

A/C. NO. 54800000101

Navi Mumbai Municipal Corporation
Town Planning Department

C - This Copy is to be
retained by an Applicant

CHALLAN NO. 9876874 DATE:- 26/8/2016

CASE NO. A-21524

C.C/O.C/OTHERS CC

Received from
Shri/Smt/M/s Sabaji Natha Arote

Address SS-II-A-164, Sector-01, Koperkhairne

For credit to the collection account No.C&O100005052
of NMMC regarding Development Permission/Building
Occupancy to be issued by NMMC

For As Above

(Amount to be paid in cash or D.D. drawn in favor of
NMMC payable at respective station)

Sr. No.	Particular	Amount
1	Scrutiny Fees	400.00
2	Security Deposit	340.00
3	Development Charges	23,460.00
4	Labour Cess	8,492.00
5	Enclosed Balcony Charges	0.00
6	Water Charges	6,794.00
7	Accessible Terrace	0.00
8	REVENUE DEPARTMENT OF MYSORE	0.00
9	Penalty For Plinth Checking	0.00
10	As built charges	0.00
11	Cupboard Projection	0.00
12	Flowerbed	0.00
13	Parking	0.00
14	Height Relaxation	0.00
15	Open Space Relaxation	0.00
16	Possession Before OC	0.00
17	Penalty	0.00
18	Infrastructure Charges	0.00
19	Amalgamation /Sub Division	0.00
20	Miscellaneous	0.00
21	Debries	480.00
22	Mosquito	480.00
23	Tree Plantation	500.00
24	Penalty of Health	0.00
25	Others	0.00
26	Staircase, Lift, Passage Premium	1,010.00
	Total....	41,956.00

In words **RS FORTY-ONE THOUSAND NINE
HUNDRED FIFTY-SIX ONLY**

Signature of Applicant/Depositor
Received on behalf of NMMC
Assistant Director of Town Planning
Authorized Officer of Bank

सहा. लेखा अधिकारी
नगररचना विभाग

DD No 0340653

नवी मुंबई महानगरपालिका

For valuation



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : न.मु.म.पा. मुख्यालय, भूखंड क्र.१,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, से-१५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/७१
फॅक्स : ०२२-२७५७७०७०

Office : N.M.M.C. Head Quarter, Plot No. 1,
Near Kille Gaonthan, Palmbeach Junction,
Sec-15A, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel. : 022 - 2756 7070 / 71
Fax. : 022 - 27577070

NMMC:TPM:CC:६७२८:२०१५-२०१६

जा.क्र./नमुंमपा/नरवि/बां.प./प्र.क्र.ए-२१५२४/५८९०२०१६
दिनांक :- ०३/०९/२०१६.

प्रति,

श्री. सबाजी नाथा आरोटे

भूखंड क्र.एस.एस.-२ए/१६४, सेक्टर -०१,

कोपरखैरणे, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र. - ६८८/२०१६

प्रकरण क्र. ए-२१५२४

विषय :- भूखंड क्र.एस.एस.-२ए/१६४, सेक्टर -०१, कोपरखैरणे नवी मुंबई या जागेत निवासी

वापरासाठीच्या पूनर्बांधणी / पूनर्विकासासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.११/०७/२०१६ व १६/०८/२०१६ रोजीचा अर्ज.

महोदय,

भूखंड क्र.एस.एस.-२ए/१६४, सेक्टर-०१, कोपरखैरणे, नवी मुंबई या जागेत निवासी वापरासाठीच्या पूनर्बांधणी / पूनर्विकासासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी उपयोगासाठी खालील तपशिलानुसार, मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार पूनर्बांधणी / पूनर्विकासासाठी बांधकाम परवानगी देणेत येत आहे.

अर्जदार :- श्री. सबाजी नाथा आरोटे, भूखंड क्र. एस.एस.-२ए/१६४, सेक्टर -०१, कोपरखैरणे, नवी मुंबई.

१) भूखंडाचे एकुण क्षेत्रफळ	२४ चौ.मी.
२) एकुण बांधकाम क्षेत्र	२३.८७९ चौ.मी.
३) अतिरिक्त बांधकाम क्षेत्र	१०.०९५ चौ.मी.
४) अनुज्ञेय चटई क्षेत्र निर्देशांक	१.००
५) वापर	निवासी

बांधकाम प्रारंभ प्रमाणपत्र सोबत जोडले आहे. त्यातील अटी / शर्ती तसेच खाली नमूद केलेल्या बाबींचे पालन करणे आवश्यक राहिल.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित्त बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.



इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, ठेकेदाराचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र. बीसीए २००७/प्र.क्र.७८८/कामगार ७-अ, दि. २६ ऑक्टोबर २००९ नुसार सदर प्रकरणात कामगार उपकर अदा केला असून त्यास कामगार कल्याण उपकर युनिक कोड क्र. २०११०२००४०३ ए-२१५२४ ०१ देण्यात आला आहे.

अट :

- १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/ विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक /खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जन्वाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सदर बाबी पुर्वत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची /विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) पुर्न:विकासाचे अनुषंगाने विद्यमान इमारतीचे बांधकाम काढून टाकतांना निघालेले बांधकाम साहित्य, डेब्रीज हे सार्वजनिक स्वरूपाच्या जागेवर टाकण्यात येवू नये. सदर साहित्य विभाग अधिकारी, नवी मुंबई महानगरपालिका यांनी नेमुन दिलेल्या जागेवरच टाकणेची दक्षता घेण्यात यावी.
- ४) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
- ५) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवीतगी आपोआप रद्द होईल.

आपला



(किशोर मा. अग्रहारकर)

नगररचनाकार

नवी मुंबई महानगरपालिका

प्रत माहितीसाठी :

- १) मे. ए.जे. नोरोन्हा, वास्तुविशारद
ए-११, क्रिमसन ग्लोरी, एल.बी.एस. मार्ग, मुंबई - ७० नवी मुंबई.
- २) मुख्य नियोजनकार, सिडको लि.
- ३) विभाग अधिकारी, कोपरखैरणे, नमुंमपा.

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO: NMMC/TPD/BP/Case No.21524/ 5890/2016

DATE: 03/09/2016

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 Sabaji Natha Arote, Plot No.SS-IIA/164, Sector -01, KoperKhairane, Navi Mumbai.** As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.


Total BUA = 23.871 m² Additional Built Up Area 10.095 m² F.S.I. = 1.00 (Residential)

- 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 up to plinth level and 7 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 or 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.
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.340/-** S.D. **Rs.480/-** for Mosquito Prevention's. **Rs.480/-** for debris & S.D. **Rs.500/-** for Tree Plantation 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 conform 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 open able windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - 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.
- 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 with utmost care.
- 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 of CIDCO.
- 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 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) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai-Municipal Corporation.
- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.

- 22) **This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.**
- 23) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & 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.
- 24) The construction work shall be completed before one year and must be applied for O.C. with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 27) 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.
- 28) 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.
- 29) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 30) 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 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 as required under these byelaws.
- 31) The Owner / Society has paid the labour cess as per circular issued by the Government in Industries, Energy & labour Department Vide No. BCA 2007/CR.788/Labour 7-A, dated 26th October 2009 & accordingly a Labour Welfare cess Unique Code No.20110200403 A-21524 01 is given.


(Kishor M. Agraharkar)
Town Planner


Navi Mumbai Municipal Corporation.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

15/07/2024

दस्त क्रमांक : 17383/2024

नोंदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2922504
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: अपार्टमेंट नं.एसएस-2ए/164,त्रिमूर्ती ऑनर्स असोसिएशन,प्लॉट नं.02,सेक्टर-1,कोपरखैरणे,नवी मुंबई, क्षेत्र-26.488 चौ.मी. बिल्टअप एरिया.(16.393 चौ.मी. एरिया + 10.095 चौ.मी.ऑडिशनल बिल्टअप एरिया).((Plot Number : 02 ;))
(5) क्षेत्रफळ	1) 26.488 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सबाजी नाथा आरोटे वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मुजेमाळ,अहमदनगर,ब्राह्मणवाडा,पो.कोतुळ,जि-अहमदनगर., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, आ:एडणागर. पिन कोड:-422610 पॅन नं:-AKAPA2006J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रामयज्ञ दुबे - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं.२०४,आई सिद्धांत जय,जय महाराष्ट्र पार्क,प्लॉट नं.२०,गणेश नगर,एनआर.महाराष्ट्र को-ऑप बँक,नवी मुंबई,ठाणे महाराष्ट्र-४०००७६१., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400701 पॅन नं:-CCHPR2572M 2): नाव:-अतुल कुमार दुबे वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पल्हेया,संत रविदास नगर,उत्तर प्रदेश-२२१४०२., ब्लॉक नं: -, रोड नं: -, उत्तर प्रदेश, संत रविदास नगर. पिन कोड:-221402 पॅन नं:-EHRPD9595P
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/07/2024
(11) अनुक्रमांक,खंड व पृष्ठ	17383/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

-मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

सह दुय्यम निबंधक वर्ग-३
ठाणे.क्र-८



Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAMYAGYA DUBEY	eChallan	69103332024071512804	MH005213053202425E	210000.00	SD	0002827465202425	15/07/2024
2		DHC		0724151003321	700	RF	0724151003321D	15/07/2024
3	RAMYAGYA DUBEY	eChallan		MH005213053202425E	30000	RF	0002827465202425	15/07/2024

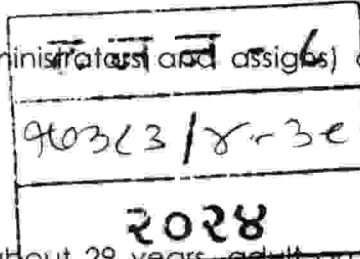
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

(Apartment No. SS-IIA/164)

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 15th day of July, 2024, BETWEEN: **MR. SABAJI NATHA AROTE** aged about 59 years, adult an Indian inhabitant having **PAN No. AKAPA2006J & AADHAR No. 217932486757**, having address at Munjemal, Ahmadnagar, Bramhanwada, PO: Kotul, Dist: Ahmadnagar, Maharashtra- 422610, hereinafter referred to as the '**TRANSFEROR/SELLER/ASSIGNOR**' (which expression unless repugnant to the context or meaning thereof shall mean and include him/her/them, his/her/their heirs, legal heirs, administrators and assigns) of the **ONE PART**;

AND...



1) **MR. RAMYAGYA DUBEY** aged about 29 years, adult an Indian inhabitant having **PAN No. CCHPR2572M & AADHAR No. 490148247853**, having address at Room No. 204, Aai Sidhanth Jai, Jai Maharashtra Park, Plot No. 20, Ganesh Nagar, Nr. Maharashtra Co-op. Bank, Navi Mumbai, Thane Maharashtra-400701 & 2) **MR. ATUL KUMAR DUBEY** aged about 32 years, adult an Indian inhabitant having **PAN No. EHRPD9595P & AADHAR No. 266316187047**, having address at Palheya, Sant Ravidas Nagar, Uttar Pradesh-221402, hereinafter referred to as the '**TRANSFEREES/PURCHASERS /ASSIGNEES**' (which expression shall unless it be repugnant to the context or

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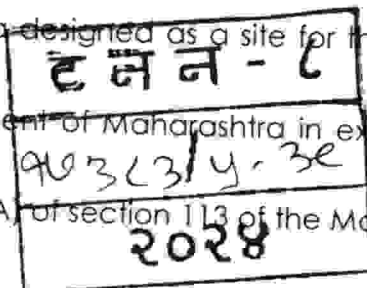
*Ramyagya Dubey
Atul kumar Dubey*

meaning thereof, deemed to mean and include its successions in title and assigns) of the **SECOND PART**;

WHEREAS Transferor/Seller is the lawful and sole owner of **APARTMENT NO. SS-IIA/164, TRIMURTI OWNERS ASSOCIATION, PLOT NO. 02, SECTOR-1, KOPARKHAIRANE, NAVI MUMBAI- 400709, ADMEASURING ABOUT 26.488 SQ. MTRS. BUILT-UP AREA (16.393 SQ. MTRS. BUILT-UP AREA + 10.095 SQ. MTRS. ADDITIONAL BUILT-UP AREA)** (HEREINAFTER REFERRED TO AS "THE SAID PROPERTY/APARTMENT/ROOM").

AND WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited and a company incorporated under the companies Act, 1956, and having registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 21 Limited (herein after referred to as 'The Corporation') is the New Town Development Authority declared for the area designed as a site for the New Town of the Navi Mumbai. The Government of Maharashtra in exercise of its powers under Sub - Section (3) and (3A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the MRTP ACT") for the New Towns of New Bombay.



2. **AND WHEREAS** pursuant to Section 113A of the MRTP Act, the State Government has been acquiring the lands and vesting in the Corporation the said lands for development and disposal.

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Ramjyoti Dubey
Atul Kumar Dubey

SCHEDULE OF PROPERTY/ROOM/APARTMENT

APARTMENT NO. SS-IIA/164, TRIMURTI OWNERS ASSOCIATION, PLOT NO. 02, SECTOR-1, KOPARKHAIRANE, NAVI MUMBAI- 400709, ADMEASURING ABOUT 26.488 SQ. MTRS. BUILT-UP AREA (16.393 SQ. MTRS. BUILT-UP AREA + 10.095 SQ. MTRS. ADDITIONAL BUILT-UP AREA) (HEREINAFTER REFERRED TO AS "THE SAID PROPERTY/APARTMENT/ROOM").

The said Apartment is bounded as follows that is to say:

On the North by - Core Unit No. SS-II/165

On the East by - Core Unit No. SS-II/163

On the South by - Core Unit No. SS-II/159

On the West by - Open Space

SCHEDULE OF PLOT

All that piece of land containing by admeasurement 4104.00 Sq. Mtrs. or thereabout being Plot No. 02, Sector No. 01, village- Koparkhairane, Navi Mumbai, Tehsil-Thane, and bounded as follows that is to say:

On or towards the North: by 4.00 Mtrs. wide Road

On or towards the East: by 5.00 Mtrs. wide Road

On or towards the South: by 6.00 Mtrs. wide Road

On or towards the West: Adj. Condominium No. 3

Name of Association: M/S. TRIMURTI OWNERS ASSOCIATION

ENCLOSURES ALONG WITH AGREEMENT

(a) Commencement Certificate

(b) Index- II & Receipt

(c) Possession letter

(d) Copy of Property Tax & Electricity Bill

(e) PAN/AADHAR, of All Parties



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Ramyagya Dubey
Atul Kumar Dubey

respect of the said Room may be disturbed and in the event of it being found that the Transferor were not entitled to enter into this Sale Deed and transfer his right sought or purported to be transferred hereby and the Transferees is not able to enjoy quiet and peaceful possession of the said Room due to any such reasons the Transferor be liable to compensate, indemnify and/or reimburse the Transferees all the loss or damage which the Transferees may suffer or sustain in this behalf.

15. The Transferor hereby undertakes to furnish any other documents, which may be required by the Transferees to make the title of the said Room complete and absolute without claiming any extra charges or compensation. The Transferor also agree and undertake to sign any other documents or forms with regards to transfer of Room and/or for the payment of Stamp Duty to be paid on this Agreement, and also to pay the Stamp Duty in all the earlier transactions, if any.



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16. Transferor & Transferees do hereby agreed and confirm that they will abide all the rules & regulation laid down by the CIDCO and they will pay the applicable transfer & other service charges when applicable time to time.

17. This Agreement has been executed in Navi Mumbai the property is situated at Navi Mumbai and the payments are made in Navi Mumbai. Hence it is subject to **jurisdiction of Navi Mumbai Courts of Law.**

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Ramyagya Dubey
Atul kumar Dubey