

25-04-2024

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Borivali 8

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contact concern SRO office.

फाईल क्रमांक : 969/2013

नोदणी :

Regn:63m

गावाचे (Village Name) : Akurli

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.6350000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:VILL-A KURLI HANOMAN NAGER, Flat No:1303, Road:WADARPADA RD-2, Block Sector:VEER TANAJI NAGR, Landmark:KANDIVALI E (C.T.S. Number: 163A ;)
(4) क्षेत्रफळ (Area)	1) Build Area :57.55 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: VIJAY RAMASHREY DUBEY Age: 39, Address: Flat No:B-302, Floor No: 3RD, Building Name:BENZPR CHS, Block Sector:ANDHERI, Road:LOKHANDWALA COMPLEX, City:ANDHERI W, State:MAHARASHTRA, District:MUMBAI, Pin:400053 ,PAN: AEXPD8499M
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: HDFC BANK LTD Address: CHURCHGATE MUMBAI
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	12/10/2013
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	17/10/2013
(9) फायलींग नंबर (Filing No.)	969/2013
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1320/-
(12) Date of submission	17/10/2013
(13) शेरा (Remark)	-



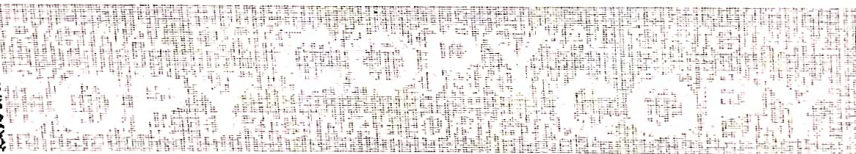
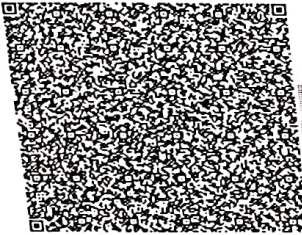
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : ADITYA DHAWALE
Stock Holding Corporation of India Ltd.
Location : Goregaon
Signature :
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH17637049307685L
 Certificate Issued Date : 28-Mar-2013 05:07 PM
 Account Reference : SHCIL (FI)/ mhshcil01/ GOREGAON/ MH-MSU
 Unique Doc. Reference : SUBIN-MHMHSHCIL0118590372417832L
 Purchased by : VIJAY DUBEY
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : FLAT-1303,13TH FLR,A WING,VILL AKURLI,HANUMAN NGR,VEER TANAJI NAGAR,WADARPADA RD-2,KANDIVALI-E,M-101
 Consideration Price (Rs.) : 80,00,000
 (Eighty Lakh only)
 First Party : VIJAY DUBEY
 Second Party : DAMODAR SURUCHI DEVELOPERS
 Stamp Duty Paid By : VIJAY DUBEY
 Stamp Duty Amount(Rs.) : 4,00,000
 (Four Lakh only)



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ZK 0001167607

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

By VIJAY DUBEY Type of Payment Cash RTGS Account to Account Transfer

Amount ₹ 4,00,000/- Date _____

Signature with Seal [Signature] Branch Name _____



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 15th day of April ~~March~~ 2013 BY AND BETWEEN;

M/s. DAMODAR SURUCHI DEVELOPERS, a registered Partnership firm and having its office at 8, Ground Floor, Abhishek Building, Behind Kuber, Opp. Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai 400 053, hereinafter referred to as "the Promoter/Developer", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present partners, their heirs, executors, administrators of the last surviving partner, successors and assigns) of **ONE PART**;

AND

MR. VIJAY DUBEY, an adult Indian Inhabitant addressed at B-302, Benzer CHS, 2nd Cross Lane, Lokhandwala Complex, Andheri (West), Mumbai 400053 hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns and in case of partnership firm is the purchaser then partners from time to time of the said firm, the heirs, executors, administrators of the last surviving partner) of the of the **OTHER PART**.

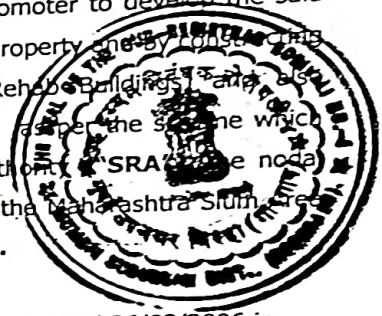
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[Signature]

WHEREAS:

- (a) The Government of Maharashtra is the owner of the property situated at Village Akurli bearing C.T.S. No.163-A(Part) with structures standing thereon popularly known as Hanuman Nagar, at Veer Tanaji Nagar, Wadarpada Road No. 2, Kandivali (East), Mumbai 400 101, admeasuring 2870 sq. mtrs. or thereabout and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Property"). The said Property is a 'censused slum'.
- (b) The slum dwellers occupying the hutments on the said Property have formed a Co-operative Housing Society called "Shree Valmiki Shejar Samitee S.R.A. CHS (Limited)", registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MUM/SRA/HSG/(TC)/12143/2012 dated 18/01/2012 (hereinafter referred to as "the said Society").
- (c) By its first general body meeting held on 11th December, 2005, the said Society (then proposed) representing the occupants of the said Property passed a resolution wherein the said Society resolved to appoint the Promoter 'as the Developer' to develop the said Property in terms of Regulation 33(10) of the Development Control Regulations, 1991 ("DCR") as applicable to the city of Mumbai.
- (d) By agreement dated 26th March, 2006 made by and between the Society (then proposed) and the Promoter herein, the said Society (then proposed) appointed the Promoter to develop the said Property inter alia by demolishing the existing structures on the said Property and by constructing building/s for rehabilitation of members of the said Society (Rehab Buildings) and also constructing building(s) for sale in the open market (Sale Buildings) as per the scheme which may be sanctioned for this purpose by the Slum Rehabilitation Authority (SRA) the nodal agency appointed by the State Government, under the provisions of the Maharashtra Slum Areas (Improvement Clearance and Redevelopment Act, 1971 ("Slum Act").
- (e) The said Society (then proposed) has also executed a Power of Attorney dated 26/03/2006 in favour of the Promoter herein.
- (f) The SRA has issued Letter of Intent ("LOI") bearing No. SRA/ENG/ 1293/RS/MHL/LOI dated 30th November, 2011 in (hereinafter called "the Original LOI") in favour of the Promoter granting permission for the development of the said Property in accordance with the proposed Slum Rehabilitation Scheme ("Scheme") on the detailed terms and conditions mentioned therein.
- (g) The SRA has revised the said Original LOI and issued revised Letter of Intent bearing No. SRA/ENG/1293/RS//MHL/LOI dated 20th March, 2012 ("Revised LOI"), vide which the SRA allowed a maximum FSI of 3.00 to be consumed on the said Property on the detailed terms and conditions mentioned therein, which inter alia included the following:

Registration No.	817-8
to as "the said Society"	
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Sr. No.	Description	Area in Sq. Mt.
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described in the **Second Schedule** hereunder written ("**Sale Building/Plot**"). The Promoters are offering residential flats on what is popularly known as "ownership basis" together with exclusive right for car parking space in the podium /compound in the Sale Building.

(n) The Purchaser/s has/have inspected the following:-

- i. Original LOI dated 30th November, 2011 issued by the SRA.
- ii. REVISED LOI dated 20th March, 2012 issued by the SRA.
- iii. Intimation of Approval dated 3rd September, 2012, issued by the SRA in respect of the Sale Building.
- iv. Commencement Certificate dated 12th November, 2012 issued by the SRA in respect of the Sale Building.
- v. Sanctioned Plan of the Sale Building to be constructed on the said Property.
- vi. The Property Card of the said Property.
- vii. The Title Certificate dated 24th November, 2012 of Mukesh Jain & Associates, Advocates.

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- (o) The Purchaser/s has/have satisfied himself/herself/itself/themselves about the promoter's right to construct and sell residential flats in the said Sale Building.
- (p) The Purchaser/s has/have agreed to acquire from the Promoter residential Flat No. 1303 Wing on the thirteenth floor of the said Sale Building viz. Vedic Heights per se constructed the said Property for consideration and on the terms and conditions as set out hereinafter and both the parties are executing this Agreement as required under the Maharashtra Ownership Flat Act, 1963 ('MOFA').
- (q) Income Tax Permanent Account Number of the Parties are as under:-

Name Of The Party	PAN No.
M/s. DAMODAR SURUCHI DEVELOPERS	AAFFD4788B
Mr. VIJAY DUBEY	AEXPD8499M

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

Hubej

[Signature]

Building known as ...
 Wings being constructed on the said Property more particularly described in the
 hereinabove.

**THIRD SCHEDULE ABOVE REFERRED TO
 (said Premises)**

Flat No. 1303 on the thirteenth floor, Wing A of the Sale Building more particularly described in the
 Second Schedule hereinabove on the said Sale Plot. The carpet area of the flat (inclusive of
 attached thereto all internal walls and pillars, if any) is **47.93 Sq. meters** equivalent to 516 Sq.

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SIGNED AND DELIVERED	
By the withinnamed Promoter	

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their
 respective hands and signatures the day and year first hereinabove written.

M/s. DAMODAR SURUCHI DEVELOPERS
 Through its Authorised Signatory
 Mr. &
 Mr. DINESH BANSAL

)
)
)
)
)
)



in the presence of
 1) Mahesh. K. Chavhan
 M. K. Gan



in the presence of ...
 1) Mahesh. K. Chavhan
 2) M. K. Gan

)
)
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)
)
)



Receipt

RECEIVED on or before the execution
 of these presents of and from the withinnamed
 Purchaser/s the sum of Rs. _____/-
 (Rupees _____)

 only) being the earnest money within mentioned
 to be paid by him/her/it/them to us.

We say received,

Promoter

(Handwritten signatures)

THE FIRST SCHEDULE FIRST MENTIONED HEREINABOVE
(said Property)

ALL that piece and parcel of land adm. 2870 sq. metres or thereabouts and bearing C.T.S No. 163-A (pt.) of village Akurli, at Veer Tanaji Nagar, Wadarpada Road No. 2, Hanuman Nagar, Kandivall (East), Mumbai- 400 101 within the Registration Sub-District and District of Mumbai Suburban and bounded as follows:-

- On or towards the North: Ganesh Krupa Society falling in CTS No. 163-A
- On or towards the South: Jai Jagdamba Society falling in CTS No. 163-A
- On or towards the East: Sanjivani Society falling in CTS No. 163-A
- On or towards the West: Existing Wadarpada Road No. 2

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THE SECOND SCHEDULE FIRST MENTIONED HEREINABOVE
(Free Sale Area/Building)

ALL THAT residential building which may be constructed on the said Property as more particularly described in the First Schedule appearing hereinabove by utilization of Floor Space Index (FSI) of 4599.24 sq. metres or thereabouts (besides functional FSI) as presently sanctioned in the Revised LOI issued by the SRA.



Place: Mumbai

Mukesh Jain & Associates
Advocates

Date: 27.10.2012

W:\WORK\Wadarpada Road No. 2 (1st) (1st) (1st) Society (Kandivall) (T.C.) (27.10.2012).docx

[Handwritten signature]

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मालमत्ता पत्रक

विभाग/संस्था - आकुली तालुका/न.पु.मा.का. -- न.भू.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा
 क्रमांक/चौ.मी. मी. रीट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकरणांचा किंवा माझ्याच्या तपशील आणि त्याच्या फेर तपासणेची नियत वेळ)

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 -२४६६.१
 ६०७८९८.९

सुविधाधिकार
 हक्काचा मूळ धारक महाराष्ट्र सरकार

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पट्टेदार
 इतर भार

दिनांक व्यवहार खंड क्रमांक नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) साक्षात्कन

१५/११/१९८५	स्वयंसूची न.अपट्टे जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील दिनांक २६/७/८५ या सुधारीत आदेश लागू ये. नगर प्रमाणन अ.क्र. १० याचे कडील आदेश आकुली न.पु.क्र. १६३ दि. १५/११/८५ अन्वये आकुली न.पु.क्र. १६३ सरकारी जागेपैकी क्षेत्र २४६६.१ चौ.मीटर क्षेत्र बेनेट कोलमेन अँड कंपनी लि यांना प्रदान झालेल्या जागेची नविन न.पु.क्र. १६३ व.ची मिळकत पत्रिका बेनेट कोलमेन अँड कंपनीचे नावाची उघडली न.पु.क्र. १६३ चे ६१०३६७.० चौ.मी. क्षेत्रातून २४६६.१ चौ.मी. क्षेत्र काढी करून न.पु.क्र. १६३ चे क्षेत्र ६०७८९८.९ क्षेत्र कायम करून न.पु.क्र. १६३ चा ६६३अ असा शेज बद्दल केला. तसे न.पु.क्र. १६३ व वर BI सत्ता प्रकार दाखल केला.				
३०/०४/१९९२	S.I मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्रमांक ७७/३६/अ ८३२ दिनांक १५/४/९२ अन्वये १८१७५ चौ.मीटर क्षेत्र मुंबई महानगर पालीकेस स्मरण भूमि/दफनभूमि साठी प्रदान केले त्याबद्दल नोंद घेतली. क्षेत्र १८१७५ चौ.मी				
२२/११/१९९३	S.I मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. ७७/३६/व.सी ५८३/९३ दि. २१/१०/९३ व शहीद पत्रक क्र. ७७/३६/व.सी ५८३/९३ दि. ५/११/९३ अन्वये मा. वरिष्ठ पोलीस निरीक्षक, कादिवली (पूर्व) पोलीस ठाणे, कादिवली येथे २००० चौ.मी. जागेचा ताबा दि. १६/११/९३ रोजी दिला त्या बद्दल नोंद घेतली क्षेत्र २००० चौ.मी.				
११/०३/१९९७	गा.अधिक्षक भूमि अधिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.पु./शासकीय मिळकती/संगणीकरण/९७/३५३/१० बाबती दिनांक २०/११/९७ चे पत्र व इकडील क्रमांक न.पु. आकुली/न.पु.क्र. १६३/९७ गोरेगांव दिनांक ११/३/९७ चे आदेशान्वये न.पु.क्र. १६३ या मिळकतीचे क्षेत्रापैकी धिकात आंराखंड्याप्रमाणे आंराखणखाली वर्ग होते असलेल्या क्षेत्राच्या खालील प्रमाणे आंराखण निहाय नोंदी घेतल्या. अ.न. न.पु.क्र. आंराखणाचा प्रकार क्षेत्र चौ.मी. सुनर (१) १६३ गार्डन ४८००.०० (२) गार्डन ३९००.०० (३) म्युनिसिपल प्रा.स्कूल १८००.०० (४) सॅकडरी स्कूल २२००.०० (५) प्ले ग्राऊंड २७००.०० (६) ID/LIB १०००.०० (७) प्ले ग्राऊंड २५००.०० (८) म्युनिसिपल प्रा.स्कूल १८००.०० (९) पार्क ४३७५६.०० (१०) प्ले ग्राऊंड १९००.०० (११) प्ले ग्राऊंड १६५०.०० (१२) सॅकडरी स्कूल २४००.०० (१३) म्युनिसिपल प्रा.स्कूल २०००.०० (१४) रीटल मार्केट २४००.०० (१५) रिट्रेशन ग्राऊंड ६४००.०० (१६) प्ले ग्राऊंड ९३००.०० (१७) गार्डन १९१५०.०० (१८) धोबी घाट २००००.०० (१९) प्ले ग्राऊंड ३६००.०० (२०) प्ले ग्राऊंड ३४००.०० (२१) सॅकडरी स्कूल ३०००.०० (२२) म्युनिसिपल प्रा.स्कूल ३०००.०० (२३) पार्कींग प्लॉट २३००.०० (२४) रीटल मार्केट २४००.०० (२५) म्युनिसिपल प्रा.स्कूल १८००.०० (२६) प्ले ग्राऊंड २४००.०० (२७) सॅकडरी स्कूल ३०००.०० (२८) खाजगी पार्क १०८९००.०० (२९) डी.पी.रोड ५१६५०.००				



Handwritten signature: Hubey

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मालमत्ता पत्रक

तालुका/न.भु.मा.का. - व.भू.अ.गोरेगांव

जिल्हा - मुंबई उपनगर जिल्हा

शासनाला दिलेल्या अकराव्या किंवा भादव्याचा तपशील अर्थात त्याच्या फेर तपारणीचे (नवराचेक)

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा धार (भा)	साक्षात्कन
१४/०३/१९९७	मा.अधीक्षक भूमि अधिलेख उपनगर मुंबई यांचेकडील क्र. २०/१/९७ चे पत्र व इ.कडील क्र.प.पू.४/आकृतीन.पू.क्र.१६३/९७ चे आदेशान्वये न.भू.क्र.१६३ अ या मालमत्तीचे एकूण क्षेत्र ६०७८९८.९ चौ.मी. क्षेत्रापैकी पूर्वीचे नोंद आलेले १७१ चौ.मी. क्षेत्र वजा करून शिल्लक राहिलेले २७२७१७.९ चौ.मी. क्षेत्रास डी.पी.आर.खंडाप्रमाणे निवासी म्हणून नोंद घेतली.		न.भू.शासकीय मालमत्ती/संगणीकरण १७/३६३/१० बांदा दिनांक १६/३/९७ चे आदेशान्वये न.भू.क्र.१६३ अ या मालमत्तीचे एकूण क्षेत्र ६०७८९८.९ चौ.मी. क्षेत्रापैकी पूर्वीचे नोंद आलेले १७१ चौ.मी. क्षेत्र वजा करून शिल्लक राहिलेले २७२७१७.९ चौ.मी. क्षेत्रास डी.पी.आर.खंडाप्रमाणे निवासी म्हणून नोंद घेतली.	सही - १४/०३/१९९७ न.भू.अ.क्र. १० मु. उ. न. मि. मुर्गई त
२७/१०/१९९७	मा.निलेखधिकारी मुंबई उपनगर जिल्हा मान कडील आदेश क्र. सी/कार्यासन-३/जमिन सौ.आर-६/८८ दि. १७/२/८९ ची प्रत व ताबा पावती अन्वये नगर भूमिपुन आकृती येथिल न.भू.क्र.१६३ पैकी ३७.२ चौ.मी. क्षेत्रास लेसी म्हणून नोंद देखिलेले केलेची नोंद केली.		(L) मुंबई विद्युत फुवटा संवस्थेन क्षेत्र ३७.२	सही - २७/१०/१९९७ न.भू.अ.क्र. १० मु. उ. न. मि. मुर्गई त
२८/०२/२००४	मा.जि.मु.टप.यांचे कडील आदेश क्र.सी/११/३६१ दि. २२/४ दि. २०/१/२००३ अन्वये क्षेत्र १४६६.६२ चौ.मी. शैक्षणिक प्रयोजनाय		भोगवटदार वर्ग-२ रिव्हर्त एंज्युकेरातल ट्रस्ट	फेरकार क्र.३७८ प्रमाणे सही - २८/०२/२००४ न.भू.अ. गोरेगाव
०९/०३/२००६	मा.अधीक्षक भूमि अधिलेख मु.उप.जिल्हा यांचे कडील आदेश क्र.न.भू.स.३/न.भू.अ.गोरेगाव/अधिलेख पुनर्लेखन दि. ६/२/०६ अन्वये सदर मालमत्ती प्रतिकडे पुनर्लेखन केलेची नोंद केली.			फेरकार क्र.४२३ प्रमाणे सही - ०९/०३/२००६ न.भू.अ. गोरेगाव

तपारणी करणारा

खरी नकल -



सत्य प्रतिलिपि

सुभाष चंद्र बोस

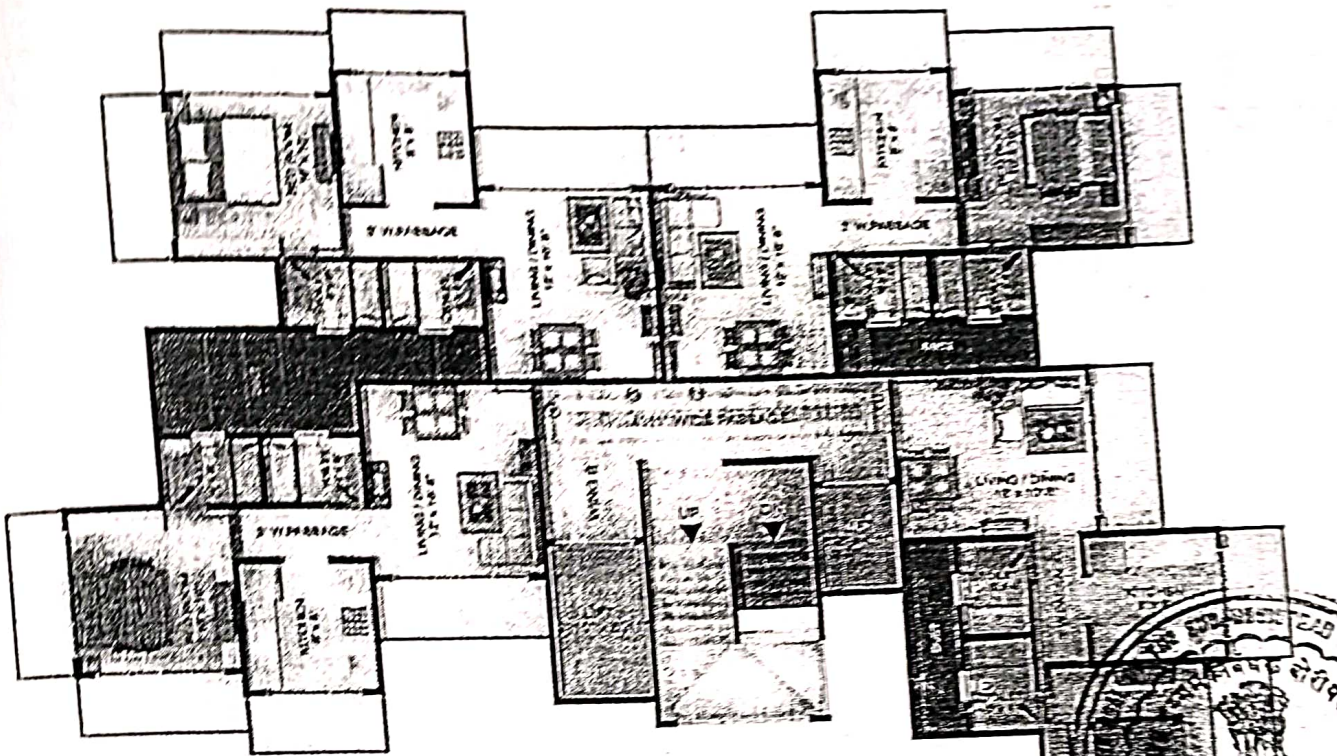
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नकल अज कमी...
नकलेचे शुल्क...
कायद शुल्क...
१९९७/११
१९९७/१०
१९९७/१०

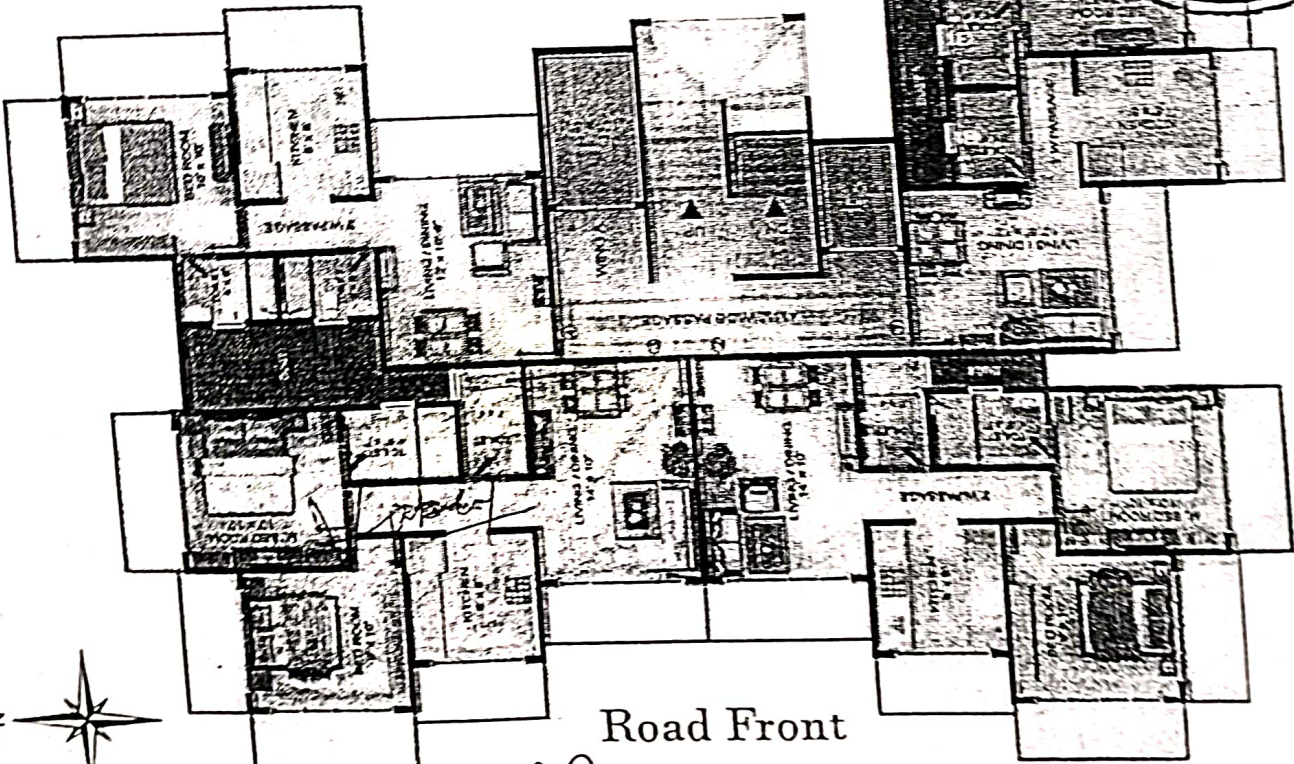
Huby

TYPICAL FLOOR PLAN

बाल-४
303L



Flat No 1303 on 13th floor
in A wing of Vedic Heights

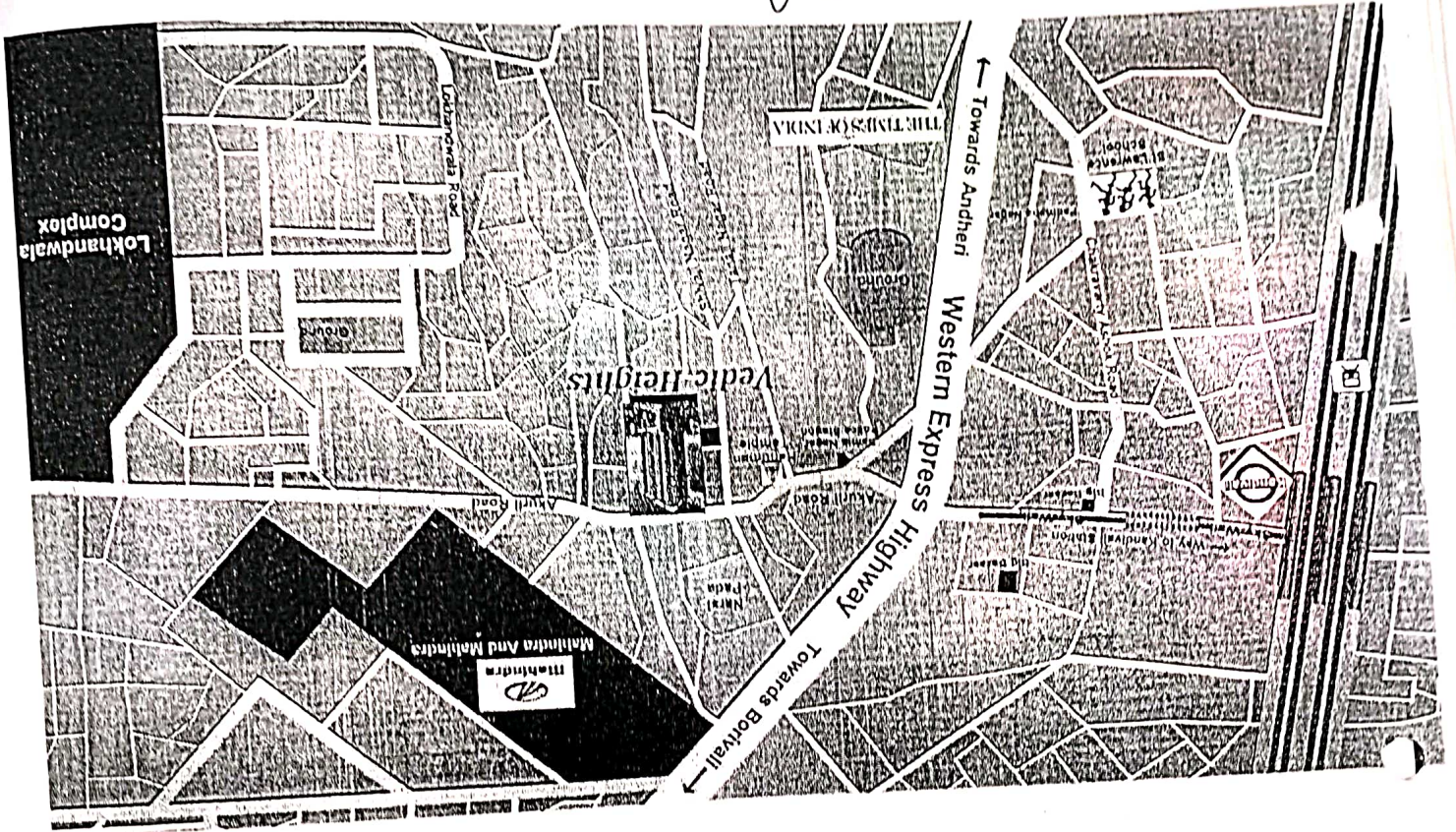


Road Front

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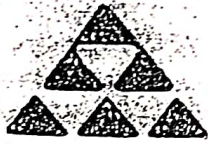


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Annexure F



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA/Ch.E./2863/RS/MHL/AR. 3 SEP 2012

SALE BLDG.

बल - ४	
365C	103
२०१३	

To, M/s. Damodar Suruchi Developers,

15-A, Bharat Insurance Building, Horniman Circle, 3rd Flr, Fort, Mumbai 400 023.

With reference to your Notice, letter No. 5331 dated 07/04/2012 and

delivered on 18/4/12 199 and the plans, Sections, Specifications and Description and further particulars and details of your building at C.T.S.No. 163-A(pt) of Village

Akurli at Veer Tanaji Nagar, Wadarpada Road No.02, Hanuman Nagar, Kurla East, Mumbai for Shree Valmiki Society CHS.

furnished to me under your letter, dated 07/04/1299 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed, is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966

as amended up-to-date, subject to the following conditions :



- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL
- A.1) That the Commencement Certificate u/s. 44/69 (1) (a) of the MR & TP Act, 1966 obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the Structural Engineer shall be appointed, and Supervision memo as per Appendix XI-D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the structural design & calculations for the proposed work accounting for system analysis as per relevant I. S. code along with plan shall be submitted before C.C.

[Handwritten signature]

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Annexure G

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/2863/RS/MHL/AP

12 NOV 2012

COMMENCEMENT CERTIFICATE

SALE BLDG.

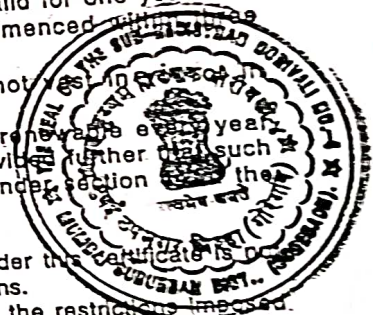
वरल - ४	
३०३८	२२
२०१३	

To,
M/s. Damodar Suruchi Developers,
15/A, Bharat Insurance Bldg.,
Horniman Circle, 3rd floor,
Fort, Mumbai-400 023.

Sr, With reference to your application No. 5331 dated 07/04/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. --- C.T.S. No. 163A(pt.) of village Akurli T.P.S. No. --- ward R/S situated at Veer Tanaji Nagar, Wadarpada Road No.2, Hanuman Nagar, Kandivali (E), Mumbai for Shree Valmiki Shejar Samiti CHS.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/1293/RS/MHL/LOI dt. 20/03/2012
IOA U/R No. SRA/ENG/2863/RS/MHL/AP dt. 03/09/2012
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within 3 months from the date of its issue.
4. This permission does not entitle you to develop land which does not involve contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable for a period of one year but such extended period shall be in no case exceed three years provided that such extension shall not bar any subsequent application for fresh permission under section 45 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
(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.
(b) Any of the condition subject to which the same is granted or any of the restriction imposed thereon by the C.E.O. (SRA) is contravened or not complied with.
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



SHRI D.V. PAWAR

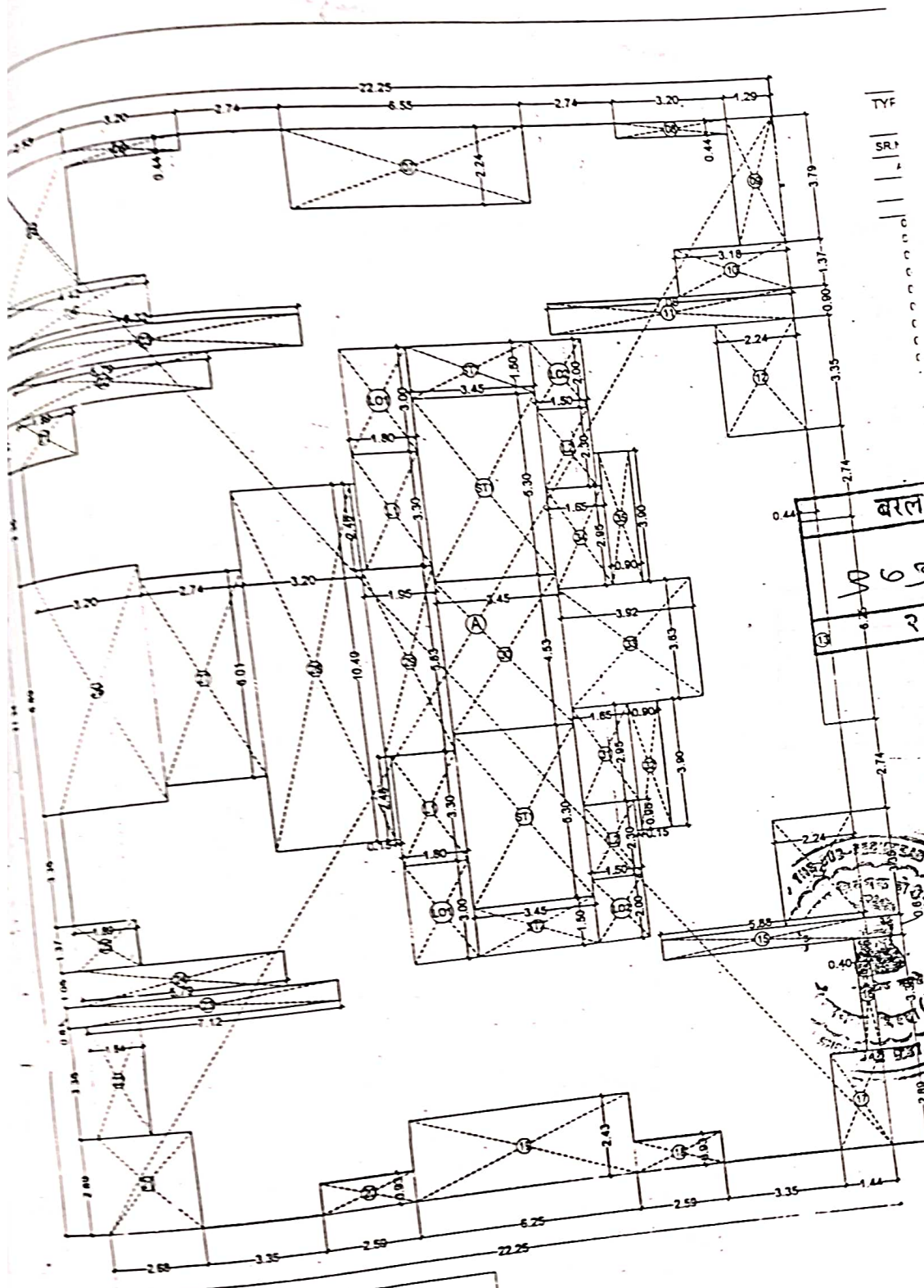
The C.E.O. (SRA) has appointed _____
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.
This C.C. is granted for work up to plinth C.C.

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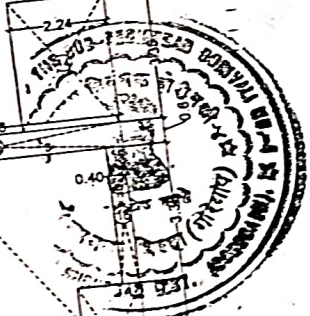
For and on behalf of Local Authority
The Slum Rehabilitation Authority.

[Handwritten signature]
Executive Engineer (SRA)-II
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



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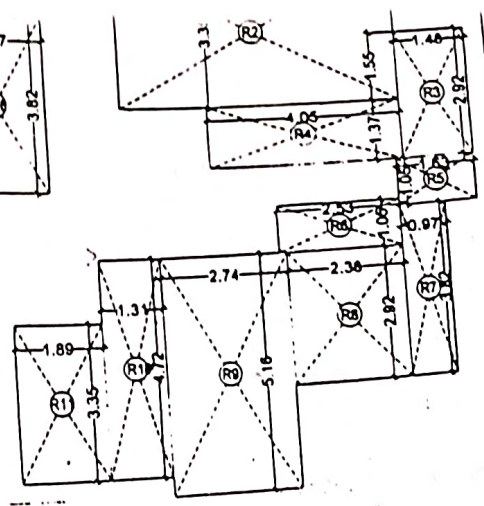
बाल - ४
65L 79
2023



BUILT UP AREA LINE DIAGRAM
4TH TO 7TH, 9TH TO 15TH FLOOR
SCALE - 1 : 100

R
DINESH
LATA
LUM
LAMA
R. R.
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REFUGE AREA LINE DIAGRAM
 8TH FLOOR PLAN SCALE - 1 : 100



REFUGE AREA STATEMENT
 FOR 16TH FLOOR (WING 'A' & 'B')

TOTAL BUILT UP AREA ABOVE = [(16TH) + (17TH TO 21TH) + 22ND (PT)]
 (16TH & ABOVE FLRS.) = [(429.83) + (429.83 x 5TH FLRS)] + 228.74
 = 2807.72 SQ.MT

REFUGE AREA REQD. = $\frac{4 \times \text{TOTAL B.U.A. 16TH \& ABOVE FLRS.}}{100}$

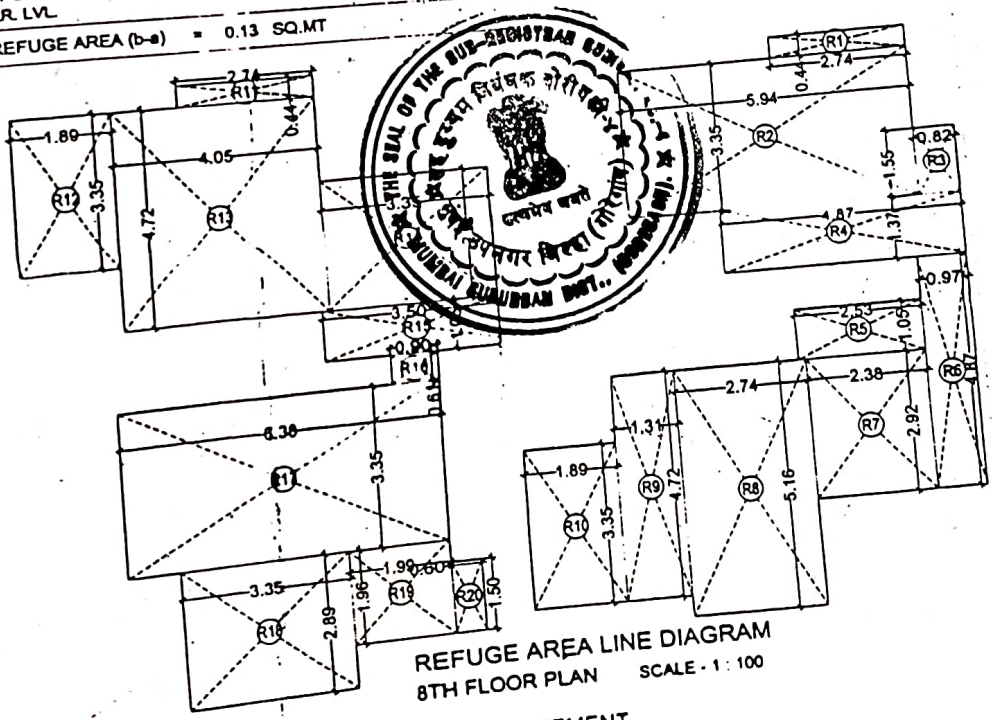
REFUGE AREA REQD. AT 16TH FLR. LVL = $\frac{4 \times 2807.72 \text{ SQ.MT}}{100}$
 = 112.31 SQ.MT

TOTAL REFUGE AREA REQD. AT 16TH FLR. LVL = 112.31 SQ.MT (a)

TOTAL REFUGE AREA PROV. AT 16TH FLR. LVL = 112.44 SQ.MT (b)

EXCESS REFUGE AREA (b-a) = 0.13 SQ.MT

बाल - 8
 365C 73
 2023



REFUGE AREA LINE DIAGRAM
 8TH FLOOR PLAN SCALE - 1 : 100

REFUGE AREA STATEMENT
 FOR 8TH FLOOR (WING 'A' & 'B')

TOTAL BUILT UP AREA ABOVE = [(8TH) + (8TH TO 15TH)]
 (8TH & ABOVE FLRS.) = [(429.83) + (429.83 x 7TH FLRS)]
 = 3438.64 SQ.MT

REFUGE AREA REQD. = $\frac{4 \times \text{TOTAL B.U.A. 8TH \& ABOVE FLRS.}}{100}$

REFUGE AREA REQD. AT 8TH FLR. LVL = $\frac{4 \times 3438.64 \text{ SQ.MT}}{100}$
 = 137.55 SQ.MT

TOTAL REFUGE AREA REQD. AT 8TH FLR. LVL = 137.55 SQ.MT (a)

TOTAL REFUGE AREA PROV. AT 8TH FLR. LVL = 148.54 SQ.MT (b)

EXCESS REFUGE AREA (b-a) = 10.99 SQ.MT

- 007.32
- 007.32
- 2.50
- 6.08
- 7.49
- 6.08
- 9.59
- 1.41
- 14.87
- 1.41
- 4.80
- 4.36
- 6.37
- 7.50
- 2.75
- 7.50
- 3.59
- 1.34
- 4.16
- 2.41
- 15.19
- 2.41
- 7.75
- 5.49
- 4.34
- 6.08
- 2.59
- 22.05
- 16.47
- 33.57
- 10.78
- 15.63
- 4.87
- 3.51
- 14.23
- 4.87
- 3.51
- 267.49 b
- 429.83 c
- 36.57
- 10.36
- 11.86
- 0.74
- 10.80
- 6.90
- 0.29
- 6.00
- 83.53 d
- 1.21
- 19.90
- 1.27
- 6.67
- 2.66
- 4.72
- 6.95
- 14.14
- 6.18
- 6.33
- 1.21
- 6.33
- 19.12
- 9.78
- 3.68
- 0.55
- 21.37
- 9.68
- 3.90
- 0.90
- 148.54 e
- 199.76

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBHASH KESHAV NIKAM
KESHAV MAHADEV NIKAM

13/11/1967

Permanent Account Number

ACVPN3027H

Subhash Nikam

Signature





भारत सरकार
GOVERNMENT OF INDIA



सुभाष केशव निकम
Subhash Keshav Nikam

जन्म वर्ष / Year of Birth : 1967
पुरुष / Male



3273 2606 4222

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता ५९६ खंडू पवार चाळ समर्थ वाडी,
आकुर्ली रोड, हनुमान नगर, कांदिवली पूर्व,
मुंबई, महाराष्ट्र, 400101

Address: 596 Khandu Pawar
Chawl Samrath Wadi, Akurli
Road, Hanuman nagar, Kandivali
East, Kandivali East, Mumbai,
Maharashtra, 400101



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



सत्यमेव जयते

भारत सरकार, वित्त मंत्रालय, आयकर विभाग, मुंबई
GOVT. OF INDIA, MINISTRY OF FINANCE,
INCOME-TAX DEPARTMENT, MUMBAI



संख्या : कर्मचारी संख्या :
No.: 24489 Employee No.: 115532

नाम : सुभाष केशव निकम
Name : SUBHASH K. NIKAM

पद : प्रशासनिक अधिकारी
ADMINISTRATIVE OFFICER



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अतिरिक्त आयकर आयुक्त (मुख्यालय), प्रशासन, मुंबई
ADDL. COMMISSIONER OF INCOME-TAX (H.Q.), ADMN., MUMBAI