११.२०२२ रोजी सिडको महामंडळ व मे. मॅट्रिक्स इन्फ्रा तर्फे भागिदार - १) श्री. जयंतीलाल रामजी मसुरिया व इतर यांच्यामध्ये करण्यात आलेला आहे. सदर एकत्रिकरण सुधारित करारनाम्याची नोंदणी सह दुय्यम निबंधक पनवेल-३ यांचे कार्यालयामध्ये नोंदणी क्रमांक पबल३-१९३५८-२०२२, पावती क्र.२१३९२, दि.-१७.११.२०२२ अन्वये करण्यात आलेली आहे. सदर करारनाम्याची सत्यप्रत आपण आमचेकडे सादर केलेली असल्यामुळे उपरोक्त भूखंडाच्या एकत्रिकरणाबाबतची नोंद सिडकोच्या दफ्तरी घेण्यात आली असून सदरचे अंतिम आदेश पत्र देण्यात येत आहे.

कळावे.

आपला विश्वासू,

अति. भूमि व भूमापन अधिकारी (नमुंआवि)

प्रत - १. वरिष्ठ नियोजनकार (बांधका परवानगी)

भ्रष्टाचारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.

www.cidco.maharashtra.gov.in