

398/8287

Monday, April 29, 2024

10:19 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9121

दिनांक: 29/04/2024

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल3-8287-2024

दस्तऐवजाचा प्रकार : ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: चौधुरी रजनी कांता दश - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:39 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु.5357360 /-

मोबदला रु.5400000/-

भरलेले मुद्रांक शुल्क : रु. 324000/-

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424283905014 दिनांक: 29/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001232875202425R दिनांक: 29/04/2024

बँकेचे नाव व पत्ता: Panjab National Bank

Chandny Rajani Kauri Dnr

4/29/2024



29/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 8287/2024

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	5400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5357360
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र. 403,चौथा मजला,वी विंग,शक्ती रेसीडेन्सी को-ऑप हौसिंग सोसायटी लि.,भूखंड क्र. 66,सेक्टर-5,उलवे,नवी मुंबई,ता. पनवेल,जिल्हा- रायगड. क्षेत्रफळ -55.680 चौ. मी. कारपेट व 3.153 चौ. मी. टेरेस + ओपन कार पार्किंग स्पेस क्र. 32((Plot Number : 66 ; SECTOR NUMBER : 5 ;))
(5) क्षेत्रफळ	1) 55.680 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सोफिया मॅथ्यु -- वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. सी-502, ऑलीव इस्टेट्स , भूखंड क्र. 104, सेक्टर-27, नेरूळ (ई) , नवी मुंबई, ता./जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AKCPM4706D 2): नाव:-पी.के. मॅथ्यु -- वय:-72; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. सी-502, ऑलीव इस्टेट्स , भूखंड क्र. 104, सेक्टर-27, नेरूळ (ई) , नवी मुंबई, ता./जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AKCPM4706D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चौधुरी रजनी कांता दश -- वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.105, पहिला मजला, श्री सदगुरू को-ऑप. हौसिंग सोसायटी लि., भूखंड क्र.194ए, सेक्टर-20, नेरूळ, नवी मुंबई, ता./जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AHTPD7189D 2): नाव:-चौधुरी जयश्री दश -- वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.105, पहिला मजला, श्री सदगुरू को-ऑप. हौसिंग सोसायटी लि., भूखंड क्र.194ए, सेक्टर-20, नेरूळ, नवी मुंबई, ता./जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AMBPC8949F
(9) दस्तऐवज करून दिल्याचा दिनांक	24/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8287/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	324000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

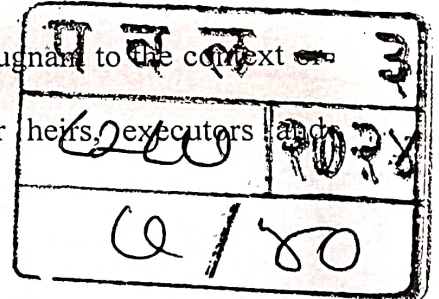
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Ulwe, Navi Mumbai on this 29th day of April, 2024, BETWEEN 1) MRS. SOPHIA MATHEW, aged 65 years, (I.T. PAN-AKCPM4706D & AADHAAR CARD NO.9521 8535 1178), 2) MR. P. K. MATHEW, aged 72 years, (I.T. PAN- AABPM0338E & AADHAAR CARD NO.7891 1447 5196), Indian Inhabitant, residing at Flat No.C-502, 5th Floor, Olive Estates, Sector-27, Nerul (East), Navi Mumbai-400706, Tal./Dist. Thane, hereinafter referred to as "THE VENDORS / TRANSFERORS" (which expression shall unless it be repugnant to the context meaning thereof be deemed to mean and include their heirs, executors and administrators and assigns) of the ONE PART.



AND

1) MR. CHAUDHURY RAJANI KANTA DASH, aged 57 years, (I.T. PAN:AHTPD7189D & AADHAAR CARD NO.9143 7111 7258), 2) MRS. CHAUDHURY JAYASHRI DASH, aged 54 years, (I.T. PAN:AMBPC8949F & AADHAAR CARD NO.6826 9599 0166), Indian Inhabitant, residing at Flat No.105, 1st Floor, Shree Sadguru Co-op. Housing Society Ltd. Flat No.194, Sector-20, Nerul, Navi Mumbai-400706, Tal./Dist.Thane, hereinafter collectively referred to as "THE PURCHASERS /TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.



Sophia Mathew

Chandny Rajan Kanta Dash
ch Jayashree Dash

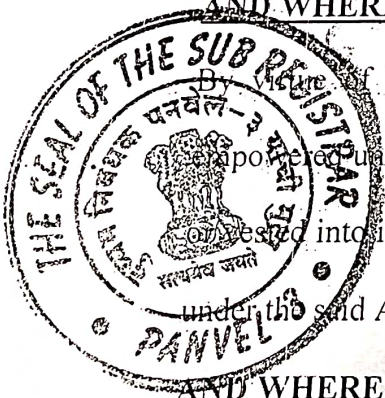
WHEREAS:

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The CORPORATION has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

AND WHEREAS:

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The state Government has acquired land from the villages of Panvel-and Uran for public purpose of the planned development and utilization of the said land for the city of Navi Mumbai and vested the same in the CORPORATION by an Order duly made in that behalf as per the provisions of Section 113 of the said Act.

AND WHEREAS:

By virtue of being the Development Authority the CORPORATION has been empowered under Section 118 of the said Act to dispose off any land acquired by it into it in accordance with the proposal approved by the State Government under the said Act;

AND WHEREAS:

The urban development department of the State Government vide their GR. NO. LQN/1985/1910/CR-217/85 NV-10, dated 6th March 1990 and vide GR. NO.

Sapna Mathur

[Signature]

Chandny Rajni Karthi Dink

Ch Jayashree Dash

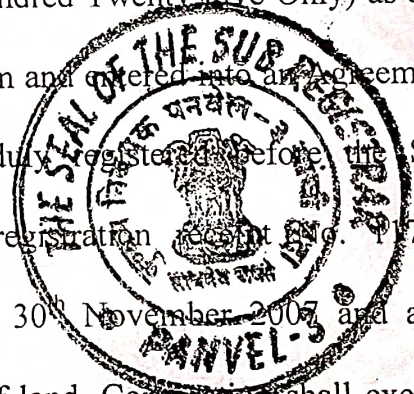
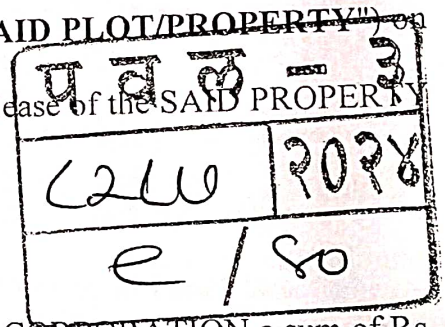
C.I.D/1094/C.N. 287/N.V-10, dated 28th October, 1994 decided to allot plot to project affected persons by an under CIDCO 12.5% scheme whose lands has been acquired by the State Government for the planned development of Navi Mumbai.

AND WHEREAS:

1) SHRI.YASHWANT CHANDER KOLI, 2) SHRI. SHIVDAS CHANDER KOLI, 3) SMT. PARVATI MAHADEO KOLI, 4) SMT. AHILYA DUKLYA KOLI, 5) SMT. LAXMIBAI SURESH KOLI AND 6) SHRI. JAIDAS SURESH KOLI, hereinafter jointly and collectively referred to as "THE LESSEES" had been allotted a Plot of Land by the said CORPORATION bearing number 66 under erstwhile 12.5% Scheme of CIDCO Ltd. in Sector No.5, Village-Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, admeasuring 2249.59 Sq. Mts. or thereabouts and more particularly described in the First Schedule hereunder written (hereinafter referred to as "THE SAID PLOT/PROPERTY") on the terms and conditions including the conditions of lease of the SAID PROPERTY as set out therein;

AND WHEREAS:

The ORIGINAL LESSEES/LICENSEES paid to the CORPORATION a sum of Rs. 28.125/- (Rupees Twenty Eight Thousand One Hundred Twenty Five Only) as and by way of full and final payment of Lease Premium and entered into an Agreement to Lease dated 30/11/2007 and the same is duly registered before the Sub Registrar of Assurance at Panvel-3 vide its registration receipt No. P/746. registration Serial No. PAVAL3-11603-2007 on 30th November 2007 and after construction of building(s) on the SAID PLOT of land, Corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the SAID PLOT to the LESSEES for a period of 60 (Sixty) years from the date of Agreement to Lease;



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Chandrayan Parthasarathy Dutt

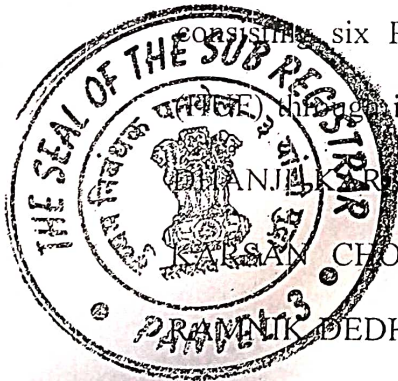
AND WHEREAS:

The said ORIGINAL LESSEES/LICENSEES by virtue of a Tripartite Agreement dated 22/02/2008, have sold, transferred and assigned their rights, title, interest and benefits of the SAID PLOT of land in favour of the NEW LICENSEES i.e. 1) MR. SHRIKANT MORESHWAR BADGE and 2) MR. DHONDIRAM SHANKAR SHINDE and the same is duly stamped and registered with the Sub-Registrar of Assurances at Panvel-3 vide its registration receipt No. 2369 and registration serial No. PVL-3-02302-2008, dated 22/02/2008 and CIDCO vide its letter bearing no.CIDCO/ESTATE/12.5% SCHEME/ULWE 1773/2008, dated 28/02/2008, the NEW LICENSEE, i.e. 1) MR. SHRIKANT MORESHWAR BADGE and 2) MR. DHONDIRAM SHANKAR SHINDE, instead and in place of the aforesaid ORIGINAL LESSEES/LICENSEES.

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AND WHEREAS:

The said NEW LICENSEE i.e. 1) MR. SHRIKANT MORESHWAR BADGE and 2) MR. DHONDIRAM SHANKAR SHINDE by virtue of Tripartite Agreement dated 02/05/2008 have sold, transferred and assigned all their rights, title, interest and benefits of the SAID PLOT of land in favour of the SUBSEQUENT NEW LICENSEES i.e. **M/S. SHREE SHAKTI ENTERPRISES** a partnership firm



consisting of six Partners namely 1) SHRI. BHARAT PRABHULAL SANGHVI through its Karta 1) SHRI. BHARAT PRABHULAL SANGHVI, 2) SHRI. DHANJI KARAN CHOWDHARY (HUF) through its Karta SHRI. DHANJI KARAN CHOWDHARY, 3) SHRI. RASIK SAVAGAN PATEL, 4) SHRI. PRAMNIK DEDHIA, 5) SHRI. SURESHKUMAR VALJIBHAI PATEL, 6) SHRI. NARSINH VELJIBHAI PATEL and the same were duly registered with concern Sub-Registrar of Assurance at Panvel-3 vide its registration receipt No. 4735 and

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[Handwritten signature]

Chandray Rajan Karan D...

AND WHEREAS:

At the request of the VENDORS, herein, the BUILDERS/PROMOTERS agreed to sell to the VENDORS on Ownership basis a 2 B.H.K Flat bearing No.403, 4th Floor, B wing, in Shakti Residency, Plot No. 66, Sector-5, Ulwe Navi Mumbai, Tal. Panvel, Dist. Raigad, area admeasuring 55.680 Sq. Mtr. Carpet + 3.153 Sq. Mtr. Terrace.

AND WHEREAS:

By virtue of an Agreement for Sale dt.04/04/2013 executed between the BUILDERS/PROMOTERS and the VENDORS herein namely MRS. SOPHIA MATHEW & MR. P. K. MATHEW in respect of the Flat bearing No.403, 4th Floor, B wing, Shakti Residency, Plot No. 66, Sector-5, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, area admeasuring 55.680 Sq. Mtr. Carpet + 3.153

Sq. Mtr. Terrace (hereinafter referred to as "the SAID FLAT") duly registered with the office of the Joint Sub-Registrar Panvel 4, under document No.

No.PVL4-3394/2013, vide receipt No.3459, dt.05/04/2013, the BUILDERS/PROMOTERS have sold and transferred all its/their rights, title and

interest in or upon the SAID FLAT in the name of the VENDORS namely MRS. SOPHIA MATHEW & MR. P. K. MATHEW.

AND WHEREAS:

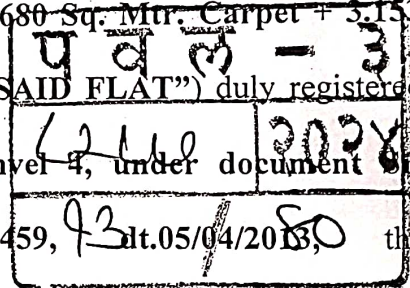
On completion of construction work of the building on the SAID PLG the town Planning department of the CIDCO has issued an Occupancy Certificate bearing Ref. No.CIDCO/BP-8102/ATPO(NM&K)2014/477, dt.26/05/2014-3

AND WHEREAS:

The BUILDERS/PROMOTERS by its/their letter dt.29/05/2015 allotted one open car parking space bearing No.32 in the name of the VENDORS.

Sophia Mathew

Chandray Rajan Kishor Doh



SHREE SHAKTI ENTERPRISES
ANNEXURE - A
SHAKTI RESIDENCE

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई-४०० ०२१.

दूरध्वनी : (स्वागत कक्ष)+९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१८१००

फॅक्स : +९१-२२-६७९१८१६६

संदर्भ क्र. CIDCO/BP-8102/ATPO(NM & K)/2012/ 4.47 = --

दिनांक:

४ III 2012	
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To,
M/s. Shree Shakti Enterprises,
Partner Mr. Bharat Prabhulal Sanghavi (HUF) & Others Five,
Shop No.16, Chnar CHS Ltd., Plot No.35, Sector-42,
Nerul, Navi Mumbai.

ASSESSMENT ORDER NO.195/2012-13 REGISTER NO.01 PAGE NO.196

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	6	1	6	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.66, Sector-5, Ulwe, (12.5% scheme), Navi Mumbai.

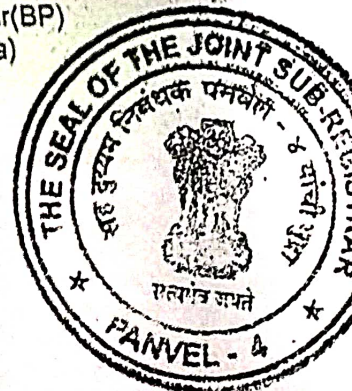
REF:- 1) Your architect's application dated 17/04/2012 & 21/06/2012

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

1. Name of Assessee :- M/s. Shree Shakti Enterprises,
Partner Mr. Bharat Prabhulal Sanghavi (HUF) & Others Five,
2. Location :- Plot No.66, Sector-5, Ulwe, (12.5% scheme), Navi Mumbai.
3. Land use :- Residential
4. Plot area :- 2249.59 Sq. mtrs
5. Permissible FSI :- 1.5
6. GROSS BUA FOR ASSESSEMENT :- 6486.333 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 6486.333 Sq.mtrs. X 12000.00= Rs.77835996/-
- B) AMOUNT OF CESS :- Rs.77835996/- X 1%= Rs.778359.96
- 7) Construction & Other Workers Welfare Cess charges paid Rs.7,87,300/- vide Receipt No.8272, dtd.04/05/2012

Yours faithfully,

(R. B. Patil)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:
"सिडको" भवन, सीबीडी मेलगाव, गरी मुंबई-४०० ११२.
दूरध्वनी : २१-२२-२७११८१००
फॅक्स : २१-२२-२२२३१५२

मुख्य कार्यालय:
"सिडको" भवन, सीबीडी मेलगाव, गरी मुंबई-४०० ११२.
दूरध्वनी : २१-२२-२७११८१००
फॅक्स : २१-२२-२२२३१५२
दिनांक: 4 JUL 2012

संख्या: CIDCO/EP&N&A/TPO(NM & K)2012/ 447 = --

To,
M/s. Shree Shakti Enterprises,
Partner Mr. Bharat Prabhakar Sanghavi (HUF) & Others Five,
Shop No. 15, Dnyanesh Ltd., Plot No. 66, Sector-5,
Navli, Navi Mumbai.

ASSESSMENT ORDER NO.195/2012-13 REGISTER NO.01 PAGE NO.193

SUB: Payment of amended development charges for Residential Building on Plot No.66, Sector-5, Ulwe, (12.5% scheme), Navi Mumbai.

- REF:-
- 1) Your architect's application dated 17/04/2012 & 21/05/2012
 - 2) Earlier C.C. granted by this office vide letter No. CIDCO/ATPO(SPY)1343, dtd.24/08/2010
 - 3) Final transfer order issued by M(TS) vide letter No. CIDCO/Estate/12.5%/Ulwe/1773/2008, dtd. 21/05/2008
 - 4) Amended fire NOC issued by Fire Officer vide letter No. CIDCO/Fire/Kim/2064/2012, dtd.20/06/2012
 - 5) NOC for Height Clearance issued by AAI vide letter No.BT-1/NOCC/M/11/NM42, dtd.29/03/2012
 - 6) Extension in time limit issued by EO vide letter No. CIDCO/Estate/12.5%/Ulwe/1773/2012, dtd.04/05/2012
 - 7) Movable NOC issued by AEO, vide letter No. CIDCO/Estate/12.5%/1773/Ulwe/2010, dtd.28/08/2010
 - 8) Stamp duty paid of Rs 11,25,000/- vide Chalan No.124683, dtd.27/08/2010

पंचल-४
3308/2013
88/68
Land use
Plot area

PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010

1	Permissible FSI	-
2	Rates as per Stamp Duty Ready Reckoner, for Sec-5, Ulwe	-Rs.11500/-
3	AREA FOR ASSESSMENT FOR COMMERCIAL	-
4	Plot area (Earlier approved)	- 164.644 Sq.mtrs.
5	Built up area (Proposed) FOR RESIDENTIAL	- 246.968 Sq.mtrs.
6	Plot area (Earlier approved)	- 2084.948 Sq.mtrs.
7	Built up area (Earlier approved)	- 3125.803 Sq.mtrs.
8	DEVELOPMENT CHARGES ON EARLIER APPROVED AREA COMMERCIAL	-
9	164.644 Sq.mtrs. X Rs. 60/-	=Rs. 9878.64
10	246.968 Sq.mtrs. X Rs. 80/-	= Rs.19757.28
11	TOTAL	= Rs. 29635.92
12	FOR RESIDENTIAL	-
13	2084.948 Sq.mtrs. X Rs. 30/-	=Rs. 62548.38
14	2380.268 Sq.mtrs X Rs. 40/-	=Rs. 95210.60
15	730.638 Sq.mtrs X 11500 X 2%	= Rs. 170876.82
16	TOTAL	= Rs.328995.80
17	8(A)+8(B)+9(A) =Rs.368631.72, Say Rs.358632/-	
18	22/06/2012	
19	Upto 25/11/2012	



12. Development charges paid of Rs.3,58,000/- vide Chalan No.124684, dtd.27/08/2010, Amount of Rs.2,08,500/- Receipt No.8272, dtd.04/11/2012, Amount of Rs.1,51,000/-
Unique Code No. 2012 02 021 02 1515 01 is for this Development Permission on Plot No.66, Sector-5, Ulwe, (12.5% scheme), Navi Mumbai.
This assessment order supersedes the earlier assessment order No.464/2010-11 issued by this office vide letter dtd.24/06/2010

Yours faithfully,

(B. Rathi)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीयुक्त कार्यालय:

'विर्मल', सुरारा गणहारा, नरीमन पोईंट, मुंबई-४०० ०२१.

दूरध्वनी : (स्वागत नसता) +९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५०९



मुख्य कार्यालय:

'सिखको' भवन, सीबीडी बेलगाव, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१८१००

फॅक्स : +९१-२२-६७९१८१६६

दिनांक: 4 JUL 2012

संदर्भ क्र. CIDCO/BP-8102/ATPO(NM & K)/2012/ 448

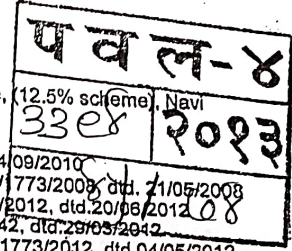
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To,
M/s. Shree Shakti Enterprises,
Partnor Mr. Shārat Prabhulāi Sanghavi (HUF) & Others Five,
Shop No.16, Chnar CHS Ltd., Plot No.35, Sector-42,
Nerul, Navi Mumbai.

Sub:- Amended approval to revised plans for Residential Building Plot No.66, Sector-5, Ulwe, Mumbai.

REF:-

- 1) Your architect's application dated 17/04/2012 & 21/06/2012
- 2) Earlier C.C. granted by this office vide letter No. CIDCO/ATPO(BP)/1343, dtd.24/09/2010
- 3) Final transfer order issued by M(TS) vide letter No. CIDCO/Estate/12.5%/Ulwe/1773/2009, dtd. 21/05/2008
- 4) Amended fire NOC issued by M(TS) vide letter No. CIDCO/Fire/Klm/2964/2012, dtd.20/08/2012
- 5) NOC for Height Clearance issued by AAI vide letter No. BT-1/NOCC/M/11/NM/42, dtd.29/05/2012
- 6) Extension in time limit issued by EO vide letter No. CIDCO/Estate/12.5%/Ulwe/1773/2012, dtd.04/05/2012
- 7) Maveja NOC issued by AEO, vide letter No. CIDCO/Estate/12.5%/1773/Ulwe/2010, dtd.28/09/2010
- 8) 50% IDC paid of Rs.11,25,000/- vide Challan No.124683, dtd.27/08/2010



Dear Sir,

Please refer to your application for amended development permission for Residential Building on Plot No.66, Sector-5, Ulwe, (12.5% scheme), Navi Mumbai.

The amended development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

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.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Ulwe, CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

You will ensure that the building materials will not be stacked on the road during the construction.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 litres (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate. you may contact to

Since, you have paid 50% IDC of Rs.11,25,000/- vide Challan No.124683, dtd.27/08/2010, you may contact to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

This set of approved plans supercedes all the plans approved earlier.

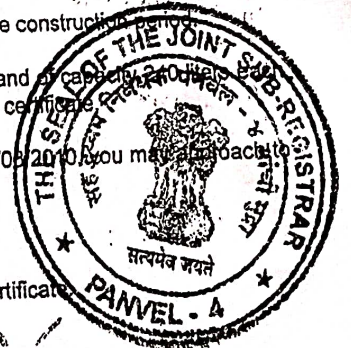
Note : You shall submit the the NOC from PSIDC at the time of applying for Occupancy Certificate.

Thanking you,

Yours faithfully,

(R. B. Patil)

Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)



DATE 4 JUL 2012

REF.NO.CIDCO/ATPO(BP) 4.48 = - -

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXIV) of 1966 to **M/s. Shree Shakti Enterprises Partner Mr. Bharat Prabhulal Sanghavi (HUF) & Others Five.**

Plot No:- 66, Sector:- 05, Node:- Ulwe, of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed **Amended Approval for Residential Building (G+7) Str. Residential BUA = 3125.803 Sq.m., Comm. BUA = 246.966 Sq.m., Total BUA = 3372.769 Sq.m.**

(Nos. of Residential Units - 67, Nos. of Commercial units - 12)

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 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:-

2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.

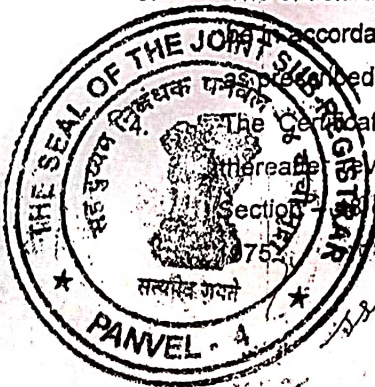
2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(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 structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) prescribed in the National Building Code or and/or GDCRs- 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue; hereafter revalidation of the same shall be done in accordance with provision of Section 16.1(2) of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs -



5. 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.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 11,500/- 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.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

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४८/४८	

- 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.
11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No.



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४८/४८

FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

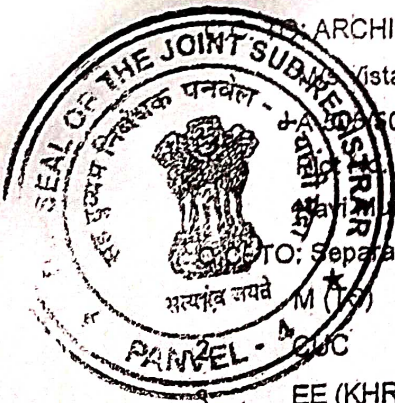
Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

Signature



ARCHITECT

Vistaar Architect & Planners

506, Shree Nand Dham,

59, Sector-11, C.B.D. Belapur,

Navi Mumbai.

SETO: Separately to:

3. EE (KHR/PNL/KLM/DRON)

4. EE (WS)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) 00-91-22-6650 0900
 00-91-22-6650 0928
 FAX : 00-91-22-2202 2509 / 6650 0933

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

Ref. No.

Date: 26 MAY 2014

CIDCO/BP-8102/ATPO (NM & K)/2014/477=---

Unique Code No	2	0	1	2	0	3	0	2	1	0	2	1	6	1	6	0	1
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To,
 M/s. Shree Shakti Enterprises,
 Partners. Mr. Bharat Prabhulal Sanghavi (HUF) & Others Five,
 Shop No.16, Chinar CHS Ltd, Plot No 35, Sector-42,
 Nerul, Navi Mumbai.
 Sub: - Occupancy Certificate for Residential Building on Plot No 66, Sector-05, at Ulwe (12.5% scheme)
 Navi Mumbai

- Ref :-
- 1) Your architect's letter dated 28/10/2013, 27/01/2014 & 24/02/2014
 - 2) No dues certificate issued by AEO(12.5%) vide letter No CIDCO/Estate/12.5% Scheme/Ulwe/1773/2013, dtd 21/10/2013
 - 3) Fire NOC issued by Fire Officer vide letter No CIDCO/FIRE/KLM/5841/2013, dtd 24/10/2013
 - 4) Maveja NOC issued by AEO vide letter No CIDCO/Estate/12.5% Sch/1773/3/871, dtd 06/09/2013
 - 5) Hort. NOC issued by Hort. Officer, CIDCO vide letter No CIDCO/HORT/2013-0585/505, dtd 27/09/2013
 - 6) PSIDC NOC issued by EE(Elect-II) vide letter No CIDCO/EE(Elect-II)/12/U
 - 7) 100% IDC paid of Rs 22,49,600/- vide
 - i) Challan No.124683, dtd 27/08/2010, Amount of Rs 11,25,000/-
 - ii) Receipt No. 11861, dtd 24/02/2014, Amount of Rs 11,24,600/-

पवल - ३
 20/80

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with as built drawings duly approved

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding changes made at site. Hence as per condition mentioned in commencement certificate, your security deposit has been forfeited.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding changes made at site. Hence as per condition mentioned in commencement certificate, your security deposit has been forfeited.

Since, you have paid 100% IDC of Rs 22,49,600/- vide i) Challan No.124683, dtd.24/02/2014, Amount of Rs 11,25,000/- ii) Receipt No. 11861, dtd.24/02/2014, Amount of Rs 11,24,600/- you may approach the Office of Executive Engineer (W/S-I) to get the water supply connection to your plot.

Note : This Occupancy Certificate is granted subject to pending Regular Civil Suit No 437/2013, Hon'ble Civil Court, (J.D.) Panvel. The order passed by Hon'ble Court in said Civil Suit shall be binding on you.

Thanking you.



Yours faithfully,
 Manjula
 26/5/14
 (Manjula Nayak)
 Addl. Town Planning Officer(BP)
 Navi Mumbai & Khopta

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD OFFICE
 'NORMAL' 2nd Floor, Vastanagar Road
 MUMBAI - 400 021
 PHONE (Reception) 022-2222-5557, 022-2222-5558, 022-2222-5559, 022-2222-5560, 022-2222-5561
 FAX 022-2222-2579, 022-2222-2580

HEAD OFFICE
 10th Floor, Vastanagar Road
 MUMBAI - 400 021
 PHONE 022-2222-5557, 022-2222-5558, 022-2222-5559, 022-2222-5560, 022-2222-5561
 FAX 022-2222-2579, 022-2222-2580

Date: **06 MAY 2014**

Ref. No.

CIDCO/BP-8102/ATPO (NM & K) 2014/477-1-1

Unique Code No

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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building of (Gr - 07 floors) [Resi/ BUA=3025.803 Sq.mtrs. Comm. BUA=246.956 Sq.mtrs] Total BUA=3372.769 Sq.mtrs. (No. of Units Resi-67 Nos. Comm-12 Nos.) on Plot No.66 Sector-05, at Ulwe (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s. Vistaar Architects & Planners has been inspected on 10/01/2014 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 04/07/2012 and that the development is fit for the use for which it has been carried out.

Note : This Occupancy Certificate is granted subject to pending Regular Civil Suit No.437/2013, in Hon'ble Civil Court. (J.D.) Panvel. The order passed by Hon'ble Court in said Civil Suit shall be binding on you.

Manjula
 26/5/14

(Manjula Nayak)

Addl. Town Planning Officer(BP)
 Navi Mumbai & Khopta

