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पावती क्र.

नोंदणी ३९ म.  
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक ३०७३/२२

दिनांक २६/१२ सन १९२२

दस्तावेजाचा प्रकार-

करार रु. - १२००००/-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळवली:

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ )

इतर फी (मागील पानावरील) बाब क्र.

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₹ 1950/-

एकूण ₹ 9240/-

दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक

**पब/निबंधक पत्र**

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावे.

Received Original Document

हवाली करावा.

*Mcumar*

सादरकर्ता

FIDCO/EMS/AEO/K&T/99/

Date :- 17/12/99

Sub :- Grant of Deed of Apartment.

Shri/Smt./~~M/s.~~ Dr. Subhash S. Jain & Mrs. Smita S. Jain  
is as Apartment Owner of the Apartment No. F-10/2  
in Sector- HE9 at Kalamboli.

He/She complied with all the terms and conditions of the Agreement made by him/her with the Corporation. There is no objection to grant him/her Deed of Apartment. He/She has paid to the Corporation all the dues including service charges and water charge and Association's fees.

I have verified the name of the apartment owner, cost of the apartment, boundaries of the apartment etc. information relating to date of the declaration etc. The contents in Deed of Apartment has been verified with reference to the declaration and also to the file of the said apartment. The Deed of Apartment is in order and may be executed.

*23/12/99*  
ESTATE OFFICER  
(C.B.D.)  
Estate Officer  
CIDCO LTD. Bd. of. M.  
New Bombay-400 614.

*A. E. O.*  
A. E. O. (KALAMBOLI)

Asst. Estate Officer  
CIDCO LTD.  
Kalamboli.

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# 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. CIDCO/ BP-11017/ ATPO (NM & K) 2012/90 1 = - 1

To,

Date: 08 OCT 2012

Shri Dr. Subhash S. Jain &  
Mrs. Saroj Subhash Jain,  
Bldg. No. F-10, Flat Nos. 1:2 (Total 01 No.),  
Sector-4E/A, Kalamboli,  
Navi Mumbai.

SUB:- Development Permission for Additions & Alteration to existing Residential Building No. F-10, Flat No. 1:2 (Total 01 No.), Sector-4E/A, Kalamboli, Navi Mumbai.

REF:- 1) Your architect's application dated 04/01/2012 & 06/08/2012  
2) ALP NOC issued by AEO(PNL) vide letter No. CIDCO/ AEO (PNL)/2012/563, dtd. 12/07/2012.

Dear Sir,

Please refer to your application for development permission for Addition & Alteration to Exist. Residential Building No. F-10, Flat No. 1:2 (Total 01 No.), Sector-4E/A, Kalamboli, Navi Mumbai.

The development permission is hereby granted to construct Addition & Alteration to Exist. Residential Building 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 stilt, the finished stilt 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, Panel, CIDCO prior to the commencement of the construction Work.

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 Department CIDCO, for orientation program and pest control at project at project site to avoid epidemic.

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

Thanking you,

Yours faithfully,

( R. B. Patil )

Addl. Town Planning Officer (BP)  
Navi Mumbai & Khopta

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
**REGD. OFFICE:**

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

 Ref: **CIDCO/ BP-11017/ ATPO (NM & K) 2012/**

 Date: **08 OCT 2012**
**900--1**

To,  
 Shri Dr. Subhash S. Jain &  
 Mrs. Saroj Subhash Jain,  
 Bldg. No. F-10, Flat No. 1:2 (Total 01 No.),  
 Sector-4E/A, Kalamboli,  
 Navi Mumbai.

**ASSESSMENT ORDER NO.295 /2012-13 REGISTER NO. 01 PAGE NO. 295**

SUB :- Payment of development charges for Additions & Alteration to existing Residential Building No. F-10, Flat No. 1:2 (Total 01 No.), Sector-4E/A, Kalamboli, Navi Mumbai.

REF:- 1) Your architect's application dated 04/01/2012 & 06/08/2012  
 2) ALP NOC issued by AEO(PNL) vide letter No. CIDCO/ AEO (PNL)/2012/563, dtd. 12/07/2012

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

**(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

**REVISED ASSESSEMENT ORDER**

1. Name of Assessee :- Shri Dr. Subhash S. Jain & Mrs. Saroj Subhash Jain,
2. Location :- Building No. F-10, Flat No. 1:2 (Total 01 No.), Sector-4E/A, Kalamboli, Navi Mumbai.
3. Land use :- for Additions & Alteration to existing Residential Building
4. Plot area :- 8.435 Sq. mtrs
5. Permissible FSI :- One
6. Rates as per Stamp Duty Ready Reckoner, for Sector-4E/A, Kalamboli :- Rs. 18000/-
7. **AREA FOR ASSESSEMENT FOR RESIDENTIAL**
  - i) Plot area :- 8.435 Sq. mtrs
  - ii) Built up area :- 8.435 Sq. mtrs
8. **FOR RESIDENTIAL**
  - i) On Plot area @ 0.5% of (6) above :- 8.435 Sq. mtrs. X 18000 X 0.5%= Rs. 759.15
  - ii) On Built up area @ 2% of (6) above :- 8.435 Sq. mtrs. X 18000 X 2%= Rs.3036.60

TOTAL = Rs.3795.75
9. Total Assessed development Charges :-7(A)+7(B)= 3795.75, Say Rs. 3796/-
10. Date of Assessment :- 08/08/2012
11. Due date of completion :- From 12/07/2012 to 11/07/2013.
12. Development charges paid of Rs.9540/- vide Receipt No.8743, dtd.03/08/2012

Yours faithfully,

  
 ( R. B. Patil )

 Addl. Town Planning Officer(BP)  
 (Navi Mumbai & Khopta)

11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt. Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Building following additional condition shall apply :

The Owners / Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.



(R. B. PATIL)

ADDL. TOWN PLANNING OFFICER

Navi Mumbai & Khopda



C.C. TO : ARCHITECT

M/S. M.K. & ASSO,

CBD, Belapur

C.C. TO : Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. NAVI MUMBAI.COMMENCEMENT CERTIFICATE

Permission is hereby granted under section -45 of the Maharashtra Regional and Town Planning Act, 1966. (Maharashtra XXVII) of 1966 to Shri. Dr. Subhash S. Jain &

Mrs. Suroj Subhash Jain

Survey No. / Gat No. \_\_\_\_\_ Hissa No. \_\_\_\_\_ Village \_\_\_\_\_

Tal. \_\_\_\_\_ Dist. \_\_\_\_\_

Plot No. \_\_\_\_\_ Building No. F-10 Unit / Flat / Road No. 1:2 (Total = One)

Sector 4E-A Node Kalamboli of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Const.

for add of apt to Existing Resi. Bldg for Net  
B. U A = 8.435 M<sup>2</sup>

(No. of Residential Units ONE Nos. of Commercial units \_\_\_\_\_)

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 up to plinth level, at least 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 the 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 GDCRs – 1975 in force.

PLD

4. The Certificate shall remain valid for period of 1 year from the date of its issue thereafter revalidation 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.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 430/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.D.C.L. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all building following additional conditions shall apply.
  - i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner / developer, Architect and Contractor.
    - b) Survey Number / Gat Number / Hissa Number / City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries
    - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats / Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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# SHREE BHAWANI

'F' TYPE SHOPPING - CUM APARTMENT OWNER ASSOCIATION  
CONDOMINIUM NO. A-1 REGISTRATION NO. 855/89

SHOP NO. F-26, 'F' TYPE COMPLEX, SECTOR 4E/A, KALAMBOLI, NAVI MUMBAI-410218.

Ref. No. 108/2012.

Date: 19/7/2012

## NO OBJECTION CUM NO DUES CERTIFICATE (TO WHOM SO EVER IT MAY BE CONCERN)

This is to Certify that **Dr. S. S. Jain. & Mrs. Jain.** is member of our society and owner of **Room No F – 10 /02** sector 4E (A) Shree Bhavani F Type Shopping – Cum Apartment Owner Association Kalamboli. Tal- Panvel D- Raigad. He has applied us for FSI extension permission above motioned room since **Dr. S. S. Jain. & Mrs. Jain.** has agreed to abide by rule regulation of the association he has paid all his dues of our up to date.

There is **NO – OBJECTION** for extension of FSI given by **CIDCO** rule & regulation to the above Apartment.

**Your Faithfully.**

SHREE BHAWANI 'F' TYPE SHOPPING  
CUM APARTMENT OWNER ASSOCIATION

WATHE  
TREASURER