

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Sakshi Home.

Traders Pvt. Ltd. Prop. Vinod M. Bhamushali

Unit/Plot No. 9 Road No. - Sector 34C Node Kharghar of 12.5% SA

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Total Resid BUA = 3017.482 Total
Com. B.U.A = 430.240, total B.U.A = 3447.722 (G+13) Resident
Struct

(Nos. of Residential Units 90 Nos. of Commercial units 18)

1. This Certificate is liable to be revoked by the Corporation if :-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
2. The applicant shall :
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCR - 1975 in force.
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.

शहर व औद्योगिक विकास महामंडळ(महाराष्ट्र) मर्यादित

वसाहत विभाग, पहिला मजला
सिडको मदन, सी.पी.डी. देलापूर,
नवी मुंबई ४०० ६१४.
दि २८/५/२०१०

सिडको/वसाहत/साटयो/
प्रति
२०१०

महाराष्ट्र
श्री विठ्ठल मंडळ तास बाजुराली
२, शिवजी मार्ग
२००२२ ७८ डी
वारा, नविमुंबई

विषय :- साडेवारा टक्के योजनेप्रमाणे/गावठाण विस्तार योजनेप्रमाणे
उपरोक्त नोडमधील सेक्टर ३४ मध्ये २०१२
येथे वाटप केलेला भूखंड क्र. ९ वर विहीत
मुदतीनंतर बांधकाम करण्यास मुदत वाढवून मिळणेबाबत.
संदर्भ :- आपला दिनांक २८/५/१० चा अर्ज.

महोदय/महोदय,

आपल्या उपरोक्त संदर्भात नमूद केलेल्या वरील विषयाबाबतच्या अर्जावरून कळविण्यात येते की, साडेवारा टक्के योजनेनुसार/गावठाण विस्तार योजनेनुसार २०१२ नोडमधील सेक्टर ३४ मध्ये वाटप करण्यात आलेला भूखंड क्र. ९, क्षेत्र १२९०.९६ चौ.मी. वर बांधकाम करण्यासाठी विहीत मुदतीपेक्षा जादा मुदत देण्याविषयी आपण विनंती केलेली आहे. या विनंतीस अनुसरून दि न्यू वॉन्टे डिस्पोजल ऑफ लँड रेग्युलेशनमधील तरतूदीनुसार आणि करारनाम्यातील अटी व शर्तीनुसार सिडकोने कळविल्याप्रमाणे अतिरिक्त भाडेपट्ट्याची रक्कम रूपये ५६९९९/- आपण दिनांक २८/५/२०१० रोजी सिडकोकडे भरणा केली आहे. सध्या आता आपणांस दिनांक ३/९/२०११ पर्यंत उपरोक्त भूखंडावर बांधकाम पूर्ण करण्यास याद्वारे मुदतवाढ देण्यात येत आहे. या मुदतीत आपण बांधकाम पूर्ण करून सर्वोचित नगर नियोजन अधिकाऱ्यांकडून भोगवटा प्रमाणपत्र प्राप्त करावे व मजूर केलेल्या नकाशाच्या पतीसह त्याची पत्रांनिष्ठ साक्षात्कृत प्रत सिडकोकडे सादर करावी.

कळावे, महाराष्ट्र सरकार कडून ३/९/२०११ रोजी देण्यात आलेल्या
२०१० मध्ये वाटप करण्यात आलेल्या
लेखीत द्वारे आपला
C.C. LETTER
28/5/2010

आपला विषय
बांधकामक(शहर सेवा)-II

Share Certificate No. 44 Member's Regn. No. 87044 No. of Shares 10

Share Certificate

BHOMI TRIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

PLOT NO-9, SECTOR-34C, KHARSHAR, NAVI MUMBAI- 410210

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 54000/- Divided into 1080 Shares of Rs. 50 each

Registration No. NSOM/4100/H5617E/5834/JTR 2014-2015 Date 10-12-2014

This is to certify that Shri / Smt./M/s. RAGHAV GUPTA

_____ is the Registered Holder of 10 fully paid up shares

of Rs. FIFTY each numbered from 431 to 440 both inclusive, in

BHOMI TRIVAS CO-OPERATIVE HSG. SOCIETY LTD., Bharghar

Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at KHARSHAR

this 18th day of JANUARY 2015



[Signature]
Authorised

M.C. Member

[Signature]
Secretary

[Signature]

Chairman

P.T.O



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

Date : 19 DEC 2013

CIDCO/BP-7910/ATPO(NM & K)/2013/1920--

To,
M/s. Sakshi Home Trades Pvt. Ltd.,
Partners, Shri. Vinod M. Bhanushali & Other One,
Shop No.8, Shivaji Market, Plot No.8 & 9, Sector-19-D,
Vashi, Navi Mumbai.

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	9	7	1	0	2
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.9, Sector-34-C, at Kharghar (12.5% Scheme), Navi Mumbai.
Ref:- 1) Your architect's letter dated 22/07/2013 & 21/11/2013

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

1.	Name of Assessee	:- M/s. Sakshi Home Trades Pvt. Ltd., Partners, Shri. Vinod M. Bhanushali & Other One,
2.	Location	:- Plot No.9, Sector-34-C, at Kharghar (12.5% Scheme), Navi Mumbai.
3.	Land use	:- Residential
4.	Plot area	:- 2299.980 Sq. mtrs
5.	Permissible FSI	:- 1.50
6.	GROSS BUA FOR ASSESSEMENT	:- 8158.00 Sq.mtrs.
A)	ESTIMATED COST OF CONSTN.	:- 8158.00 Sq.mtrs. X 13200.00 =Rs.107685600/-
B)	AMOUNT OF CESS	:- Rs.107685600/- X 1% = Rs.1076856.00
7)	Construction & Other Workers Welfare Cess charges paid	Rs.10,77,000/- vide Receipt No.11310, dtd.18/11/2013

Yours faithfully,

Manjula
10/12/13

(Manjula Nayak)
Addl. Town Planning Officer(BP)
Navi Mumbai & Kopta



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
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HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

Date: 10 DEC 2013

CIDCO/BP-7910/ATPO(NM & K)/2013/1920--

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	9	7	1	0	2
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OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building of (Gr.+13 floors) [(Resi. BUA=3017.482 Sq.mtrs., Comm. BUA=430.240 Sq.m. Total BUA=3447.722 Sq.mtrs. (No. of Units- Resi.-90 & Comm-18)] Free of FSI = Society Office BUA=24.992 Sq.mtr., on No.09, Sector-34-C at Kharghar, of Navi Mumbai completed under the supervision of Architect Triarch has been inspected on 16/10/2013 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 07/07/2010 and that the development is fit for the use for which it has been carried out.

Manjula
10/12/13
(Manjula Nayak)
Addl. Town Planning Officer(BP)
Navi Mumbai & Khopta