

Receipt (pavti)

394/10220
Friday, June 07, 2024
12:55 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M


पावती क्र.: 10691 दिनांक: 07/06/2024

गावाचे नाव: नेरुळ
दस्तऐवजाचा अनुक्रमांक: टनन11-10220-2024
दस्तऐवजाचा प्रकार : करारनामा
मादर करणाऱ्याचे नाव: अमर रंगराव गायकवाड

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 700.00
पृष्ठांची संख्या: 35

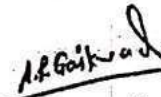
एकूण: रु. 30700.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:15 PM ह्या वेळेस मिळेल.


सह मुख्य अधिकारी
ठाणे क्र. ११

वाजार मूल्य: रु.3987096 /-
मोवदला रु.6500000/-
भगलेले मुद्रांक शुल्क : रु. 390000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624045214434 दिनांक: 07/06/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003049255202425E दिनांक: 07/06/2024
बँकेचे नाव व पत्ता:


पक्षधारीची सही
मुळ दस्त परत मिळवता



07/06/2024

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि. ठाणे 11

दम्न क्रमांक : 10220/2024

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1)विशेषाचा प्रकार	कगरनामा
(2)मोबदला	6500000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देणे की पट्टेदार ने नमुद करावे)	3987096
(4) भू-मापन,पॉट्रिस्मा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: अपार्टमेंट नं. एन एन - 1 वी/एन आय वी/37/12,पटकार अपार्टमेंट ओनर्स असोसिएशन,सेक्टर नं. 10,नेरुळ,नवी मुंबई - 400706 क्षेत्रफळ 27.96 चौ मी(बांधीव) PUI: 00 ((SECTOR NUMBER : 10 ;))
(5) क्षेत्रफळ	1) 27.96 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगंज करून देणा-या/निवृत्त ठेवणा-या पधकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंद्रकांत यशवंत योगराव बय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉक नं:-, गेट नं:- अपार्टमेंट नं. एन एन - 1 वी/एन आय वी/37/12, पटकार अपार्टमेंट ओनर्स असोसिएशन, सेक्टर नं. 10, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADDPT9760E
(8)दम्नगंज करून घेणा-या पधकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमर रंगराव गायकवाड बय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉक नं:-, गेट नं:- 3/173, रेल्वे पोलीस बसाहट, पंतनगर, घाटकोपर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AYIPG9774D 2): नाव:-मनोज रंगराव गायकवाड बय:-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉक नं:-, गेट नं:- 3/173, रेल्वे पोलीस बसाहट, पंतनगर, घाटकोपर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AYHPG2995H
(9) दम्नगंज करून दिव्याचा दिनांक	07/06/2024
(10)दम्न नोंदणी केव्याचा दिनांक	07/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10220/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	390000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनामाठी विचारान घेतलेला नपशील:-

मुद्रांक शुल्क आकारनाता 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
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CHALLAN
MTR Form Number-6



GRN	MH003049255202425E	BARCODE	[Barcode]		Date	04/06/2024-18:38:49	Form ID	25.2	
Department					Inspector General Of Registration				
Type of Payment					Stamp Duty Registration Fee				
Office Name					THN11_THANE NO 11 JOINT SUB REGISTR				
Location					THANE				
Year					2024-2025 One Time				
Account Head Details					Amount In Rs.				
0030046401 Stamp Duty					390000.00				
0030063301 Registration Fee					30000.00				
Payer Details					TAX ID / TAN (If Any)				
Payer Details					PAN No.(If Applicable) AYIPG9774D				
Full Name					MR. AMAR RANGRAO GAIKWAD AND MR. MANOJ RANGRAO GAIKWAD				
Flat/Block No.					Apartment No. NL-1B/ LIG/37/12, Shatkar				
Premises/Bulding					Apartment Owners Association				
Road/Street					Sectorâ€¹10, Nerul				
Area/Locality					Navi Mumbai				
Town/City/District									
PIN					4 0 0 7 0 6				
Remarks (If Any)					PAN2=ADDPT9760E-SecondPartyName=MR. CHANDRAKANT YASHWANT THORAT-				
Amount In					Four Lakh Twenty Thousand Rupees Only				
Total					4,20,000.00				
Words					Four Lakh Twenty Thousand Rupees Only				
Payment Details					PUNJAB NATIONAL BANK				
FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN Ref. No. 0300017202400091108 6203983				
Cheque/DD No.					Bank Date RBI Date 04/06/2024-18:38:00 Not verified with RBI				
Name of Bank					PUNJAB NATIONAL BANK				
Name of Branch					Scroll No., Date Not Verified with Scroll 99				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन फेवळ दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी अ कार्यालयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. 932621811
2 39

A. Gaikwad
M. Gaikwad

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AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Nerul, Navi Mumbai on this 7th day of June, 2024.

BETWEEN

MR. CHANDRAKANT YASHWANT THORAT, (Pan No. ADDPT9760E), an adult, Indian Inhabitant, R/at. Apartment No. NL-1B/LIG/37/12, Shatkar Apartment Owners Association”, Sector No. 10, Nerul, Navi Mumbai- 400706., hereinafter referred to as **“THE SELLER”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **ONE PART**.

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AK Gokhale
MR. R. Gokhale

A N D

1. MR. AMAR RANGRAO GAIKWAD (Pan No. AYIPG9774D),
2. MR. MANOJ RANGRAO GAIKWAD (Pan No. AYHPG2995H) both adults, Indian Inhabitants, residing at 3/173, Railway Police Vasahat, Pantnagar, Ghatkopar (E), Mumbai- 400 075., hereinafter referred to as "THE PURCHASERS" (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.

WHEREAS the STATE GOVERNMENT in pursuant to the Section 113-A, of the MAHARASHTRA REGIONAL TOWN PLANNING ACT, acquired the land and wasted in CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "CIDCO / CORPORATION") of ONE PART and the MR. BANKAR RAMCHANDRA KASHIRAM of the OTHER PART for the development and disposal inter-alia a piece or parcel of land situated at Nerul, Navi Mumbai, Tal and Dist. Thane, (hereinafter referred to as "SAID LAND").

AND WHEREAS the state government is pursuant to Section 113A of MRTP Act is acquiring lands described therein and vesting such lands in the corporation for Development and disposal.



AND WHEREAS the corporation obtained possession of the said land and constructed thereon LIG type Building No. 37 each of Ground and - upper floors building being designated as "Condominium 10", LIG type No. 37 hereinafter referred to as "The said Building") of which the corporation is the owner.

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WHEREAS the original allottee MR. BANKAR RAMCHANDRA KASHIRAM, had been allotted the said Apartment No. NL-1B/LIG/37/12, Sector-10, Nerul, Navi Mumbai-400 706., admeasuring area 13.52 Sq. Mtrs., (Hereinafter referred as "Said

Amr

Ah. Gaikwad
Mr. Gaikwad

Apartment"), by the CIDCO of Maharashtra Ltd. by their allotment letter No. CIDCO/MM/Nerul/HP/1086, on dt. 28.09.1987 (herein after referred to as "SAID APARTMENT" admeasuring about 13.52 Sq. Mtrs. built up area after entering into an Agreement to Hire-Purchase on dated 29.01.1988, thereafter the said CIDCO also issued Possession letter in the name of MR. BANKAR RAMCHANDRA KASHIRAM, dt. 29.01.1988.

AND WHEREAS the said MR. BANKAR RAMCHANDRA KASHIRAM, died dt. 21.02.1989 without intestate thereafter his legal heir SMT. TAIBAI RAMCHANDRA BANKAR, obtain heirship certificate from Civil Judge (J.D.) Vashi at CBD Belapur, dt. 16.11.2004, and court also declare SMT. TAIBAI RAMCHANDRA BANKAR, as a legal heir of LATE. MR. BANKAR RAMCHANDRA KASHIRAM, the CIDCO also transfer the said apartment in the name of SMT. TAIBAI RAMCHANDRA BANKAR, vide their letter No. CIDCO/EMS/AEO (NERUL)/2004/7435, dt. 02.12.2004.

AND WHEREAS the said CIDCO as First and SMT. TAIBAI RAMCHANDRA BANKAR, as Second Part entered into Conveyance Deed which is duly registered in the office of Joint sub registrar of Assurance at Thane-11, vide Sr. No. TNN11-384-2004, dt. 03.12.2004.

AND WHEREAS the said SMT. TAIBAI RAMCHANDRA BANKAR, obtained permission from CIDCO to sale the said apartment to MR. CHANDRAKANT YASHWANT THORAT, vide their transfer NOC letter No. CIDCO/AEO/NERUL/SANPADA/2004/7576 dt. 09.12.2004. Accordingly SMT. TAIBAI RAMCHANDRA BANKAR, has sold the said Apartment to MR. CHANDRAKANT YASHWANT THORAT, by entered into Agreement for Sale dt. 10.12.2004, which is duly registered in the office of Joint sub registrar of Assurance at Thane-11, vide Sr. No. TNN11-465-2004, Receipt No. 470, dt. 10.12.2004, thereafter the said SMT. TAIBAI RAMCHANDRA BANKAR, as First Part and MR. CHANDRAKANT YASHWANT THORAT, as Second Part entered into Deed of Apartment/



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Handwritten signature: Mr. Gokulwad
Handwritten signature: Mr. Jaisankar

Conveyance Deed dt. 11.02.2005, which is duly registered in the office of Joint sub registrar of Assurance at Thane-11, vide Sr. No. TNN11-00672-2005, Receipt No. 673, dt. 11.02.2005, thereafter the CIDCO also transfer the said apartment in the name of MR. CHANDRAKANT YASHWANT THORAT, vide Final Order letter No. CIDCO/EMS/AEO/NERUL/SANPADA/2005/9260, dt. 11.02.2005, hence Present Vendor absolute and lawful owner of the said Apartment and he has right to sale the said Apartment to Present Purchaser.

AND WHEREAS the said MR. CHANDRAKANT YASHWANT THORAT, obtained Commencement Certificate vide letter No. NMMC/TPD/BP/Case No. A-7043/2172/2007, dt. 25.06.2007, for additional FSI.

AND WHEREAS the Seller is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said apartment together with the certain area common undivided interest appurtenant to the said apartment and decided to sell to the purchaser/s on ownership basis as hereinafter mentioned and upon the purchase paying in full all dues payable to the Seller under these presents and complying with all terms and conditions hereof.

AND WHEREAS the Purchaser have agreed Apartment No. NL-1B/LIG/37/12, Shatkar Apartment Owners Association, Sector-10, Nerul, Navi Mumbai-400 706. Total admeasuring area 27.96 Sq. Mtrs (Built up) upon and subject to the Terms and Conditions of the Lease of the Said Land subject to be executed by the CIDCO in favour of Sellers as per the terms of the lease.



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AND WHEREAS the Seller is absolutely owner of the said Apartment and is fully seized and possessed of necessary documents relating thereof and entitled to transfer and assign or his rights title and interest in favour of

[Handwritten signature]

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Purchased for valuable consideration subject to the formal permission for the sale from CIDCO.

NOW IT IS HEREBY AGREED BY AN BETWEEN THE PARTIES
HERETO AS FOLLOWS :

1. The Seller has agreed to sale and Purchaser have agreed to Purchase the Said Apartment No. NL-1B/ LIG/37/12, Shatkar Apartment Owners Association, Sector-10, Nerul, Navi Mumbai-400 706. Total admeasuring area 27.96 Sq. Mtrs (Built up) after FSI., together with the certain percentages in the declaration made by the corporation under the said Act. of the undivided interest appurtenant to such apartment as tenant in common area and facilities of the said land and building of the said apartment and percentages hereinafter collectively referred to as the premises are heritable, Transferable and immovable properties for a total consideration of Rs. 65,00,000/- (Rupees Sixty Five Lakh Only) and the Purchaser has agreed to pay to the Sellers the sale price on the following manner :
 - a) A sum of Rs. 9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) has been paid by way of cheque/RTGS/NEFT the details are given in the receipt.
 - b) The balance amount of Rs. 55,00,000/- (Rupees Fifty Five Lakh Only) will pay as soon as loan disbursement of the loan from any financial institution or within 45 days from date of the registration of the said Agreement for sale.
 - c) A Sum of Rs. 65,000/- (Rupees Sixty Five Thousand Only), will be deducted as TDS within 30 days from the date of registration of Agreement For sale (Part Payment Agreement) per the provisions of Sections of Section 194- IA of the Income Tax Act, being 1% of the total consideration & receipt will be handed over to the seller.



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[Handwritten signature]

At Gaikeed
M.R. Gaikeed

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

SIGNED, SEALED AND DELIVERED BY)

the within named "SELLER")

[Handwritten signature]

MR. CHANDRAKANT YASHWANT THORAT)

in the presence of)

1. Dattu Shinalkar *[Signature]*

2. Tushar Patil *[Signature]*



SIGNED, SEALED AND DELIVERED BY)

the within named "PURCHASERS")

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1. MR. AMAR RANGRAO GAIKWAD)

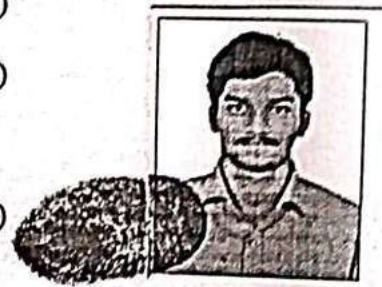
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2. MR. MANOJ RANGRAO GAIKWAD)

in the presence of)

1. Dattu Shinalkar *[Signature]*

2. Tushar Patil *[Signature]*



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RECEIPT

Received and from PURCHASERS of within 1. MR. AMAR RANGRAO GAIKWAD & 2. MR. MANOJ RANGRAO GAIKWAD a sum of Rs. 9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) by way of Cheque/NEFT/RTGS being the ADVANCE AND PART PAYMENT in respect of the Apartment No. NL-1B/ LIG/37/12, Shatkar Apartment Owners Association, Sector-10, Nerul, Navi Mumbai-400 706. Total admeasuring area 27.96 Sq. Mtrs (Built up) after FSI., under this Agrément for Sale.

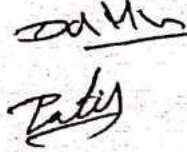
I SAY RECEIVED
(Rs. 9,35,000/-)



MR. CHANDRAKANT YASHWANT THORAT
(SELLER)

In presence of Witnesses:

1. Dattu Shinalkar
2. Tushar Patil



Mode of Payment:-

Bank Name	Cheque No.	Branch	Date	Amount
Axis Bank Ltd	569 633	Fort, Mumbai	06.05.2024	2,50,000.00
State Bank of India	594 737	Ghatkopar, Pantnagar	06.05.2024	2,50,000.00
State Bank of India	632 094	Nerul	05.06.2024	4,35,000.00
			Total	9,35,000.00



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CIDCO

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CIDCO Bhavan,
Marketing Section,
CBD-Belapur,
New Bombay-400 814.

Under Certificate of Posting

Ref: CIDCO/MIA/Nerul/HP/ 1086

Date: 28 SEP 1987

Shri / s/ri. Bankar Ramchandra Kashiram,
596, C Meharpada, R.No. 36,
N.M. Joshi Marg,
Bombay - 27

Sir/Madam,

Sub: Allotment of LIG type tenement at Nerul Phase-II on Hire Purchase Term.

In continuation of our earlier communication, this is to inform you that as a result of the lots, below noted tenement has been allotted to you on Hire Purchase Term.

Type	Sector	Bldg. No.	Tenement No.
(LIG)	10	37	12

The other details are as follows:

- | | |
|---|---------------|
| 1) Price of the tenement... | Rs. 22,000-00 |
| 2) HUDCO loan admissible | Rs. 15,000-00 |
| 3) Buyer's contribution | Rs. 7,000-00 |
| 4) Period of repayment | 13 1/2 year |
| 5) Amount of monthly equated instalment | Rs. 164-00 |

2) You are requested to make the payments as detailed below.

A) Price of the tenement	Rs. 22,000-00	B) Misc. deposits:	Rs. P.
Less: HUDCO loan admissible	Rs. 15,000-00	1) Share Money & Entrance fee of the Association	: 101-00
Buyer's contribution	:Rs. 7,000-00	2) a) Security deposit equal to three monthly equated instalments of Hire Purchase (no interest is payable on this deposit)	: 492-00
Less: amount recd.	: <u>5000/-</u>	b) HUDCO monthly equated instalment for the month of occupation	: 164-00
Balance payable	: <u>7000/-</u>	3) a) Deposit for service charges equal to three months' service charges	: 25-80
		b) Service charges for the month of occupation	: 8-80
		4) a) Deposit for Maintenance & Repairs equal to three months' M & R charges	: 137-85
		b) M & R charges for the month of occupation	: 45-85
		5) a) Service connection charges as determined by the M&E&B	: 800-00
		b) Metal deposit as determined by M&E&B	: 100-00
		6) Documentation charges	: 100-00
		7) Cost of the lock/leash	: 50-00
		8) Water deposit	: 200-00
		Total	2324-40



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Note: Interest @ 15% is payable for the delay if any in making payments beyond the scheduled dates. This applies even to the payments already made but not within the dates then specified.

(P.T.O.)

3. a) Payments as indicated at 'A' and 'B' above are required to be made by separate demand drafts drawn on CIDCO Ltd., in our office at CBD-Balepur from 10-00 a.m. to 1-00 p.m. and 2-00 p.m. to 2-30 p.m. on or before 28/10/1987. Interest if any payable would however be accepted in cash.
- b) You are requested to bring all relevant papers including the receipts of payments so far made by you, while visiting our office.
4. The tenements are expected to be ready for occupation by 28/10/1987. Possession of the tenement will be given to you after you have made the payments as indicated above and executed the necessary legal documents.
5. You will have to pay such monthly service charges as indicated at Col. No. 3 B under Misc. deposits in Para 2 above, as also monthly equated instalment of HUDCO Loan from the month of occupation.
6. You will have to take electric connection in the tenement allotted to you from MSEB and to pay the energy charges to the MSEB as per their bills.
7. The maintenance of the water meter and water line in the condominium is the collective responsibility of all the individual allottees.

Thanking you,

Yours faithfully,

Marketing Manager.

cc to M (TS) / EO



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21/3/88

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.,

Manager Town Servicer's office
City & Industrial Development
Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD-Belapur,
New Bombay-400 614.

Date: 29/1/88

TAKING OVER POSSESSION BY THE ALLOTTEE

Type LI9 Aptt. No. 3712 Sector 10 at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Airoli

1. Date of allotment : 28/9/87
2. Name of Hire/Outright Purchaser: Bankar R-K.
3. Date of execution of Agreement : 29/1/88

[Signature]
Asst. Estate Officer

Civil Maistry

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 3712
Type LI9 Sector 10 at Vashi/CBD-Belapur/Panvel/
Nerul/Kalamboli/Airoli on the day of 29/1/88 after proper inspection of the fittings and
Fixtures provided therein. The points noted in a separate form provided for fittings and fixtures are required to be
attended to pay CIDCO for which I am remaining present myself or through my representative in the apartment
during office hours from 9-30 a.m. to 5-30 p.m I have no claim whatsoever in case of my failing to remain present
during the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such time electricity
is made available by the MSEB.

Before taking over possession, I have verified the fittings, fixtures and amenities in the flat and they are
according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected
the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature
whatsoever and I would not claim another apartment from CIDCO later on

Received Lock No. _____ with duplicate key. *[Signature]* (Signature of allottee)



Name	<u>Bankar R-K</u>
Aptt. No.	<u>3712</u>
	<u>10220</u> <u>2028</u>
	<u>20</u> <u>34</u>

- to i) : Maharashtra State Electricity Board
- ii) : Maharashtra Water Supply & Sewerage Board

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO: NMMC/TPD/BPI CASE NO. A - 7043/272/2007

DATE: - 25/6/2007

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, Shri. C. Y. Thorat on Bldg. No. LIG/37/12, Sector - 10, Nerul, Navi Mumbai As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Additional Built up Area = 27.96 M²
(Residential)

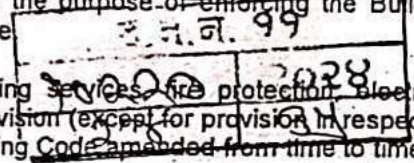
F.S.I.=1.00

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) THE APPLICANT SHALL :
 - a) Give a notice to the Corporation on completion upto 15 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

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The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.



- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs. 392/- S.D. Rs. 560/- for Mosquito Prevention, S.D. Rs. 550/- for debris & S.D. Rs. 500/- for Tree Planation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M. height. Following additional conditions shall apply :-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external openable windows or doors shall be minimum 2.5 % of floor area.
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 4 persons shall have solid doors. Lights shall not be designed in the staircase.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be provided.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.



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- 13) Recreation ground or amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan, Structural design, stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil paints, plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before One Year must be applied for O.C. with all concerned NOC.
- 24) Window sill level must be at 0.9 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 25) The Owner and the Architect are fully responsible for any ownership area and boundary disputes. In case of any disputes Navi Mumbai Municipal Corporation will not be responsible.
- 26) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 27) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 28) The area shown open to sky on the ground floor plan should not be used as would disturb the maneuverability of the vehicles required to be parked in the parking spaces shown in the plan.



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29) As directed by the Urban Development Department, 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.

b) 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.

c) The Authority may impose a levy of not exceeding Rs. 1000/- 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.



Town Planner

Navi Mumbai Municipal Corporation
Navi Mumbai





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6/7/24, 1:01 PM

Summary 1 (Dastgoshwara bhag 1)

394/10220

शुक्रवार, 07 जून 2024 12:55 म.नं.

दस्त गोषवारा भाग-1

दनन11: 33/39

दस्त क्रमांक: 10220/2024

दस्त क्रमांक: दनन11 /10220/2024

बाजार मूल्य: रु. 39,87,096/-

मोबदला: रु. 65,00,000/-

भंगलेले मुद्रांक शुल्क: रु.3,90,000/-

दु. नि. सह. दु. नि. दनन11 यांचे कार्यालयात

पावती:10691

पावती दिनांक: 07/06/2024

अ. क्र. 10220 वर दि.07-06-2024

सादरकरणाचे नाव: अमर रंगराव गायकवाड

रोजी 12:53 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण: 30700.00

A. Gaikwad

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane-11

सह मुख्य निबंधक वर्ग-२

दस्ताचा प्रकार: करारनामा

सह मुख्य निबंधक वर्ग-२

ठाणे क्र. 99

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा हजेराचे प्रमाणानुसार किंवा कोणत्याही शहराच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विक्रम प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात किंवा मुंबई महानगर प्रदेशाच्या हद्दीत किंवा मुंबई महानगर प्रदेशाच्या हद्दीत बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात सत्यमेव जयते

शिक्का क्र. 1 07 / 06 / 2024 12 : 53 ; 41 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 07 / 06 / 2024 12 : 55 ; 06 PM ची वेळ: (फी)



प्रविज्ञापत्र

सवर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या सरतुदीसुद्धारध बांधणीस प्रयत्न केलेला आहे. दस्तातील संपूर्ण नोंदणी किंवा दस्तऐवज स्विकारी, सादर कर व सोबत नोंदलेल्या दस्तऐवजाची आणि दस्तातील सत्यता, वैधता व कायदेशीर बाबींसाठी स्विकारी किंवा दस्तऐवज व कडुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार

१) *[Signature]*
२)

लिहून घेणार

१) *A. Gaikwad*
२)

m. Gaikwad



07/06/2024 1 01:46 PM

दस्त गोपवारा भाग-2

 टनन11-38/39
 दस्त क्रमांक:10220/2024

दस्त क्रमांक : टनन11/10220/2024

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:चंद्रकांत यशवंत धोरात पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अपार्टमेंट नं. एन एल - 1 वी/एल आय जी/37/12, घटकार अपार्टमेंट ओनर्स असोसिएशन, सेक्टर नं. 10, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:ADDPT9760E	निहून देशार वय :-47 स्वाक्षरी:- <i>Lawyer 2/10/2024</i>		
2	नाव:अमर रंगराव गायकवाड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 3/173, रेल्वे पोलीस वसाहत, पंतनगर, घाटकोपर, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AYIPG9774D	निहून घेणार वय :-26 स्वाक्षरी:- <i>M. Gaikwad</i>		
3	नाव:मनोज रंगराव गायकवाड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 3/173, रेल्वे पोलीस वसाहत, पंतनगर, घाटकोपर, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AYHPG2995H	निहून घेणार वय :-22 स्वाक्षरी:- <i>M. Gaikwad</i>		

वरील दस्तऐवज करून देणार. तथाकथीत करारनामा चा दस्त एवज करून दिल्याचे कवून करतात.
शिक्रा क्र.3 ची वेळ:07 / 06 / 2024 12 : 58 : 08 PM

ओळख:-

खालील दस्त अमे निवेदीत करतान की ते दस्तऐवज करून देणार. तथाकथीत करारनामा चा दस्त एवज करून दिल्याचे कवून करतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:दनु शिन्कर -- वय:44 पत्ता:नेरुळ, नवी मुंबई पिन कोड:400706	स्वाक्षरी <i>Danu</i>		
2	नाव:तुपार वसंत पाटील -- वय:34 पत्ता:नेरुळ, नवी मुंबई पिन कोड:400706	स्वाक्षरी <i>Tupar</i>		

शिक्रा क्र.4 ची वेळ:07 / 06 / 2024 12 : 58 : 50 PM

शिक्रा क्र.5 ची वेळ:07 / 06 / 2024 01 : 01 : 32 PM नोंदणी पुस्तक 1 मध्ये

साहचर्य निबंधक वर्ग-2
ठाणे क्र.99