



Wednesday, November 23, 2011
4:18:13 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 9590

दिनांक 23/11/2011

गावाचे नाव एक्सर

दस्तऐवजाचा अनुक्रमांक

वदर 6 - 09593 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: उषा एम मोदी - -

नोंदणी फी


:- 28110.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (68)

:- 1360.00

एकूण रु. 29470.00

आपणास हा दस्त अंदाजे 4:32PM ह्या वेळेस मिळेल


दुय्यम निबंधक
बोरीवली 3 (बोरीवली)

बाजार मुल्य: 2138500 रु. मोबदला: 2811000 रु.

भरलेले मुद्रांक शुल्क: 140600 रु.

सह दुय्यम निबंधक बोरीवली-३.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: कोटक महिंद्रा बँक ली मुं ;

डीडी/धनाकर्ष क्रमांक: 900707; रक्कम: 28110 रु.; दिनांक: 14/11/2011

मुंबई उपनगर जिल्हा.

Usha M. Mody.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 23/11/2011

मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष

2011

दिनांक 11/23/2011

जिल्हा

मुंबई (उपनगर)

प्रमुख मुख्य विभाग

- 87-एकसर (बोरीवली)

उपमुख्य विभाग

- 87/404-रस्ता: लोकमान्य टिळक रोड (रेल्वे स्टेशन बोरीवली पासून पश्चिमेकडे निघून लेंबोरेटरी पर्यंतचा भाग)

मिळकतीचा क्रमांक

इतर --

नागरी क्षेत्राचे नांव

मुंबई (उपनगर)

मिळकतीचे वर्गीकरण

बांधीव

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	नियामी सदनिका	कार्यालय	दुकाने	औद्योगिक
35,800	59,500	100,900	142,000	59,500

मिळकतीचे क्षेत्र	21.18	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	कार्यालये		उदयाह्न सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	4 (Rule 14)

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी (Rule 5 or 8)

= 100,900.00 * 100.00 / 100

= 100,900.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ (Rule 19 or 20)

= 100,900.00 * 21.18 * 100.00 / 100

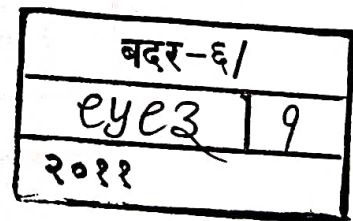
= 2,137,062.00

रकवित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

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

= 2,137,062.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 2,137,062.00





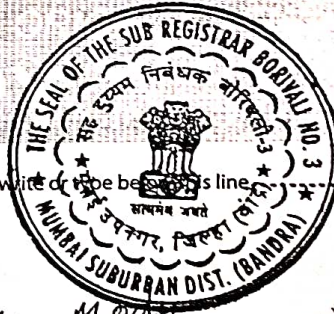
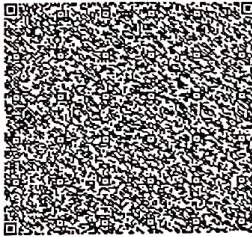
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by: *Soy* Private Ltd. ✓
Stock Holding Corporation
Location: BORIVALI
Signature: *Soy*
Details can be verified at www.shcilestamp.com

Certificate No.	: IN-MH05250762661634J
Certificate Issued Date	: 23-Nov-2011 01:34-PM
Account Reference	: SHCIL (E)/mhshcil01/BORIVALI/MH-MSU
Unique Doc. Reference	: SUBIN-MHMHSFCIL0105656985221525J
Purchased by	: USHA M MODY AND OTHERS
Description of Document	: Article 25(b)(c) Conveyance
Property Description	: OFFICE NO A/404 4TH FLR RAMKRISHNA CHSL L T RD BORIVALI W MUM 92
Consideration Price (Rs.)	: 28,11,000 (Twenty Eight Lakh Eleven Thousand only)
First Party	: MESSERS SHIVOHAM ASSOCIATES
Second Party	: USHA M MODY AND OTHERS
Stamp Duty Paid By	: USHA M MODY AND OTHERS
Stamp Duty Amount(Rs.)	: 1,40,600 (One Lakh Forty Thousand Six Hundred only)



Please write or type below this line

Usha M. MODY

Vignede

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eyes 12
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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



Stamp Duty Charged By		Mrs. Usha M. Mody & others.		Stamp Duty Paid by		<input type="checkbox"/> 1st Party <input checked="" type="checkbox"/> 2nd Party	
Stamp Duty Amount		Rs. 240600/-		Type of Payment		<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input checked="" type="checkbox"/> Pay-Order <input type="checkbox"/> THEFT <input type="checkbox"/> RTGS <input type="checkbox"/> Net Banking <input type="checkbox"/> Account to Account Transfer	
Requester/ DP/ PO/ UTR/ REF/ Account No.				Date: 23/11/2011			
Bank Name		Kotak Mahindra Bank		Branch Name		Borivali - W.	
Enter Signature with Seal							

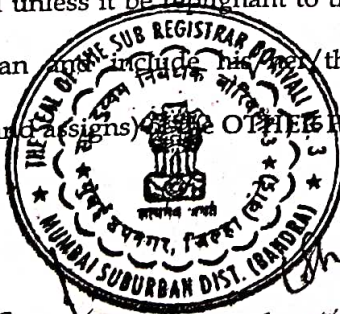


AGREEMENT FOR SALE

THIS AGREEMENT is made and entered at Mumbai this 23rd of November 2011 BETWEEN M/s. SHIVOHAM ASSOCIATES, a duly Registered partnership firm, having its office at D/68, 1st floor, Vyomesh, Beside Swaminarayan Mandir, Opp. Gokul Hotel, S. V. P. Road, Usha Nagar Road, Borivali (West), Mumbai - 400 092, hereinafter called "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include partner or partners for the time being of the said firm, their executors, administrators and assigns) of ONE PART: AND SHRI/SMT/KUM/ M/s. USHA M. MODY & VIMPLE M. MODY.

having his/her /their address at A/102, RAGESHREE,
SODAWALA LANE, BORIVALI (WEST) MUMBAI
400092

hereinafter called "FLAT/OFFICE/Shop PURCHASER/S", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/their respective heirs, executors, administrators and assigns) OF THE OTHER PART:



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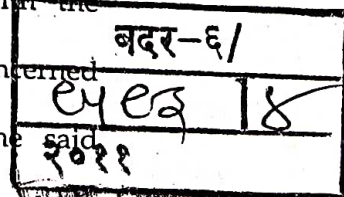
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WHEREAS: -

(a) By and under registered Development Agreement dated 24th September 2009, (registered with the Sub-Registrar Borivali No.3, Bandra under Serial No. BDR-6/8266/2009 dated 24.09.2009) entered between Ramakrishna Co-operative Society Ltd., a Society registered under the Co-operative Societies Act, therein referred to as the Society and M/s. Shivoham Associates therein referred to as the Developer and herein referred to as the Promoters, the said Ramakrishna Co-operative Society Ltd., bearing Regn. No. MUM/WR/ HSG/TC/12994/2005, hereinafter referred to as "the said Society", appointed M/s. Shivoham Associates as Developer and as such granted Development Rights in respect of property bearing final plot no. 175, now the said final plot no. 175 is numbered as final plot no 220 bearing survey no. 232 Hissa No. 1, corresponding to C.T.S. No. 281/E and 281E/1 to 12, situate at L. T. Road, Borivali (West), Mumbai, more particularly described in the Schedule hereunder written and hereinafter referred to as the said property, at the consideration and upon the terms and conditions recorded in the said Development Agreement;

(b) The said Development Agreement dated 24th September, 2009 executed by the said Society unto and in favour of the Promoters herein is valid, subsisting and in full force and binding upon the parties thereto;

(c) Under the aforementioned circumstances, the said Promoters herein have submitted plans and specifications with the Municipal Corporation of Greater Mumbai and other concerned authorities for the purpose of redevelopment of the said property and accordingly plans and specifications have been



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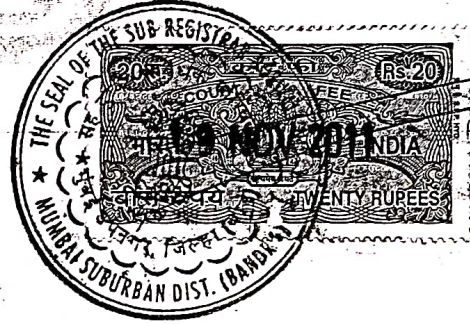
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सूची क्र. दोन INDEX NO. II

गावाचे नाव : एक्सर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,811,000.00 वा.भा. रु. 2,138,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 281 वर्णन: ऑफिस क्र. ए/404, 4 था मजला, रामकृष्ण को-ऑप हौ. सो. ली., एल टी रोड, बोरीवली प मुं 92
- (3) क्षेत्रफळ (1) 190 चौ. फुट कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- शिवोहम असोसिएट्स चे भागीदार रमेश दलिचंद जैन व दिनेश दलिचंद जैन तर्फे मुखत्यार विकास शाह -; घर/फ्लॅट नं: डी/68, व्योमेश, एस व्ही पी रोड, बोरीवली प मुं 92; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) उषा एम मोदी -; घर/फ्लॅट नं: ए/102, रांगेश्री, सोडावाला लेन, बोरीवली प मुं 92; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFFPM5920B.
- (7) दिनांक करून दिल्याचा 23/11/2011
- (8) नोंदणीचा 23/11/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 9593 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 140550.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 28110.00
- (12) शेरा



खरी प्रत
दुय्यम निबंधक बोरीवली-3
मुंबई उपनगर जिल्हा.

PURCHASER/S"

1. USHA M. Mody
2. VIMPLE M. Mody.

in the presence of

}
}
}
}

Usha M. Mody.

Vimple



RECEIVED of and from the Withinnamed }

Flat/Office/Shop Purchaser/s a sum of Rs. 5,00,000/- }

(Rupees FIVE LAC ONLY Only)

by Pay Order/Banker's Cheque dated 9/11/2010 }

bearing No. 722085 Drawn on
CICI Bank & Kotak Mahindra Bank Bank, BORIVALI (W) Branch }

being the earnest money and/or deposit as }

withinmentioned to be paid by them to us. } Rs. 5,00,000/-

We say Received-

M/s. Shivoham Associates,

[Signature]
PROMOTERS

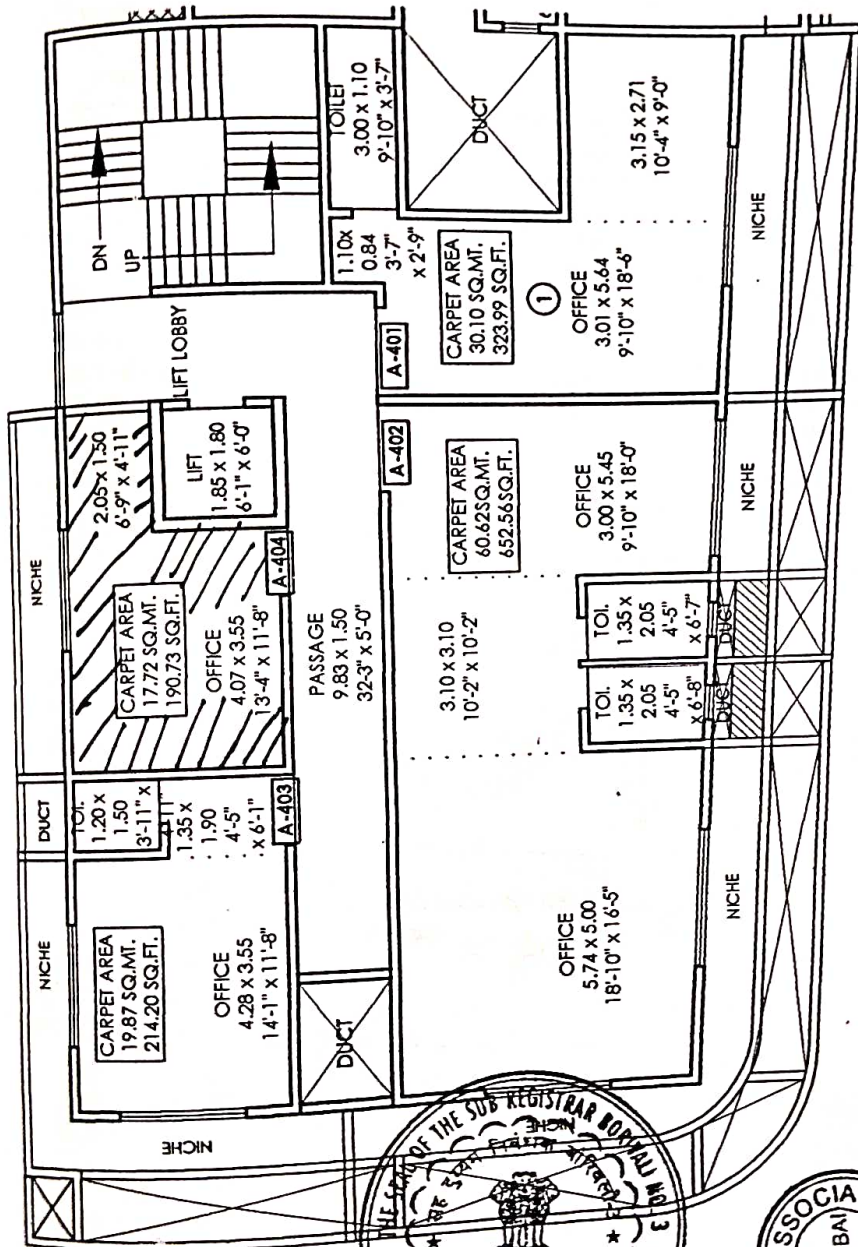
Witness:



ANNEXURES INCLUDE

- ANNEXURE - I - Copy of the I. O. D. bearing No. CHE/A-4667/BP(WS)/AR dated 4th December, 2007
- ANNEXURE -II - Copy of the Commencement Certificate bearing No. CHE/A-4667/BP(WS)/AR dated 16th August, 2010
- ANNEXURE - III - Title Certificate of Aswathi A Srinath, Advocates, dated 4/7/2010.

4/7/2010
eyes 39
2010



FOURTH FLOOR PLAN

NAME:

OFFICE NO : R-464

CARPET AREA : 190 SQ. FT.

CONSULTING ARCHITECT	ARCHITECT
NILESH MAKWANA	NILESH MAKWANA
BORIVALI WEST	BORIVALI WEST

Usha M. Mody.

Vijay



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NOTE

THE PLAN IS TO BE APPROVED BY THE LOCAL AUTHORITY.

DEVELOPER

M/S. SHIVOHAM ASSOCIATES
BORIVALI (W)

PROJECT

PROPOSED REDEVELOPMENT OF BUILDING 'RAM KRISHNA' CO-OP HSG. SOCIETY LTD.,
BABHAI NAKA, L. T. ROAD, BORIVALI (W), MUMBAI

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the lea of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law, made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone, R Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which a drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of the building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to issue permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 11(a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburbs District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Your attention is drawn to the notes Accompanying this Intimation of Disapproval.

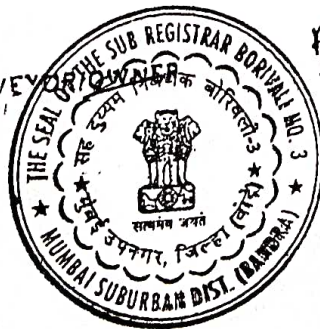


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- 20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- 1) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- 2) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- 3) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 4) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- 5) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 6) It is to be understood that the foundations must be excavated down to hard soil.
- 7) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 8) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- 9) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 10) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- 11) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- Louvres should be provided as required by Bye-law No. 5 (b).
 - Lintels or Arches should be provided over Door and Window opening.
 - The drains should be laid as require under Section 234-1 (a).
 - The inspection chamber should be plastered inside and outside.
- 12) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

DEC 2009

COPY TO LICENSED SURVEYOR



For *Foundations*
 EXECUTIVE ENGINEER, Building Proposals
 BUILDING PROPOSAL (S.T.D. WARD)
 Zones Wards.

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NOTES

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- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposits should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the boarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.

The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

The boarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris, etc. should not be deposited over footpaths or public street by the owner/ architect/ their contractors, etc. without obtaining prior permission from the Ward Officer of the area.

No work should be started unless the manner in obviating all the objection is approved by this department.

The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.

The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.

to Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for action to the layout.

creation ground or amenity open space should be developed before submission of Building Completion Certificate.

Access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.

Flow of water through adjoining holding or cu'vert, if any should be maintained unobstructed.

Surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.

Compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting work to prove the owner's holding.

Work should be started unless the existing structures proposed to be demolished are demolished.



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14. That the requirements of N.O.C. of B.E. (S.W.D.)/E.E. (T&C)/E.E. (R.C.)/E.E. (SBW)/E.E. (W.W.)/C.F.O. will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C.
15. That the qualified/registered site supervisor through Architects /Structural Engineer will not be appointed before applying for C.C.
16. That extra water and sewerage charges will not be paid to A.E.W.W.(R/Central) Ward before C.C.
17. That the N.O.C. from A.A. & C. (R/Central) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
18. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
19. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
20. That the regd. u/t from the developer to the effect that meter cabin, Silt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.
21. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.
22. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.
23. That the provision from Reliance Energy Ltd /M.T.N.L. shall not be made.
24. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
25. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew. Planning) shall not be paid in this office before requesting for C.C.

D. 166. IS ISSUED SUBJECT TO PROVISIONS OF URBAN LAND AND REGULATIONS ACT 1979



Handwritten signature
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) B-10/10

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4. That the specification for layout/D.P.road/or access roads/development of setback land will not be obtained from E.E.Road Construction(W.S.) Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV/E.E.(T & C) before submitting B.C.C.
5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3) (ix) will not be submitted by him.
6. That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.
7. That the sanitary arrangement for workers shall not be carried as per Muni Specifications and drainage layout will not be submitted before C.C.
8. That the regular /sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T & C)/E.E.D.P.)/DILR before applying for C.C.
9. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer that the ownership of the setback land will not be transferred in the name of M.C.G.M before C.C.
10. That the the agreement with the existing tenant alongwith the plans will not be submitted before demolition of the existing structure.
11. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
12. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
3. That the existing structure proposed to be demolished and shifted will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.



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B. CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1 That the plinth/stilt height shall not be got checked by this office staff.

2 That the water connection for construction purposes will not be taken before C.C.

3 That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.

4 That the permission for constructing temporary structure of any nature shall not be obtained.

C. GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

1 That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.

2 That 3.05 mt wide paved pathway upto staircase will not be provided.

3 That the surrounding open spaces, parking spaces and terrace will not be kept open.

4 That the name plate/board showing Plot No., Name of the Bldg. etc will not be displayed at a prominent place before O.C.C./B.C.C.

5 That carriage entrance shall not be provided before starting the work.

6 That B.C.C. will not be obtained and I.O.D. and debris deposit etc will not be claimed for refund within a period of 6 years.

7 That the non-agricultural permission/revised N.A. shall not be submitted before occupation.

8 That terraces, sanitary blocks, naharis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.

9 That final N.O.C. from H.E.(Deptt)/ E.E. (S.W.D.) / E.E. (R.C.) / K.E.(T.&C.) / E.E. (sew) shall not be submitted before occupation.

S.D. 198-19 ISSUED SUBJECT
PROVISIONS OF URBAN LAND
AND REGULATIONS ACT 1974



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EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) B-W-10

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26. That the Janata Insurance Policy shall not be submitted before C.C.

27. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

28. That the regd U/T, shall not be submitted for payment of difference in premium paid, and calculated as per revised land rates before requesting for C.C.

29. That the building will not be designed complying requirements of all the relevant IS codes including IS Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.

30. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.

31. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.

32. That the alternate arrangement for drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.

33. That the Regd U/T, cum Indemnity bond shall not be submitted before approval of plan stating that the Owner/Developer is aware of the existing municipal dumping ground in close vicinity of their plot or the developer or his agent etc shall not complain about the nuisance from the dumping ground by virtue or subsequent development on the plot and the developer shall declare this fact by way of a clause in agreement to the intended purchaser of the Residential/Commercial/Industrial units in their property.

34. That the requirement of clause 40 & 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.

35. That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.

36. That the N.O.C. from Society along with extract of general body resolution for development/additions and alterations shall not be submitted before C.C.



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- 10 That final N.O.C. from A.A. & C. (R/Central) shall not be submitted before occupation.
- 11 That the Co.Op.Hsg. Society of the prospective purchaser shall not be formed and regd certificate to that effect shall not be submitted before B.C.C.
- 12 That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.
- 13 That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system or the residential part of the building will not be affected.
- 14 That the debris shall not be removed before submitting B.C.C.
- 15 That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 359A of M.M.C. Act for work completed on site.
- 16 That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
- 17 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 18 That some of the drains shall not be laid internally with C.I. Pipes.
- 19 That the final N.O.C. from Tree Authority shall not be submitted before B.C.C.

D - CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

- 1 That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

PLAN IS ISSUED SUBJECT
PROVISIONS OF URBAN LAND
REGULATIONS ACT 1970
MUMBAI SUBURBAN DIST. (MUMBAI)

for *Ramabharan* 04/11/09
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) E-Ward



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This C.C. is now valid & re-endorsed for work upto
level of wing 'A' & 'B' as per amended approval
dt:- 28-2-2011

09 MAR 2011

P. S. Kulkarni
EXECUTIVE ENGINEER,
BUILDING DEPARTMENT,
MUMBAI SUBURBAN DIST. (M.S.) B-WARD

This C.C. is now valid & further extended for entire
work i.e. Wing 'A' - Ground + 4 upper floors & Wing 'B' - Ground +
upper + (pt) 5th floor as per approved amended
plan dt:- 28-2-2011

21 MAR 2011

P. S. Kulkarni
EXECUTIVE ENGINEER,
BUILDING DEPARTMENT (M.S.) B-WARD



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