

Makhijan  
18/09

(TDV)

P L A P H L C

BARARAM.

1523

For Proposals upto ₹ 50 Lacs Please Tick

Saving A/C No : \_\_\_\_\_ Branch FILE No.:

CIF NO. : \_\_\_\_\_ Tie up no. (if applicable)

LOS Reference No. : 20892769 PAL/Take Over/NEW/Resale/Top up

Applicant Name : Jayashree S. Bhoite ✓

Co-Applicant Name : Sunil S. Bhoite.

TITLE DEEDS VERIFICATION ON 19/11/20

Contract (Resi.) : \_\_\_\_\_ Mobile : \_\_\_\_\_

Loan Amount : 35 Lacs Tenure : 120 months

Interest Rate : \_\_\_\_\_ EMI : \_\_\_\_\_

Loan Type : \_\_\_\_\_ SBI LIFE : \_\_\_\_\_

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location : Ulwe

Property Cost : \_\_\_\_\_

Name of Developer / Vendor : \_\_\_\_\_

RBO - ZONE - Branch : New Panvel (Code No) 60383

Contact Person : HLC Rajaram Mobile No. \_\_\_\_\_

Name of RACPC Co-ordinator along with Mob No: \_\_\_\_\_

	DATE		DATE
SEARCH - HLC <sup>Done by</sup> ① M. A. Khan		RESIDENCE VERIFICATION	Done ✓
SEARCH - 2 ② Susham Jadhav			OFFICE VERIFICATION
VALUATION - 1 <sup>Interim Report</sup> Katkor Eng.		SITE INSPECTION	18/09/2020
VALUATION - 2 <sup>Done by HLC</sup> ✓			

HLST / MPST / BM \_\_\_\_\_

126 138 139 141

MARK IN SYSTEM

LOS ID : 20892769 PMAY : Y/N

Name : Jayashree Bhoite & Sunil S. Bhoite

A/c No. : 39754342686 Disb. Date.:

Amount : 2223000/- Coll : 78141697680

SBI Life : Opted / Not Opted. A/c. No.:

Collateral : \_\_\_\_\_ Property Insurance. \_\_\_\_\_

D/E Reg. Folio No. 12/172. EM Reg. Folio No. 13/88

Cersai No. \_\_\_\_\_ Asset No. 2223000 P.S.U

Compactor No. \_\_\_\_\_ File No. 2223000 - 2/1/2020

Amgill

MARK SYSTEM

13/88

IPR verification sent to CMA P-11 22/09/2020

HL TO BE P.

4523

# Share Certificate

## Vignhar Heritage Co-Operative Housing Society Ltd.

विन्हार हेरिटेज को.ऑप.हैरिंज सोसायटी लिमिटेड

Registration No.: NBOM/CI/CO/HSQ/TC/6789/JTR/2016-17  
Plot No. 199, Sec-23, Ulwe Mode, Navi Mumbai-410206

स्था.नं.१९९, सेक्टर २३, नवो मोड नवी मुंबई ४१०२०६,  
Registered under the Maharashtra Co-Operative Societies Act, 1960  
(महाराष्ट्र संसदीय संस्थान अधिनियम १९६० या कायद्यानुसृत नीतकती)

Certificate No. **028**

Flat No.: **A-704**

This is to certify that **Mr/Ms/Smt Jayshree Sanil Shinde**

is/are the Registered Member/s of **Vignhar Heritage Co-Op. Hsg. and Hous. Socy** and has fully paid - up shares  
Numbered **274** to **280** both inclusive of Rupees **₹/-**

each in the above named Subject to the By-Laws thereof.

श्री/सौ./श्रीमती... **जयश्री सनिल शिंदे** .....

यांस / हीस विन्हार हेरिटेज को.ऑप.हैरिंज सोसायटी मर्यादित दायकडून  
दाखला देण्यात येतो की आपण सरदर संस्थेचे क्रमांक... **२७४** ... ते क्रमांक... **२८०** ... पर्यंतच भाग घेतले  
असून त्याची प्रत्येकी किंमत रुपये... **५००/-** ... (अक्षरी रूपाने **पन्नास रुपये** .....

ताणे भागाची पूर्ण किंमत दिली आहे साबळ हा दाखला आत्मत्त्वा सही शिक्क्यानिशी नावे करून देण्यात येत आहे.

**₹. 500/-**

*[Signature]*  
Chairman

*[Signature]*  
Hon. Secretary

*[Signature]*  
Hon. Treasurer/Hon. Committee Member

Given under the Common Seal of  
the Said society, this  
day of **02** | **11** | **2018** .

NOTE : No transfer of any of the Shares Comprised in this Certificate will be registered unless accompanied by this Certificate.

any) of Land Acquisition Act, 1894 for payment or entrance contribution.

Thanking You

Yours Sincerely,

TAKALE RAJARAM  
BABURAO  
Asst. Estate Officer/Estate Officer

Digitally signed by TAKALE RAJARAM  
DN: cn=TAKALE RAJARAM, email=takale.rajaram@vignhar.org, o=Vignhar Heritage Co-Operative Housing Society Ltd, ou=Vignhar Heritage Co-Operative Housing Society Ltd, postalCode=410206, postalCode=410206

CC to: STATE BANK OF INDIA, CBD BELAPUR Branch

Request No: 8000072762



# विजहार हेरिटेज को. ऑप ही. सोसा. लि. VIGHNHAR HERITAGE CO-OPERATIVE HOUSING SOCIETY LTD.

नोंदणी क्र.एनबीओएम/सिडको/एचएसजी(टीसी) ६७८९/जेटीआर/२०१६-१९

पत्ता : प्लॉट नं. १९९, सेक्टर २३, उलवे नोड, नवी मुंबई ४१०२०६.

Ref No.: 73

Date: २४/१/२०२०

To,

The Assistant General Manager,  
State Bank of India,  
RACPC, Mumbai  
We, M/s Vighnhar Heritage Chs Ltd (Builders/ Society)

hereby certify that:

1. Flat/House No. A-704 in Vighnhar Heritage CHS LTD Sector-23 Plot no-199 Ulwe Navi Mumbai situated at/to be constructed at Ulwe of Navi Mumbai (ward) Panvel bearing Survey No. N.B.O.M/CIDCO/HS/IT.C/6789/JTR/2016-2017 has been Allotted to Shri/Smt Jayshree Sunil Bhoite.
2. That the total cost of the house/flat is Rs. 34,42,590/- (Rupees Thirty Four lakhs fourty two thousand five Hundred Ninety Only).
3. That title to the said land and the building thereon is clear, marketable and free from all Encumbrances and doubts.
4. We confirm that we have no objection whatsoever to Shri/Smt Jayshree Sunil Bhoite, Bank. mortgaging the flat/house to State Bank of India as Security for the amount advanced by the Bank.
5. We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat/house Allotted to him/her/them during the currency of the loan sanctioned/ to be sanctioned by the Bank to him/her/them.
6. We are agreeable to accept State Bank of India as a nominee for the flat/house allotted To Shri/Smt Jayshree Sunil Bhoite, and once the nominations favouring the Bank has been registered and advice sent to the Bank of having done so, we note not to change the Bank without the written consent of the Bank.
7. Share certificate will be directly sent to the bank as and when issued.

Signature of Authorised Office bearers of the State Bank of India.

Stamp OR Builders Signature with Stamp of the State Bank of India. VIGHNHAR HERITAGE CHS. LTD.

  
Chairman

  
Secretary

  
Treasurer



## Om Sai Developers

Om Balaji Niwas, Plot No. 72 E, Sector-3, Belpada, Kharghar, Navi Mumbai. Tel.: 2774 2090

### POSSESSION LETTER

Date: 1<sup>st</sup> Jan, 2017

To,  
Mrs. JAYSHREE SUNIL BHOITE  
"VIGHNHAR HERITAGE" Flat No. A-704,  
A wing, Plot No. 199, Sector-23,  
Ulwe, Navi Mumbai.

**Sub: - Handing over of Possession of Flat No. A-704, A wing on 7<sup>th</sup> floor in our Building "VIGHNHAR HERITAGE" Situated at Plot No.199, Sector No.23, Ulwe, Navi Mumbai.**

Dear Sir,

On payment of full and final amount as per the agreement for sale of above mentioned flat, we are glad to hand over the keys for possession of Flat No. A-704, A wing on 7<sup>th</sup> floor in our completed project known as "VIGHNHAR HERITAGE" Situated at Plot No.199, Sector No.23, Ulwe, Navi Mumbai, after inspection of the same by you. We are glad that you are fully satisfied by the amenities that are provided in the flat.

For OM SAI DEVELOPERS

*सुभाष गुप्ता*

Partner

For M/s. OM SAI DEVELOPERS

### POSSESSION RECEIPT

I, Mrs. JAYSHREE SUNIL BHOITE hereby confirm that, I have received vacant & peaceful possession of Flat No. A-704, A wing on 7<sup>th</sup> floor in the building "VIGHNHAR HERITAGE" situated at Plot No.199, Sector No.23, Ulwe, Navi Mumbai from M/s. OM SAI DEVELOPERS in the tenantable condition.

*J. Bhoite*  
(Mrs. JAYSHREE SUNIL BHOITE)



दस्तावेजाचा अर्जाचा क्र. क्रमांक - ४३३९

दिनांक २०/०६/२०१९

*Prabhakar*

*Shri. Shri. Shri. Shri. Shri. Shri.*

दस्तावेजाचा प्रकार -

सादर करणाऱ्याचे नाव -

जानावनाचे फ्री निव्वारतः -

नोदणी फी

नकल फी (फोटिओ)

दुपुंकांनार्ची नकल फी

टपालखर्च

नकल किडा शानने (कलम ६४ ते ६७)

शोध किडा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकल (कलम ५७) (फोटिओ)

इतर फी (नागील नानावरील) बाब क्र.

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१००	१२०

एकूण ..

नोंदणीकृत डाकने पाठवली जाईल.  
या कार्यालयात देण्यात येईल.

*(Signature)* निबंधक.

नावे नोंदणीकृत डाकने पाठवता  
हवाली करावा.  
सादरकर्ता

*Dr. B. D. Barmave*

*Shivale*

नाव दिलेल्या व्यक्तीच्या





3987732  
Tuesday, October 22, 2013  
12:21 PM

पारती

Original/Duplicate  
नोंदणी क्र.: 39म

Regn.:39M

क्र : सह दु.नि.पत्रवेल 3  
: 7732/2013

गणवेशे नाव: उलवे  
दस्तावेजाचा अनुक्रमांक: पत्रवेल-7732-2013  
दस्तावेजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: जयश्री सुनिल भोटे

पारती क्र.: 8566

दिनांक: 22/10/2013

THURSDAY  
Thursday, July 17, 2014  
1:21 PM

पारती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.:39M

पारती क्र.: 7483 दिनांक: 17/07/2014

पारती नाव: Ujave  
दस्तावेजाचा अनुक्रमांक: PNL4-8038-2014  
दस्तावेजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title  
Desea  
सादर करणाऱ्याचे नाव: JAYASHREE SUNIL BHOTE

Document Handling ₹. 300.00  
Filing Fee ₹. 1000.00

एकूण: ₹. 1300.00

नाम: BANK OF MAHARASHTRA यती यंत्रेकरून दि. 19/06/2014 रोजी  
दस्तावेजा क्र. 1000000/ कार्यामंत्रणीची नोंदीन सादर करितेलेला पत्रवेलिग नोंदी मिळानी.  
GRN is MH001830730201415R Defaced vide 0001120352201415  
Dated: 17 07 2014.

GRN is MH00783:085201415R Defaced vide 0001120352201415  
Dated: 17 07 2014.

  
John S.R. Panvel 4

सह. दुय्यम निबंधक पत्रवेल क्र. ४

का क्र. ए-704, सातवा  
नं. 23, उलवे,  
7 चौ.मी. प्लॉट ( Plot

नल - - बयः-43; पल्ला:-  
1, प्लॉट नं. ५ -72, से. 3,  
:-AACF09281D

भाळा नं.: इमारतीचे  
दस्तावेजाचे नं.: रोड नं.: ,

201

2008/7152  
Tuesday, October 22, 2013  
12:21 PM

पत्रांक

पत्रांची क्र. 8566

दिनांक

22/10/2013

Original/Duplicate

पत्रांची क्र. 358

Page: 358M

मागते माल वस्तु

दस्तावेजाचा मुद्रणाचा पत्रांक 7732-2013

दस्तावेजाचा प्रकार : कसबामाला

पत्राचे कसबामालाचे माल ठरली मुद्रित कोष्टे - -

मोटरची की	₹. 300000.00
दरवाजा मालासाठी की	₹. 8500.00
शेत वस्तु	₹. 20.00
मुद्रणाची संख्या: 43	

₹. 308880.00

रकम:

मागताले माल वस्तु संक्रमांक क्रिड व मोठे मालाचे 12:38 PM रया वेळेस *सिड*  
Sub Registrar - Talvera 3

काजरा मुद्रण: ₹.3237000/-

मोबाइल: ₹.32500000/-

मालाचे मुद्रांक शुल्क : ₹ 162590/-

- 1) देवनाचा पत्रांक: By Demand Draft संक्रमांक: ₹.300000-  
इंटरनेशनल ट्रेडिंग कॉमर्स: 21/06/12 दिनांक: 18/10/2013  
दोसरे माल व वस्तु: Bank of Maharashtra
- 2) देवनाचा पत्रांक: By Cash संक्रमांक: ₹.3000/-  
*दस्तावेजाचा मुद्रणाचा पत्रांक*

दस्तावेजाची वस्तु

शुद्ध वस्तु वस्तु दिवसा

*Shivale*

दिनांक

दस्तावेजाचे दिवसांक, मालाचे क्र. 1

22/10/2013

(11) मुद्रणाचा पत्रांक व मुद्रण 7732/2013

(12) मुद्रणाचा मालाचा मुद्रांक शुल्क 162590

(13) मागताले मालाचा मोटरची की शुल्क 300000

(14) शेत





22/10/2013

सृष्टी क्र. 2

दुय्या निवारक : सह दुग्धि पनवेल 3

दरत क्रमांक : 7732/2013

नोंदणी :

Regn 63m

गावाचे नाव : 1) उलवे

क्रमांक	विवरण	करारनामा	प्लॉट नं.
(1)	चिन्हाचा प्रकार	करारनामा	
(2)	प्रोबंदना	3250000	
(3)	बाजारभाव(भाडेपट्ट्याच्या बाबतपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	3237000	
(4)	भू-मापन,पॉटहिरसा व परकमांक (असल्यास)		1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: सदलिका क्र. ए-704, सातवा मजला, ए विंग, विनहोर हैरीटिज, प्लॉट नं. 199, सेक्टर नं. 23, उलवे, ता.पनवेल, जि.रायगड; क्षेत्र. 55.14 चौ.मी. कारपेट + 8.17 चौ.मी. ट्रेसर ( Plot Number : 199 ; ) )
(5)	क्षेत्रफळ		1) 55.14 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा:		
(7)	दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता:		1): नाव:-शे. ओम साई इक्वेलर्स तर्फे भागीदार रामजी गेला पटेल -- वय:-43; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओम श्री बालाजी निवास, प्लॉट नं. ई -72, से. 3, खारपर, ब्लॉक नं. -, रोड नं. -, , पिन कोड:-410210 फॅन नं:-AACFO9281D
(8)	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता:		1): नाव:-जयश्री सुनिल भांडरे -- वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सुरज, प्लॉट नं. 3, रोड नं. 2, सेक्टर नं. 1, नवीन पनवेल, ब्लॉक नं. -, रोड नं. -, , पिन कोड:-410206 फॅन नं:-AUPB1691H
(9)	दस्तऐवज करून दिल्याचा दिनांक	19/10/2013	
(10)	दस्त नोंदणी केल्याचा दिनांक	22/10/2013	
(11)	अनुक्रमांक,खंड व पृष्ठ	7732/2013	
(12)	बाजारभावप्रमाणे मुद्रांक शुल्क	162590	
(13)	बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)	शेरा		

मुल्यांकनासाठी विचारात घेतलेला

तपशील:-



महाराष्ट्र MAHARASHTRA

HN 806859

14 OCT 2013



संख्या 100 3394  
 मालिका क्र. 24/18/05/214  
 मालिका क्र. 24/18/05/214

दिनांक 18/10/13

श्री. उमा चंद्रशेखर साठवले

श्री. उमा चंद्रशेखर साठवले  
 सहायक सहायक सहायक

AGREEMENT FOR SALE  
BETWEEN

M/S. OM SHAI DEVELOPERS.

*AS*

JAYASHRI SUNIL GHOSLE

Smt.

*Shrest*

*Shinde*

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3/182	











AND

**Smt. JAYASHRI SUNIL BHOITE** about 45 yrs, an adult, residing at SURAJ, Plot No.3, Road No.2, Sector-1, New Panvel, Maharashtra-410206, hereinafter referred to as the "PURCHASER/S" (which expression shall mean and include his/her/heir/their heirs, executors, administrators and assigns) of the **SECOND PART**.

**WHERE AS** by an Agreement to Lease dated 21<sup>st</sup> April, 2008, executed between **City and Industrial Development Corporation of Maharashtra Ltd.,** Navi Mumbai with 1) **Shri.Mahadeo Narayan Gaikwad 2)Shri Sadashiv Balaram Gaikwad 3)Shri Suresh Balaram Gaikwad 4)Smt.Somubai Balaram Gaikwad 5)Shri Dinanath Balaram Gaikwad 6)Shri Ananta Balaram Gaikwad 7)Shri Gajanan Balaram Gaikwad R/o Owale, Post. Dapoli, Taluka Panvel and District Raigad, Navi Mumbai,** in respect of **Plot No.199** admeasuring about 1349.71 sq. mtr, **Sec.23, Ulwe** Gaothan Expansion Scheme, alongwith Possession Receipt issued by the **City and Industrial Development Corporation of Maharashtra Ltd.,** Navi Mumbai in respect of **Plot No.199** total admeasuring about 1349.71 sq. meter, Gaothan Expansion Scheme, Ulwe, Navi Mumbai, in favour of **Shri.Mahadeo Narayan Gaikwad & others,** having address at **Owale, Post. Dapoli, Taluka Panvel and District Raigad, Navi Mumbai,** as per the terms and conditions laid down in the Agreement to Lease dated 21<sup>st</sup> April, 2008.

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**WHEREAS** the said 1) **Shri.Mahadeo Narayan Gaikwad 2)Shri Sadashiv Balaram Gaikwad 3)Shri Suresh Balaram Gaikwad 4)Smt.Somubai Balaram Gaikwad 5)Shri Dinanath Balaram Gaikwad 6)Shri Gajanan Balaram Gaikwad 7)Shri Ananta Balaram Gaikwad Alise** through it legal Heirship of **Smt.Anita Ananta Gaikwad b)Shri Adesh Ananta Gaikwad minor** (hereinafter referred to as the "LESSOR") for c)**Smt.Prajakta Ananta Gaikwad d)Smt. Pooja Ananta Gaikwad e)Mr. Aniket ananta Gaikwad R/o Owale, Post. Dapoli, Taluka Panvel and District Raigad, Navi Mumbai,** had applied to the office of **City and Industrial Development Corporation of Maharashtra Ltd.,** Navi Mumbai, to transfer, the said **Plot No.199,** in the name of **M/s. Om Sai Developers,** , having address at **Om Shree Balaji Nivas Plot No.E-72, Sector No.3, Belpada Kharghar, Navi Mumbai** had executed Tripartite Agreement dated 4<sup>th</sup> June, 2010, executed between **City and Industrial Development Corporation of Maharashtra Ltd.,** Navi Mumbai with 1) **Shri. Mahadeo Narayan Gaikwad 2)Shri. Sadashiv Balaram Gaikwad**



3)Shri. Suresh Balaram Gaikwad 4)Smt. Somubai Balaram Gaikwad 5)Shri. Dhananath Balaram Gaikwad 6)Shri. Gajanan Balaram Gaikwad 7)Shri. Ananta Balaram Gaikwad 8)Shri. Adesh Ananta Gaikwad minor guardian for c)Smt. Ananta Gaikwad b)Shri. Adesh Ananta Gaikwad minor guardian for c)Smt. Prajakta Ananta Gaikwad d)Smt. Pooja Ananta Gaikwad e)Mr. Aniket ananta Gaikwad R/o Owale, Post. Dapoli, Taluka Panvel and District Raigad, Navi Mumbai, and M/s. Om Sai Developers, through its partner 1)Shri. Vivek Tanaji Darekar 2) Shri. Ramji Gela Patel, having address at Om Shree Balaji Niwas Plot No. E-72, Sector No.3, Belpada Kharghar, Navi Mumbai, in respect of Plot No. 199, admeasuring about 1349.71 square meter situated at Sec.23, Ulwe, Navi Mumbai, 12.5% ( Gaothan Expansion Scheme), Taluka-Panvel and District-Raigad, which is duly registered with the office of Sub-Registrar, Panvel-3, upon Serial No. 05601/2010, Dated 7<sup>th</sup> June, 2010.

AND WHEREAS, the said plot of land bearing Plot No. 199 admeasuring about 1349.71 sq. meter, Gaothan Expansion Scheme, Ulwe, Navi Mumbai, Taluka Panvel District Raigad, transferred in the name of party of the first part, as per the letter given by the CIDCO Ltd., to the DEVELOPER, vide CIDCO letter dated 8<sup>th</sup> June, 2010.

AND WHEREAS the Vendor has decided to construct building on the said land to be known as "VIGHNHAR HERITAGE" And the DEVELOPER, decided to sell flats of said building to the prospective Purchasers.

AND WHEREAS the Vendor have appointed Triarch as their Architect and B.S. Sukhatankar and Associates as a Structural Engineer for the preparation of the structural designs and drawings of the building and the Developer have accepted the professional supervision of the said Architect and Structural Engineer till the completion of the building.

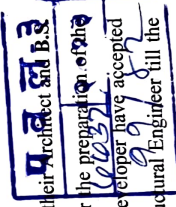
AND WHEREAS the party of the First Part, had approved plans and specifications from the City & Industrial Development Corporation Limited vide commencement Certificate No. CIDCO/ATPO (BP)/1182 Dated- 18/08/2010.

AND WHEREAS the Owner / Developer is the lawful Owner of the Flat No. A-704, A wing on the 7<sup>th</sup> floor in the " VIGHNHAR HERITAGE " building to be

For OM SAI DEVELOPERS

*[Signature]*

Partner



constructed on the Plot No. 199 . Sec. 23, Ulwe, Navi Mumbai ,admeasuring about Carpet area 593,408 Sq. Ft. equal to 55.14 Sq.Mtr + Terrace 88 Sq.Ft. equal to 8.17 Sq.Mtr (hereinafter referred to as the said Flat) and is in lawful possession of the same.

AND WHEREAS the developer has alone have the sole and exclusive right to sell the Flat Shop in the said building to be constructed by the OWNER/DEVELOPER on the said land and to enter into Agreements with the Purchasers of the said Flat/shop etc. and to receive the sale price in respect thereof.

AND WHEREAS THE DEVELOPER is entering into separate Agreements with several other persons in respect of the other Flat in the said building to be constructed by the DEVELOPER on the said land.

AND WHEREAS THE PURCHSER demanded from the OWNER/DEVELOPER and the OWNER/DEVELOPER have given inspection to the purchaser of all the documents of title relating to the said land and the plans, designs and specifications prepared by the "ARCHITECT" and of such other documents as are specified under the Maharashtra Ownership Flat Act 1963 (hereinafter referred to as "THE SAID ACT") and the rules made there under.

THE Purchaser had approached the OWNER/DEVELOPER to acquire from the OWNER/DEVELOPER Flat No. A-704, A wing on the 7<sup>th</sup> floor in the " VIGHNAR HERITAGE " Building, admeasuring about Carpet area 593,408 Sq. Ft. equal to 55.14 Sq.Mtr + Terrace 88 Sq.Ft. equal to 8.17 Sq.Mtr and the DEVELOPER agreed to assign all the right, title and interest in the said Flat for a total consideration of Rs. 32,50,000/- (Rupees Thirty Two Lac Fifty Thousand Only)

*32,50,000/-*  
*92/82*

AND WHEREAS THE OWNER/DEVELOPER, had agreed to sell Flat No. A-704, A wing on the 7<sup>th</sup> floor, at a price and on the terms and conditions hereinafter appearing.



AND WHEREAS THE OWNER/DEVELOPER prior to the execution of these present the Purchaser has paid to the DEVELOPER a sum of Rs. 2,00,000/-

FOR OWNERS DEVELOPERS

*P. R. Patil*  
Partner

*Bharate*

**(Rupees Two Lac Only)** being part payment i.e. earnest money. of the sale price of the **Flat No. A-704**, agreed to be sold by the Developer of the Purchasers as Earnest Money/Advance payment of sale price of the Flat agreed to be sold to the Purchaser's and the Purchaser's has have agreed to pay to the Developers balance of Sale price in the manner hereinafter appearing.

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

- 1) The OWNER/DEVELOPER shall construct the building consisting of Ground plus Seven upper floors on the said land in accordance with the plans, designs, specifications approved by the concerned Authority with only such variation and modification as the OWNER/DEVELOPER may consider necessary or as may be required by concerned authority.
- 2) The Purchaser hereby agrees to purchase from the Owner/Developer and the Owner/Developer hereby agree to sell to the Purchaser **Flat No. A-704**, A wing of carpet area admeasuring Carpet area **593.408 Sq. Ft.** equal to **55.14 Sq.Mtr + Terrace 88 Sq.Ft.** equal to **8.17 Sq.Mtr** plan on the 7<sup>th</sup> floor of the said building (hereinafter referred to as the flat or premises) for the total price of **Rs. 32,50,000/- (Rupees Thirty Two Lac Fifty Thousand Only)** The Purchaser hereby agrees to pay to the owner/Developers, the said amount of purchaser price of **Rs. 32,50,000/- (Rupees Thirty Two Lac Fifty Thousand Only)** in the following manner.

- i) **Rs. 4,87,500/-** 15% payable as earnest money or deposit on or before the execution of these presents. The Purchaser had paid the said amount to the owner herein at the time of execution of this present Agreement. The separate receipt of the same is attached herewith.
- ii) **Rs. 3,25,000/-** 10% to be paid on or before completion of work up to plinth work.
- iii) **Rs. 2,60,000/-** 8% to be paid on or before completion of work up to 1<sup>st</sup> slab.
- iv) **Rs. 2,60,000/-** 8% to be paid on or before completion of work up to 2<sup>nd</sup> slab.

Rs. 4,87,500/-  
 Paid for the said amount of this present Agreement.  
 Date: 22/08/2023  
 93/2/2023



For OM SAI DEVELOPERS

*(Signature)*  
 Partner

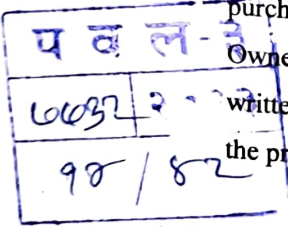
*(Signature)*

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- v) **Rs. 2,60,000/-** 8% to be paid on or before completion of work up to 3<sup>rd</sup> slab.
- vi) **Rs. 2,60,000/-** 8% to be paid on or before completion of work up to 4<sup>th</sup> slab.
- vii) **Rs. 2,60,000/-** 8% to be paid on or before completion of work up to 5<sup>th</sup> slab.
- viii) **Rs. 2,60,000/-** 8% to be paid on or before completion of work up to 6<sup>th</sup> slab.
- ix) **Rs. 2,60,000/-** 8% to be paid on or before completion of work up to 7<sup>th</sup> slab.
- x) **Rs. 2,60,000/-** 8% to be paid on or before completion of work up to 8<sup>th</sup> slab.
- xi) **Rs. 2,60,000/-** 8% to be paid on completion of brick work, inner & outer Plaster & flooring.
- xii) **Rs. 97,500/-** 3% or balance to be paid on or before handing over possession.

**Total Rs. 32,50,000/- (Rupees Thirty Two Lac Fifty Thousand Only)**

- 3) The Purchaser shall pay the amounts as aforesaid on the due date. If the purchaser fails to pay the said due amount within stipulated time then the Owner/Developer has right to cancel the present agreement after serving written notice of 15 days upon the Purchaser. Thus the time is essence of the present agreement.



- 4) It is agreed by and between the parties that the above purchase price does not include the following charges :-

- i. Stamp Duty, Registration and other charges payable to the concerned authorities.
- ii. Water connection charges and electricity connection charges.
- iii. Electric cable laying charges.
- iv. Land and Development building charges.
- v. Legal charges for documentation.
- vi. Transfer fees.



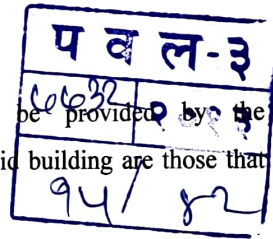
**For OM SAI DEVELOPERS**



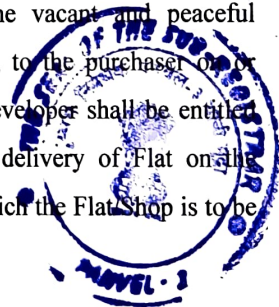
- vii. Water Resource Development charges.
- viii. Service charges of electric connection/electric sub-station, water connection deposit and meter charges, Development Charges and any other charges of deposits payable to any authority concerned.
- ix. Any other taxes, cesses that shall be levied or become leviable by CIDCO/NMMC or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.

5) The Purchaser hereby agrees to purchase from the OWNER/DEVELOPER and the OWNER/DEVELOPER hereby agree to sell to the Purchaser Flat No. A-704, A wing on the 7<sup>th</sup> floor in the "VIGHNHAR HERITAGE" Building, admeasuring about Carpet area 593.408 Sq. Ft. equal to 55.14 Sq.Mtr + Terrace 88 Sq.Ft. equal to 8.17 Sq.Mtr, for a total price Rs. 32,50,000/- (Rupees Thirty Two Lac Fifty Thousand Only) inclusive of the price of the common areas and facilities appurtenant to the Flat/Shop subject to the admeasurements of carpet area. The OWNER/DEVELOPER hereby to observe, perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned authority.

6) The Fixture, fittings and amenities to be provided by the OWNER/DEVELOPER in the Flat and in the said building are those that are set out in the Annexure hereto.



7) The Developer/Owner undertakes to give the vacant and peaceful possession of the said Flat No. A-704, A wing, to the purchaser on or before-----, PROVIDED that the Owner/Developer shall be entitled to the reasonable extension of time for giving delivery of Flat on the aforesaid date. If the completion of building in which the Flat/Shop is to be situated is delayed on account of :



- i) Non availability of steel cement and other building materials.
- ii) War, Civil Commotion or act of God.
- iii) Any notice, order, rule notification the Government, and/or other Public or Competent Authority.

For OM SAI DEVELOPERS

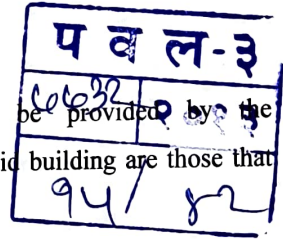
*[Signature]*  
Partner

*[Signature]*

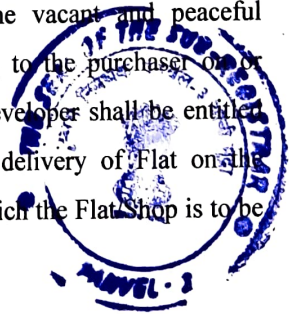
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- ix. Any other taxes, cesses that shall be levied or become leviable by CIDCO/NMMC or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.

5) The Purchaser hereby agrees to purchase from the OWNER/DEVELOPER and the OWNER/DEVELOPER hereby agree to sell to the Purchaser **Flat No. A-704, A wing** on the **7<sup>th</sup> floor** in the **"VIGHNHAR HERITAGE"** Building, admeasuring about Carpet area **593.408 Sq. Ft. equal to 55.14 Sq.Mtr + Terrace 88 Sq.Ft. equal to 8.17 Sq.Mtr**, for a total price **Rs. 32,50,000/- (Rupees Thirty Two Lac Fifty Thousand Only)** inclusive of the price of the common areas and facilities appurtenant to the Flat/Shop subject to the admeasurements of carpet area. The OWNER/DEVELOPER hereby to observe, perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned authority.

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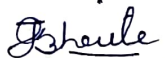
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For OM SAI DEVELOPERS

  
Partner

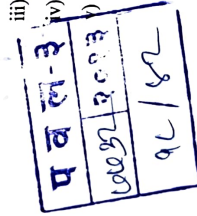


and conditions because of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving such notice and in case the present agreement is terminated then the Owner/Developer has right to forfeit the earnest money and to refund the balance amount of consideration without having any interest on the said balance amount of consideration, which has been paid by the purchaser to the developer/owner.

14) PROVIDED further that upon termination of this Agreement as aforesaid, the OWNER/DEVELOPER is having right, title and interest to sell the Flat/Shop to such person and at such price as the DEVELOPER may in their absolute think fit.

15) THE PURCHASER shall on or before Delivery of possession of the said Flat, keep deposited with the DEVELOPERS the following amounts :

- i) Rs. 3500/- for legal charges
- ii) Rupees ACTUAL for share money and application and entrance fee of society.



iii)

Rupees ACTUAL for formation and registration of Society.

iv)

Rupees ACTUAL for proportionate share taxes and other charges.

The DEVELOPERS shall utilize the sum of Rs. ACTUAL paid by the Purchaser to the DEVELOPER for meeting all legal costs, charges and expenses, including professional costs of the Advocate of the Developers in connection with the formation of the said Society or as the case may be preparing and engraving this Agreement and the conveyance of Assignment if Lease and Transfer fee of CIDCO.



16) THE PURCHASER further agrees to pay to the OWNER/DEVELOPER in addition to the sale consideration agreed herein, the amount of deposits payable for water connection and electricity connection in respect of the

For OM SA DEVELOPERS

*[Signature]*  
Partner

*[Signature]*

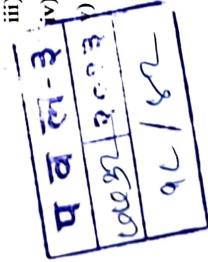
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For OM SA DEVELOPERS

*[Signature]*  
Partner

*[Signature]*



said Flat and any other deposits as may be payable, in proportion to his share in the said building along with the other Flat owners.

17) At the time of Registration, the Purchaser shall pay to the Owner/Developers the Purchasers share of Stamp Duty and Registration charges and Advocate charges payable, if any, by the said Society or Limited Company on the Conveyance of Lease or any document or Instrument of transfer in respect of the said land and the building to be executed in favour of the Society or Limited Company.

18) It is agreed between the purchaser that Owner/DEVELOPER shall have all the right, title, interest and shall retain the entire stilt area, Terrace and Basement area and the Purchaser/s of said flat/shop shall not claim any right title or interest in respect of the said in future.

**SCHEDULE OF THE PROPERTY**

All that piece of land known as Plot No. 199 admeasuring about 1349.71 sq. meter, Sec. 23, Ulwe Gaothan Expansion Scheme, Navi Mumbai or there about and bounded as follows :

On or towards the North by : Plot No. 182,183  
 On or towards the South by : Open Space.  
 On or towards the East by : 15 mtrs wide Road  
 On or towards the West by : 35 mtrs canal.

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१२/४२	



**SECOND SCHEDULE ABOVE REFERRED TO DESCRIPTION OF FLAT**

All that piece of property known as Flat No. A-704, A wing on the 7<sup>th</sup> floor in the "VIGHNHAR HERITAGE" Building, admeasuring about Carpet Area 813.408 Sq. Ft. equal to 55.14 Sq.Mtr + Terrace 88 Sq.Ft. equal to 8.17Sq.Mtr, Plot No. 199 admeasuring about 1349.71 sq. meter, Sec.23, Ulwe Gaothan Expansion Scheme, Navi Mumbai, Taluka-Panvel and District Raigad.

For OM SAI DEVELOPERS

*(Signature)*  
 Partner

*(Signature)*

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On or towards the North by : Plot No. 182,183  
 On or towards the South by : Open Space.  
 On or towards the East by : 15 mtrs wide Road  
 On or towards the West by : 35 mtrs canal.

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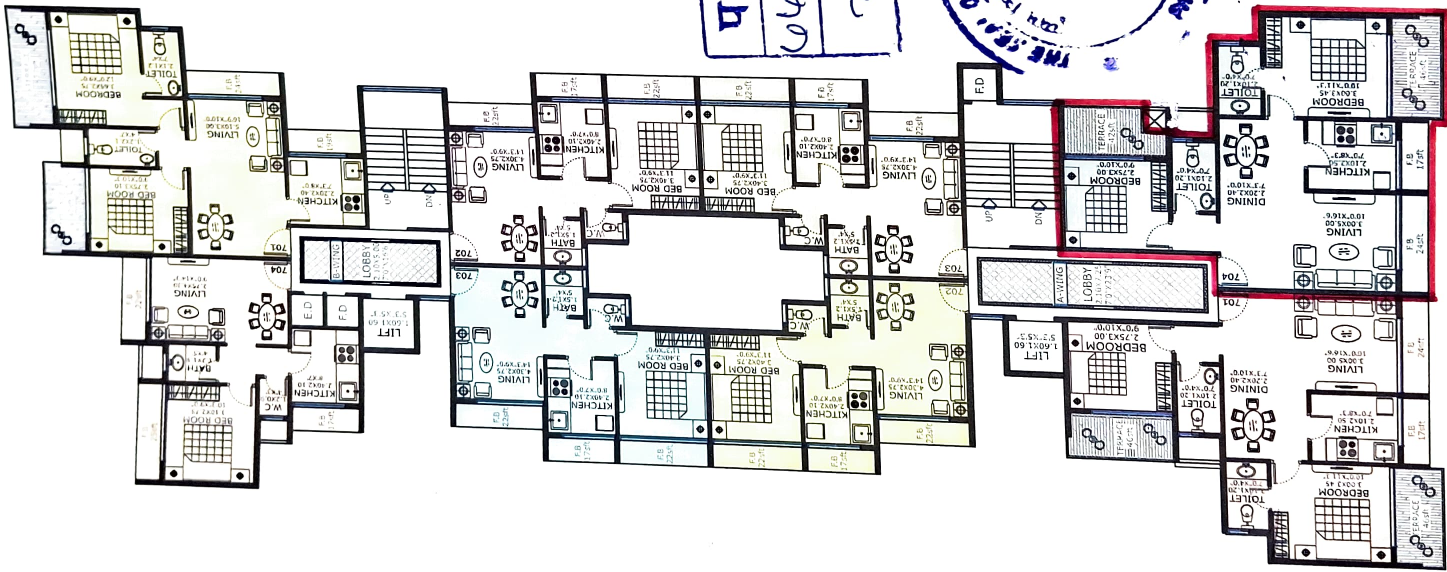
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For OM SAI DEVELOPERS

*R. S. Saini*  
Partner

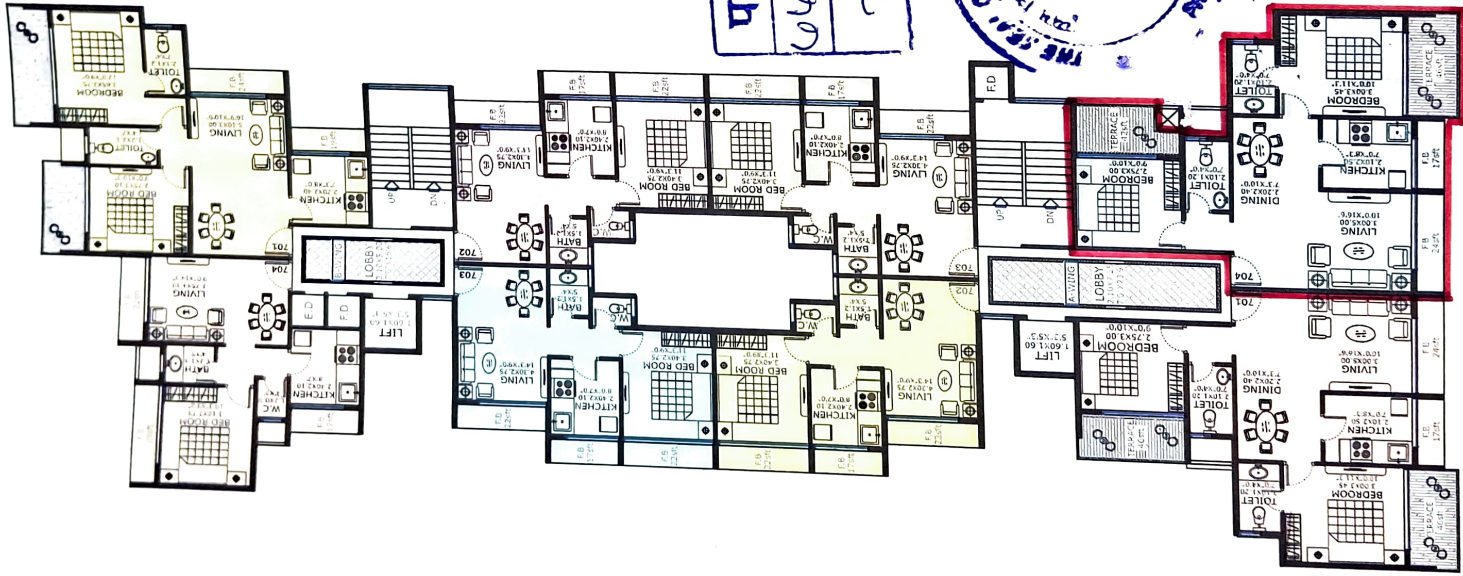
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 ०६३७२०१३  
 २३/४२



← FLAT NO. A-704



प व ल - ३  
 ०७३७२०१३  
 २३/४२



← FLAT NO. A-704





# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

\*NIRMAL\*, 2nd Floor Nariman Point,  
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No. To, CIDCO/ATPO(BPV) 1182 --

Date: 18 AUG 2010

M/s. Om Sai Developers,

Through Partners Mr. Ramji Gela Patel & Others Five,

Shop No.2, Om Shree Balaji Niwas,

Plot No.E-72, Sector-3,

Belpada Kharghar, Navi Mumbai

Sub: Development permission for Residential Building on Plot No.199,

Sector-23 at Ulwe (12.5% Scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 17/06/2010 & 23/07/2010

2) Delay condonation NOC issued by M(TS-II) vide letter dtd.09/06/2010

3) Final transfer order issued by M(TS-II) vide letter dtd.08/06/2010

4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd. 16/07/2010

5) 50% IDC paid of Rs.6,75,000/- vide Challan No.121770, dtd.23/07/2010

Dear Sir,

Please refer to your application for amended development permission for Residential Building on Plot No.199, Sector-23 at Ulwe (12.5% Scheme), Navi Mumbai.

The amended development permission is hereby granted to construct Residential 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 silt, the finished silt 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.

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

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

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

Since, you have paid 50% IDC paid of Rs.6,75,000/- vide Challan No.121770, dtd.23/07/2010, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection.

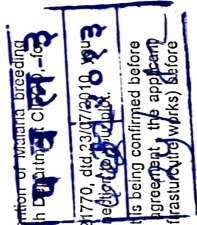
Please, note that, this Commencement Certificate is subject to as the plots being confirmed before completion of reclamation & other infrastructure for the purpose of execution of agreement, the applicant shall take prior NOC from Engineering Department (refunding completion of all infrastructure works) before starting development of the plot.

Thanking you,

Your's faithfully,

(R. B. Khilji)

Add. Town Planning Officer (BP)  
(New Mumbai & Kharjpta)





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

**REGD. OFFICE:**

\*NIRMAL\*, 2nd Floor, Narliman Point,  
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Date : **18 AUG 2010**

Ref. No.To, CIDCO/ATPO(BP)/ **1182 --**

M/s. Om Sai Developers,

Through Partners Mr. Rajniji Gela Patel & Others Five,  
Shop No.2, Om Shree Balaji Niwas,  
Plot No.E-72, Sector-3,  
Belpada Kharghar, Navi Mumbai

Sub:- Development permission for Residential Building on Plot.No.199,

Sector-23 at Ulwe (12.5% Scheme), Navi Mumbai.

- REF:-
- 1) Your architect's application dated 17/06/2010 & 23/07/2010
  - 2) Delay condonation NOC issued by M(TS-II) vide letter dti.09/06/2010
  - 3) Final transfer order issued by M(TS-II) vide letter dti.08/06/2010
  - 4) Fire NOC issued by Fire Officer, CIDCO vide letter dti.16/07/2010
  - 5) 50% IDC paid of Rs.6,75,000/- vide Challan No.121770, dti.23/07/2010

Dear Sir,

Please refer to your application for amended development permission for Residential Building on Plot No.199, Sector-23 at Ulwe (12.5% Scheme), Navi Mumbai.

The amended development permission is hereby granted to construct Residential 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.

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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.

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

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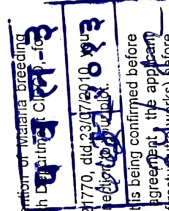
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Thanking you,

Yours faithfully,

(R. B. Patil)  
Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopra)





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FAX : +91-22-6791 8166

Ref. No. To, CIDCO/ATPO(BP) **1182 --**

Date : **18 AUG 2010**

M/s. Om Sai Developers,

Through Partners Mr. Ramji Gela Patel & Others Five,

Shop No.2, Om Shree Balaji Niwas,

Plot No.E-72, Sector-3,

Belpada Kharghar, Navi Mumbai

Sub:- Development permission for Residential Building for Residential Building on Plot No.199, Sector-23 at Ulwe (12.5% Scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 17/06/2010 & 23/07/2010

2) Delay condonation NOC issued by M(TS-II) vide letter dtd.09/06/2010

3) Final transfer order issued by M(TS-II) vide letter dtd.08/06/2010

4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.16/07/2010

5) 50% IDC paid of Rs.6,75,000/- Vide Challan No.121770, dtd.23/07/2010

Dear Sir,

Please refer to your application for amended development permission for Residential Building on

Plot No.199, Sector-23 at Ulwe (12.5% Scheme), Navi Mumbai.

The amended development permission is hereby granted to construct Residential 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

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Since, you have paid 50% IDC paid of Rs.6,75,000/- vide Challan No.121770, dtd.23/07/2010, you are

may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connected to the main sewerage

Please, note that, this Commencement Certificate is subject to as the plot is being confirmed before

completion of reclamation & other infrastructure for the purpose of execution of agreement, the applicant

shall take prior NOC from Engineering Department (refunding completion of all infrastructure works) before

starting development of the plot.

Thanking you,

Yours faithfully,  
*(Signature)*

(R. B. Dhilli)  
Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopla)

<p>पंचवसति - ३</p> <p>०४३</p> <p>०४३</p>
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# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

## REGD. OFFICE:

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## HEAD OFFICE:

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Navl Mumbai - 400 614.  
PHONE : +91-22-6791 8100  
FAX : +91-22-6791 8166

Ref. No. To, CIDCO/ATPO(BP)/ **1181**

M/s. Om Sai Developers,

Through Partners Mr. Ramji Gela Patel & Others Five,  
Shop No.2, Om Shree Ramaji Niwas,  
Plot No.E-72, Sector-3,  
Belpada Kharghar, Navi Mumbai

Date:

### ASSESSMENT ORDER NO.366/2010-11 REGISTER NO.02 PAGE NO.366

SUB:-Payment of development charges for Residential Building on Plot No.199 Sector-23 at Ulwe (12.5% Scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 17/06/2010 & 23/07/2010

2) Delay condonation NOC issued by M(TS-II) vide letter dtd.09/06/2010

3) Final transfer order issued by M(TS-II) vide letter dtd.08/06/2010

4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.16/07/2010

5) 50% IDC paid of Rs.6,75,000/- vide Challan No.121770, dtd.23/07/2010

### ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(OFFICE ORDER NO. CIDCO/ADM/2449/DATED/18/11/92)

1. Name of Assessee

:- M/s. Om Sai Developers

Through Partners Mr. Ramji Gela Patel & Others Five,

: Plot No. 199, Sector - 23, Ulwe (12.5% Scheme),

Navl Mumbai

:- Residential

:- 1349,710 Sq. mtrs

:- 1.5

A) FOR COMMERCIAL

i) Plot area

:- 87,420 Sq.mtrs.

ii) Built up area

:- 131,130 Sq.mtrs.

B) FOR RESIDENTIAL

i) Plot area

:- 1262,29 Sq.mtrs.

ii) Built up area

:- 1889,160 Sq.mtrs

7. DEVELOPMENT CHARGES :-

A) FOR COMMERCIAL

i) Plot area

:- 87,420 Sq.mtrs. X Rs. 60/- = Rs. 5,245,20

ii) Built up area

:- 131,130 Sq.mtrs. X Rs. 80/- = Rs.10,490,40

TOTAL = Rs. 15,735,60

B) FOR RESIDENTIAL

i) Plot area

:- 1262,29 Sq.mtrs. X Rs. 30/- = Rs.3,786,870

ii) Built up area

:- 1889,160 Sq.mtrs X Rs. 40/- = Rs.7,556,640

TOTAL = Rs.11,343,510

8) Total Assessed development charges:-7(A)(i)+(ii)=

Rs.129,170.70 Say Rs. 1,29,171/-

9) Date of Assessment :- 23/07/2010

10) Due date of completion :- 21/04/2008 to 20/04/2012

11) Development charges paid of Rs.1,29,200/- Vide Challan No.121769 dtd.23/07/2010

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28/82



Yours faithfully,

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



REF. NO. CIDX/01AT/PO/ 1182 --

18 AUG 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIVT) of 1966 to Shri Ranaji Gela Patel & ors & Partners M/G Om Sai Developers.

Unit/Plot No. 199 Road No. - Sector 23 Node ULUC of CR-5 v. Secs.

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Total Plots B.U.A = 1889.160 stated  
Comm. B.U.A = 131.120 stated B.U.A = 2020.280 (G+M) Residential  
Structure.

(Nos. of Residential Units 56 Nos. of Commercial units 6)

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 authorised 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) as prescribed in the National Building Code or and / or GDCIc - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revindication of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.

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