

Receipt (pavti)

369/13421

पावती

Original/Duplicate

Tuesday, June 25, 2024

नोंदणी क्र.: 39म

6:50 PM

Regn.: 39M

पावती क्र.: 15096

दिनांक: 25/06/2024

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-13421-2024

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सोल

भादर करणाऱ्याचे नाव: दयानंद राजाराम कडकुंटला

नोंदणी फी

रु. 30000.00

दस्त ह्याताळणी फी

रु. 2320.00

पृष्ठांची संख्या: 116

DELIVERED

एकूण:

रु. 32320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:08 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 8908348.9/-

मोबदल: रु. 9020000/-

थंबनेले मुद्रांक शुल्क: रु. 541500/-

दु. निबंधक कुर्ला 1

(प्र) सह. दुय्यग निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु. 320/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 062425571872E दिनांक: 25/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624259718807 दिनांक: 25/06/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004130148202425E दिनांक: 25/06/2024

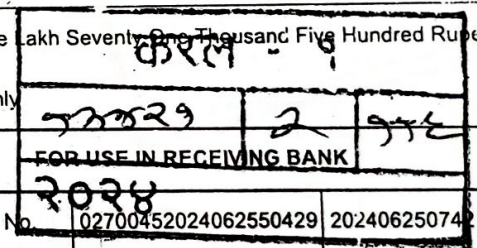
बँकेचे नाव व पत्ता:

D. Jayaram

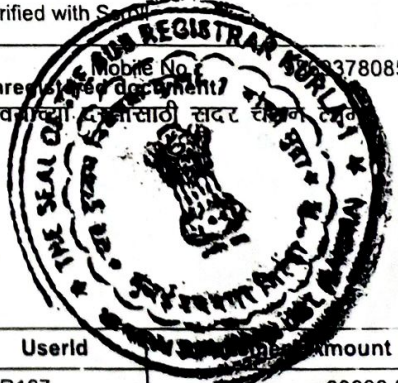
CHALLAN
MTR Form Number-6



MH004130148202425E	BARCODE	Date	25/06/2024-14:54:32	Form ID	25.2
Department	Inspector General Of Registration	Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	PAN No.(If Applicable)	AAEFH2784A		
Location	MUMBAI	Full Name	HIRANIMANTHAN BUILDERS AND DEVELOPERS		
Year	2024-2025 One Time	Flat/Block No.	Flat No. 1701 Nehru Nagar Shri Siddhi Co		
Account Head Details	Amount In Rs.	Premises/Building	Operative Housing Society Limited		
0030045501 Stamp Duty	541500.00	Road/Street	Bldg. No. 69 Survey No. 229		
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI		
		Town/City/District			
		PIN	4	0	0
			0	0	2
					4
		Remarks (If Any)	PAN2=AABPK0786A-SecondPartyName=DAYANAND RAJARAM KAD<UNTLA~CA=9020000~Marketval=0		
		Amount In	Five lakh Seventy One Thousand Five Hundred Rupees		
		Words	करम - 5 50029 2 952		
Total	5,71,500.00		FOR USE IN RECEIVING BANK		
Payment Details	INDIAN OVERSEAS BANK	Ban: CIN	Ref. No.	202700452024062550429 202406250742198	
Cheque/DD Details		Bark Date	RBI Date	25/06/2024-14:55:11	Not Verified with RBI
Name of Bank		Bank-Branch	INDIAN OVERSEAS BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scan		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Amount
1	(IS)-369-13421	0002266228202425	25/06/2024-18:49:01	IGR197	30000.00

4-14-54-32
541500.00
5,71,500.00



CHALLAN
MTR Form Number-6



GRN	MH004130148202475E	BARCODE	Date		25/06/2024-14 54:32	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AAEFH2784A		
				Full Name	HIRANIMANTHAN BUII.DERS AND DEVELOPERS		

Location	MUMBAI			Flat/Block No.	Flat No. 1701 Nehru Nagar Shri Siddhi Co-		
Year	2024-2025 One Time			Premises/Building	Operative Housing Society Limited		
Account Head Details	Amount In Rs.	Premises/Building	Operative Housing Society Limited				
0030045501 Stamp Duty	541500.00	Road/Street	Bldg. No. 69 Survey No. 229				
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI				
		Town/City/District					
		PIN	4 0 0 0 2 4				
		Remarks (If Any)	PAN2=AABPK0786A--SecondPartyName=DAYANAND RAJARAM KAD<UNTLA-CA=9020000-Marketval=0				
Total	5,71,500.00	Amount In Words	करल - १ Five Lakh Seventy One Thousand Five Hundred Rupees १३४२९ ४ ९१२				
Payer Details	INDIAN OVERSEAS BANK			RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	027G0452024062550429		202406250742198		
Cheque/DD No.	Bank Date	RBI Date	25/06/2024-14:55:11		Not Verified with RBI		
Name of Bank	INDIAN OVERSEAS BANK						
Name of Branch	Scroll No. , Date			Not Verified with			

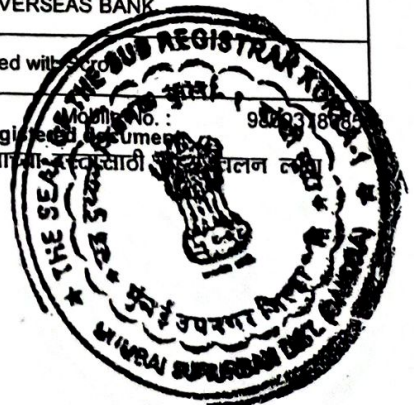
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी चलन लागू नाही.

Dayanand

Veera D.k.

guk





करल - १		
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Veena. D. k.

Dayanand.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 25th June, 2024.

BETWEEN

M/S. HIRANIMANTHAN BUILDERS AND DEVELOPERS, (PAN NO. AAEFH2784A) a Partnership Firm, duly registered with Registrar of Firms having its office at B-110, Sweta Park, Daulat Nagar, Road No.2, Borivali (East), Mumbai - 400 066, through its Partners (1) MR. DINESH B. SAVANT & (2) MR. HASMUKH R. HIRANI both adults, occupation Business, hereinafter referred to and called as "THE PROMOTER/DEVELOPERS" (which expression shall unless repugnant to the context and meaning thereof shall mean and include its partners for the time being and from time to time and also successors and assigns of the said firm but shall not include partners who have retired or deemed to have retired) of the **FIRST PART**

AND

MR. DAYANAND RAJARAM KADKUNTLA age 51 years (Pan No. AABPK0786A) & MRS. VEENA DAYANAND KADAKUNTLA age 45 years (Pan No. AQYPK7214J) all Indian Inhabitant, having his/her/their address at R.No. 119, 5th Floor, Ganesh Krupa Bldg., New Prabhadevi Road, Prabhadevi, Mumbai - 400 025. hereinafter called "THE PURCHASER/S / ALLOTTEES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, and administrators) of the **SECOND PART**;

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२०२४		

WHEREAS:-

(a) The **NEHRU NAGAR SHRI SIDDHI CO-OPERATIVE HOUSING SOCIETY LTD.**, under a Lease Agreements dated 24rd August 2011 entered into with the Maharashtra Housing & Area Development Authority and a separate Sale Deeds became the lessees of land admeasuring 799.10 sq.mts and the Owners of the structure of the building as such were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the building No. 69 Survey No. 229 & 267 and C. T. S. No. 12 (pt), admeasuring 799.10 sq.mts., Nehru Nagar, Kurla, in the Registration District and sub-District Kurla, District Mumbai and more particularly described in the Schedule hereunder written.

(b) **WHEREAS** The said building known as Bldg. No. 69 has become old and is presently in a dilapidated condition as is required to undergo a reconstruction of the same.



(c) By Registered Development Agreement dated 18/06/2013, made between **NEHRU NAGAR SHRI SIDDHI CO-OPERATIVE HOUSING SOCIETY LTD.** and the Promoter/Developers the parties hereto entrusted the development rights in respect of the said property described in the schedule hereunder written to the Promoter/Developers above named for the redevelopment and upon the terms and conditions contained in the Development Agreement dated 18/06/2013. The said society also executed Registered General Power of Attorney in favour of the Party of the First Part and granted the development right of the said property and to exploit the FSI and/or to load TDR for construction and reconstruction of the building on the said property and to do all

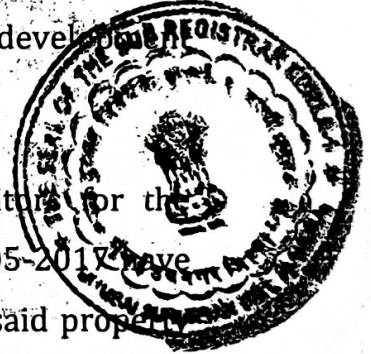
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2 *Prayansh*
D.K.

करल - १		
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such acts and to take such other steps for development and redevelopment of the said property.

- (d) The Promoter/Developers got the plans for the redevelopment of the said property sanctioned and obtain I.O.D. bearing No. CHE/ES/1839/L/337(NEW) dated 13th October 2016. Hereto annexed and marked **Annexure-I** is a photo copy of the I.O.D. bearing NO. CHE/ES/1839/L/337(NEW) dated 13th October 2016.
- (e) Upon obtaining the said I.O.D. as above the Promoter/Developers have now proposed to demolish the then existing structure and/or building standing on the said property for commencing, continuing and completing the development work of the said property.
- (f) M/s Chitnis Vaithy & Co., the Advocates & Solicitors for the Promoter/Developers by their certificate dated 19-05-2017 have certified the title of Promoter/Developers to the said property as clear, marketable and free from all encumbrances and reasonable doubt. Hereto annexed and marked **Annexure -II** is the copy of the said Certificate dated 19-05-2017
- (g) The Promoters/Developers abovenamed propose to commence the construction of their proposed building on the said property described in the schedule hereunder written as per the all sanctioned plan by M.C.G.M./MHADA to be named as **NEHRU NAGAR SHRI SIDDHI CHS LTD.** and have started selling, transferring and disposing of the residential/commercial/premises/ units/ garages/ car parking space under stilt / car parking spaces in the development of the property described in



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the schedule hereunder written under the provisions of Maharashtra Ownership Flats (Regulation on the promotion of Construction, sale, Management and Transfer) Act, 1963 and the rules framed thereunder from time to time.

- (h) The Allottees/Purchaser/s hereby declare/s and confirm/s that he/she/they has/have entered into this Agreement after reading and having understood the contents of all the hereinbefore recited, Agreements deeds, documents, writings and papers, and all disclosure made by the Promoter/Developers to the Allottees/Purchaser/s and with full knowledge and information thereof, and subject to the terms, conditions and stipulations which may hereafter be imposed by the Mahanagar Palika and all other concerned government bodies and/or authorities, and also subject to the Promoter/Developers right to make the necessary amendments, variations, modifications and/or changes therein, and their right to use, utilize, consume and exploit the entire balance and /or additional Floor Space Index (hereinafter referred to as F.S.I.) available on the said properties, as also the entire benefit of any other and/or further FSI that may be available to the Promoter/Developers under the Scheme of Transfer of Development Rights (TDR) and/or under any other scheme as may be permissible under any law and/or statute.

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

1. The Recitals above form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity

(C)

4. *Prayansh*
D.L.K.

करल - १		
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२०२४		

15	On Completion of 11 th Slab	2%	1,80,400.00
16	On Completion of 12 th Slab	2%	1,80,400.00
17	On Completion of 13 th Slab	2%	1,80,400.00
18	On Completion of 14 th Slab	2%	1,80,400.00
19	On Completion of 15 th Slab	2%	1,80,400.00
20	On Completion of 16 th Slab	2%	1,80,400.00
21	On Completion of 17 th Slab	2%	1,80,400.00
22	On Completion of 18 th Slab	2%	1,80,400.00
23	On Completion of 19 th Slab	2%	1,80,400.00
24	On Completion of 20 th Slab	2%	1,80,400.00
25	On Completion of Brickwork & Plastering	1.50%	1,35,300.00
26	On Completion of Internal work	1.50%	1,35,300.00
27	On Completion of External work	1.50%	1,35,300.00
28	At the time of handing over Possession	1.50%	1,35,300.00
Total		100%	90,20,000.00

Note :

- (i) The Total Price above includes the booking amount paid by the purchaser's/allottee to the Promoter/Developers towards the Apartment.
- (ii) The Total Price above excludes the Stamp Duty and Registration charges to be paid on the said flat as well as other Taxes (consisting of tax paid or payable by the Promoter/Developers by way of Value Added Tax, Service Tax, Cess, G.S.T or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter/Developers) up to the date of handing over the possession of the Apartment.



Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the purchaser's/

[Handwritten signature]

[Handwritten initials]

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

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

करल - १	On or towards the North by	: 12.20 mtr. Road
२३२३	On or towards the South by	: 12.20 mtr. Road
२०२४	On or towards the West by	: 18.30 mtr. Road
	On or towards the East by	: Bldg. No. 58 & 67

SECOND SCHEDULE

No. 1701 of RERA carpet area 58.80 Sq. Mtr. (632.92 Sq.Ft. Area) on the Seventeenth Floor, in the Nehru Nagar Shri Siddhi Co- Operative Housing Society Limited, Proposed development of Bldg. No. 69 Survey No. 229 & 267 and City Survey No. 12(Part), Mauje Kurla at Nehru Nagar (Kurla), Mumbai - 400 024 and as marked in the floor plan hereto Annexed.

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Veena D.K.
Veena.D.K.



73823	EW	MR
2028		

IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seals on the day and year First herein above written.

SIGNED AND DELIVERED)

By the with named **M/S. HIRANIMANTHAN BUILDERS AND DEVELOPERS**) For HIRANIMANTHAN BUILDERS & DEVELOPERS

Through hands of SHRI DINESH B. SAVANT)

OR SHRI HASMUKH R. HIRANI)

D Savant
Partner


IN PRESENCE OF _____

1. *As per*
2. *[Signature]*



SIGNED AND DELIVERED)

By the within named PURCHASERS)

MR. DAYANAND RAJARAM KADKUNTLA)

Dayanand



&

MRS. VEENA DAYANAND KADAKUNTLA)

Veena D.K.

In presence of _____

1. *As per*
2. *[Signature]*



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

Full Occupation Certificate & Building completion Certificate

No. MH/EE/(B.P.)/GM/MHADA-22/101/2023

Date : 12 JUN 2023

To

✓ M/s. Hiranimanthan Builders & Developers
C.A. to Nehru Nagar Shree Siddhi CHS Ltd.
B 207, Hinal Heritage, S.V.P. Road,
Borivali (W), Mumbai 400092

Sub:- Full Occupation Certificate & Building Completion Certificate for Proposed redevelopment of building. No. 69, known as "Nehru Nagar Shree Siddhi CHS Ltd. on plot bearing C.T.S. no. 12(pt.) of Village Kurla at Nehru Nagar, MHADA layout, Kurla (East) Mumbai.

Ref:- 1. IOA approval by MCGM at dated 13/10/2016.

2. Amended plans issue by MHADA U/No. MH/EE/B.P./GM/MHADA-22/101/2021 dt. 14/06/2021.

3. Full C.C. issued MH/EE/(BP)/GM/MHADA-22/0706/2021 dt. 08/2021

4. Architect application for full Occupation Certificate dated 10/03/2023



Dear Applicants,

The full development work of building comprising of Stilt (for parking) + 1st to 18th + 19th (part) upper floors for residential use + OHT & LMR as per approved amended plan, dated 14/06/2021 of bldg. no.69 Known as Nehru Nagar Shree Siddhi Ltd on plot bearing C.T.S. no. 12(pt.) of Village Kurla -III at Nehru Nagar, MHADA layout, Kurla (East) Mumbai-400024 is completed under the supervision of Shri. Kishore R. Lotlikar Lic.No.CA/86/9626, Shri. Niranjan Lele Lic. No. STR/L/14 and Shri. Sameer D. Mehta Site supervisor Lic. No. M/309/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued

1/2

73223 03 772
2022 It can be occupied

by Chief Fire Officer, under no. FB/HR/R-V/16 dt 21/06/2022. The same may be occupied and completion certificate submitted by you is hereby accepted.

- It can be occupied with the following conditions.
1. That all firefighting systems shall be maintained in good working conditions.
 2. That this Full OCC without prejudice to legal matters pending in Court of Law if any.
 3. Addition/alteration in the approved building plan shall not be allowed without prior approval of this office.
 4. Terms and conditions of Final Fire NOC shall be strictly followed.
 5. Functioning of electric & electronic gadget such as Lifts, Water tank shall be periodically maintained.

D.A.:- Plan.



(Anil N. Rathod)
Ex.Eng.B.P. Cell (E/S)
MHADA

Building No. 69, New Nagar Station, Mumbai, CTS No. 121/01/1997

CHITNIS VAITHY & CO.
ADVOCATES & SOLICITORS

करल - १		
१३७२१	८३	११२
२०२४		

S. D. CHITNIS
B.A., LL.M., Solicitor
V. N. BODKE
B. Com., LL.B.
M. U. HIRASKAR
B. Com., LL.B.
RESHMA CHITNIS POTDAR
B.L.S., LL.M., Solicitor

OUR REF. :

418/11, GUNDECHA CHAMBERS,
NAGINDAS MASTER ROAD, FORT,
MUMBAI - 400 023.
Telephone : 2267 9914/15, 4096 2799
Fax : 4096 2727
E-mail : chitnisvaithy@yahoo.com
chitnisvaithy@gmail.com

DATE :

TO WHOMSOEVER IT MAY CONCERN

As per the instructions of our clients M/s Hiranimanthan Builders & Developer we have investigated the title of Nehru Nagar Shri Siddhi Co.op. Hsg. Soc. Ltd., situate, lying and being at Moulali, Nehru Nagar, Kurla (East), Mumbai - 400024 including the land bearing Survey No. 229 & 267 and C.T.S. No. 12 (the known Building No.69, admeasuring 799.10 sq. maters, comprising of tenements on ground plus four upper floors, Mumbai 400024.



We have perused the allotment letters/agreements executed by and between the MHADA and the Society as also various other relevant records pertaining to the right, title and interest of the Society. We have perused the Property Card as well as relevant revenue records in respect of the said property. We have taken search and issued Public Notices inviting claims and objections in respect of the said property. After going through the relevant documents and after completing all the necessary requirements for verifying the title of



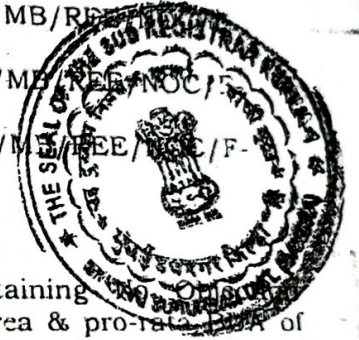
To,
The Executive Engineer,
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051

No.CO/MB/REE/NOC
Date:- 25 MAY 2021

F-852/कायदा +2021		
3307	६	११६
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Sub : N. O. C. for proposed redevelopment of existing Building No.69, known as Nehru Nagar **SHRI SIDDHI** Co-op Hsg. Society Ltd., bearing CTS No. 12 (Pt) at village-Kurla, Nehru Nagar, Mumbai - 400 024 under DCPR 2034.

- Ref :**
1. Mumbai Board's NOC letter No. CO/MB/REE/NOC/F-852/300/ 2015, Dated - 12.03.2015.
 2. Mumbai Board's NOC letter No. CO/MB/REE/NOC/F-852/168/ 2019, Dated - 05.02.2019.
 3. Mumbai Board's NOC letter No.CO/MB/REE/NOC/F-852/1448/2019, Dated - 10.10.2019.
 4. Mumbai Board's office Offer letter No.CO/MB/REE/NOC/F-852/773/2021, dated 06.04. 2021.
 5. Society's letter dated 29.04.2021.



Sir,

The applicant has complied requisites for obtaining Certificate (NOC) for allotment of additional buildable area & pro-rata share of layout for redevelopment of their building under subject. There is no objection of this office for undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved and allotted by this NOC is as under:

- i) The above allotment is on sub-divided plot as per demarcation admeasuring about **799.10** m² [as per lease Area]. The total built up area was permitted up to **1,997.75** m² for (1211.60 m² existing built up area + **786.15** m² (for Residential use) as per NOC letter No. CO/MB/REE/NOC/F-852/300/ 2015, Dated - 12.03.2015.
- ii) Allotment of additional BUA of **549.00** m² (for Residential use) from balance built up area of layout as per previous NOC letter No. CO/MB/REE/NOC/F-852/168/ 2019, Dated - 05.02.2019.
- iii) Allotment of additional BUA of **1,647.00** m² (for Residential use) from balance built up area of layout as per previous NOC letter No. CO/MB/REE/NOC/F-852/1448/2019, Dated - 10.10.2019. Thus total BUA **4,193.75** m² only allotted vide previous NOC issued as per reference No. 1, 2 & 3.

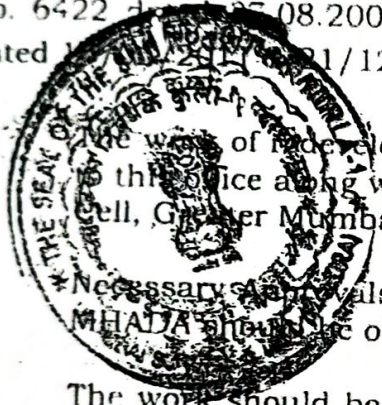
733
 852/73/2021 dated 06.04.2021
 2021
 Purpose only

iv) Allotment of additional buildable area of **708.35 m²** (i.e. for Residential) i.e. in the form of additional BUA + 308.80 m² in the form of Hon'ble VP/A Quota is offered vide Offer Letter No. CO/MB/ REE/NOC/P- dated 06.04.2021.

Thus Total BUA = **4,902.10 m²** (for residential use) is permitted for I.O.A.

Since the Society has paid full payment i.e. 100% amount of premium towards additional built up area of **708.35 m²** (Residential use) as per Offer Letter dtd.06.04.2021, hence Commencement certificate shall be issued for **4,902.10 m²** [i.e. **708.35 m²** (for residential use) permitted through this NOC. (Proportionate to the full payment paid by the Society as per Offer letter under reference no. 4) and 1,211.60 m² Existing Built up area + 2,982.15 m² (for residential use) permitted vide previous NOC u /r No.1 to 3].

The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A R. No. 6397 dated 5/05/2009 , A. R. No. 6422 dated 27.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 11/12/2011 subject to following conditions.



1. The work of redevelopment should be carried out as per plans submitted to the Police along with detailed proposal, as per prior approval of EE, BP Cell, Greater Mumbai / MHADA.
2. Necessary approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.
3. The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
4. The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.
5. **The built up area permitted as per statement below.**

Sr.No	Built up Area	In m ²
1.	Plot area as per demarcation Area as per Lease Deed 799.10 m ²	799.10
2.	Built up Area permissible (799.10 m ² X 3.00 FSI)	2,397.30
3.	Permissible Pro-rata (40 Ts X 54.90 m ² per T/s)	2,196.00
4.	10 % Ho'ble VP/A Quota	308.80
5.	Total permissible BUA (Sr. no. 2+3+4)	4,902.10



करल - १		
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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-22/0706/2021/FCC/3/Amend

Date : 11 August, 2021

To

M/s. Hirani Manthan Builders &
Developers C. A. to Nehru Nagar
Shree Siddhi CHS LTD

B-207, Hinal Heritage, S.V.P
Road, Borivali (West), Mumbai -
400092.

Sub : Proposed redevelopment of Building No 69 known as "Nehru Nagar Shree Siddhi CHS LTD" on plot bearing CTS No 12(pt) of village Kurla - III, Nehru Nagar, MHADA Layout, Kurla (East), Mumbai.

Dear Applicant,

With reference to your application dated 09 June, 2020 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 for **Proposed redevelopment of Building No 69 known as "Nehru Nagar Shree Siddhi CHS LTD" on plot bearing CTS No 12(pt) of village Kurla - III, Nehru Nagar, MHADA Layout, Kurla (East), Mumbai.**

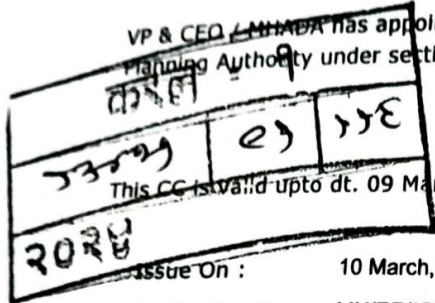
The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.



This CC is valid upto dt. 09 March, 2022

Issue On : 10 March, 2017

Valid Upto : 09 March, 2018

Application No. : MH/EE/(BP)/GM/MHADA-22/0706/2017/CC/1/Old

Remark :

Plinth C.C granted as per approved plans dated 13.10.2016

Issue On : 24 August, 2017

Valid Upto : 09 March, 2018

Application No. : MH/EE/(BP)/GM/MHADA-22/0706/2017/FCC/1/Old

Remark :

C.C upto stilt slab re-endorsed as per approved plans dated 05.08.2017

Issue On : 24 October, 2018

Valid Upto : 09 March, 2019

Application No. : MH/EE/(BP)/GM/MHADA-22/0706/2018/FCC/1/Old

Remark :

Further extended upto top of the 7th(pt) upper floor i.e. (stilt + 1st to 7th(pt) upper floors for height 26.90 mtr including OHT & LMR) as per approved amended plan dated 05.08.2017.

Issue On : 30 July, 2019

Valid Upto : 09 March, 2020

Application No. : MH/EE/(BP)/GM/MHADA-22/0706/2019/FCC/1/Old

Remark :

C.C. for building comprising of stilt (for Parking) 1st to 8th upper floors as per approved amended plan dated 07.06.2019

Issue On : 15 October, 2019

Valid Upto : 09 March, 2020

Application No. : MH/EE/(BP)/GM/MHADA-22/0706/2019/FCC/1/Old

Remark :

C.C for building comprising of stilt (for parking) + 1st to 13th upper floors for residential use as per approved amended plans dated 07.06.2019

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Issue On : 23 September, 2020

Application No. : MH/EE/(BP)/GM/MHADA-22/0706/2020/FCC/1/Amend

Valid Upto : 09 March, 2021

Remark :

This C.C is issued for building comprising of still (for parking) + 1st to 15th upper floors for residential use as per approved amended plans dated 07.06.2019

Issue On : 10 February, 2021

Application No. : MH/EE/(BP)/GM/MHADA-22/0706/2021/FCC/2/Amend

Valid Upto : 09 March, 2021 करल - 9

Remark :

This full CC is issued for the work of building comprising of Still (for parking) + 1st to 16th upper floor (including OHT & LMR) for residential use as per approved amended plans dated 07/06/2019.

करल - 9		
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2020		

Issue On : 11 August, 2021

Application No. : MH/EE/(BP)/GM/MHADA-22/0706/2021/FCC/3/Amend

Valid Upto : 09 March, 2022

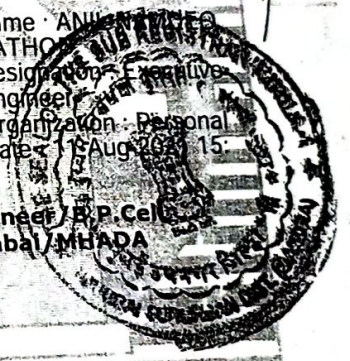
Remark :

Full C.C. for building comprising of Stilt (for parking) + 1st to 18th + 19th (pt.) upper floors for residential use having height 58.15 Mt.(including OHT & LMR) as per the approved amended plan dated 14/06/2021.

हाडा

Name : ANIL RATHOR
RATHOR
Designation : Executive Engineer
Organization : Personal
Date : 11 Aug 2021

Executive Engineer / B.P. Cell
Greater Mumbai / MHADA



Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner L Ward MCGM.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W L Ward MCGM.
6. A.A. & C L Ward MCGM
7. Architect / LS - Kishore Ramkrishna Lotlikar.
8. Secretary Shree Siddhi CHS LTD

करल - १		
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घोषणा पत्र

मी मितेश बाबापत गावठे याद्वारे घोषित करतो की,
दुष्यम निबंधक वुजी (I), B, B यांचे कार्यालयात करारनामा
वा शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. मे. खिंनिमिथन
बिंडम अंड डेव्हणपुते भागीपुते यांनी दि. ०५/०९/२०२३
दिनेश बाबा सावत
रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणीत
सादर केला आहे / निष्पादीत करून कुबलीजबाब दिला आहे. सादर कुलमुखत्यार
पत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र
लिहून देणार व्यक्तीपैकी कोणीही मयत घालेले नाही किंवा अन्व कोणत्याही
कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पूर्णतः तक्षम आहे.
युकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२
मी पात्र राहीन याची मला जाणीव आहे.




POA Holder

कुलमुखत्यारपत्र धारकाचे नाव
व सही

दिनांक : 25/06/2024.

ऑफिस प्रतः

वयानंद राजाराम कसकुंदला
(69/1701)

vi 
15/7/24

- ① Prasad Kamtekar :- 9860 669732
77380 55597
- ② Mitesh Gawathe :- 9881840209
77560 49777
- ③ Rakesh Mhatre :- 8082368728.

Sal
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