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This Agreement is made and executed at Mumbai this 9th day of June, 2014

Between

Neelkamal Realtors Suburban Private Limited, a company registered under the Companies Act 1956, having its office at DB House, Gen. A.K. Vaidya Marg, Goregaon (East), Mumbai-400 063 hereinafter referred as the "**Developer**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part;
And

Mr. Manoj Kumar k Pillai & Mrs. Sheeja M. Pillai having his /her/their address **Bldg no. 351, Flat no. 901, Shrushti Complex, Shrushti Sector 3, Kalpataru, Mira Road (E), Thane - 401 107** hereinafter referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, its partners for time being and time to time and his/her/their/its heirs, executors, administrators and permitted assigns and the survivor or survivors and the heirs, executors and administrators of the last survivor of such partners and in case of a limited company its successors and permitted assigns and in case of a Joint Hindu Family, the Karta and the members or member for the time being of the said Joint Hindu Family, and their respective heirs, executors, administrators and permitted assigns and in case of Trust, its trustees for the time being and permitted assigns) of the Other Part

HEREAS:

Golden Chemicals Private Limited (the "First Original Owner") was the owner of and/or seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces and parcels of lands together with the buildings, structures standing thereon bearing:

- (a) Survey No. 95, Hissa Nos. 1 and 2 (part), Survey No. 98, Hissa Nos. 2, 8 and corresponding CTS Nos. 3113 (part), 3107 (part) and 3114 now amalgamated into single CTS No. 3113 D admeasuring in aggregate 12,648.80 square meters situate, lying and being at Village Dahisar Taluka Borivali, in the Registration District and Sub-District of Mumbai Suburban and shown in purple colour boundary line on the plan annexed hereto and marked as **Annexure "1"** and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "First Property");
- (b) CTS Nos. 4509 to 4513, 4517, 4547, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732 admeasuring in aggregate 38,975.10 square meters situate, lying and being at Village Mahajanwadi, Mira Road, Taluka and District Thane in the Registration District and Sub District of Thane and shown in red colour boundary line on the plan being **Annexure "1"** hereto and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Second Property");
- (ii) By a Deed of Conveyance dated 23rd May 2006 executed by and between the First Original Owner of the One Part and the Developer of the Other Part and registered with Sub-Registrar of Assurance at Borivali-1 under serial No. BDR-2/3749/2006, the First Original Owner sold, transferred, conveyed, assigned and assured the First Property unto and in favour of the Developer on the terms and for the consideration mentioned therein;
- (iii) By another Deed of Conveyance dated 23rd May 2006 read with Deed of Rectification dated 31st December, 2008 executed by and between the First Original Owner of the One Part and the Developer of the Other Part and registered with Sub-Registrar of Assurance at Thane-4 under serial No. TNN4/04619 of 2009 and TNN4 - 3234 of 2009 respectively, the First Original Owner sold, transferred, conveyed, assigned and assured the Second Property unto and in favour of the Developer on the terms and for the consideration mentioned therein;
- (iv) (i) Mr. Abdul Wahid Nasir Ahmed, (ii) Mr. Abdul Khalid Nasir Ahmed, (iii) Mr. Abdul Shahid Nasir Ahmed and (iv) Mr. Asadullah Nasir Ahmed (the "Second Original Owners") are the co-owners of and/or jointly seized and possessed of and/or otherwise well and sufficiently entitled jointly to all those pieces and parcels of lands bearing Old Survey No. 95/10, 11, 12, 14, 15 and 97/3 and 97/5 (Part) and New Survey 20/10, 11, 12, 14, 15 and 21/3 and 21/5 (Part) admeasuring about 3,390 square meters on the South Side abutting the Western Express Highway at Mira Road, and shown in yellow colour boundary line on the plan being **Annexure "1"** hereto and more particularly described in the Third Schedule hereunder written and structures standing thereon (hereinafter collectively referred to as the "Third Property");
- (v) By a Joint Venture Agreement dated 27th April 2007, read with the Deed of Confirmation dated 24th November, 2008 executed by and between the Second Original Owners of the One Part and the Developer of the Other Part and registered with the Sub Registrar Thane-4 under Serial No. TNN4-9931 of 2008, the Second Original Owners have brought into the Joint Venture the Third Property and the Developer has agreed to develop the Third Property on the terms and conditions therein contained and as part of amalgamated Layout with said First Property and Second Property or part/s thereof and other property/ies that Developer desires to develop as contiguous and undivided layout, for the consideration received and receivable;
- (vi) On 8th August, 2009 a Supplemental Agreement was executed between the Second Original Owners of the One Part and the Developer of the Other Part and registered with the Sub Registrar Thane-4 under Serial No. TNN4/09281/09 dated 10/12/2009, whereby the parties thereto have modified the certain terms of the said Joint Venture Agreement dated 27th April, 2008 and the Developer agreed to provide premises admeasuring

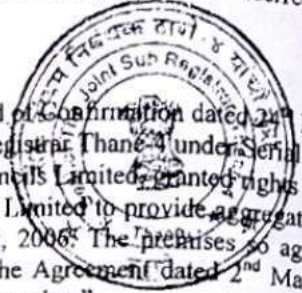
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7,532.50 square feet to each of the Second Original Owner as full consideration to Second Original Owners and subject to & on the terms and conditions herein contained. The premises agreed to be provided to the Second Original Owners are hereinafter referred to as the "Second Original Owners' Premises";

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(vii) Lion Pencils Limited (the "Third Original Owner") is inter alia the owner of and/or seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces and parcels of lands situate, lying and being at Village Mahajanwadi in the Registration District and Sub-District of Thane on the South Side abutting the Western Express Highway bearing Old Survey No.94, Hissa No.1 and 2, New Survey No.18, Hissa No.1 and 2, Old Survey No.96, Hissa No.1 and 4, New Survey No.19, Hissa No.1 and 4 admeasuring 8586.70 square meters or thereabouts and shown in green colour boundary line on the plan being Annexure "1" hereto and more particularly described in the Fourth Schedule hereunder written (hereinafter referred to as the "Fourth Property");

(viii) By an Agreement dated 2nd May, 2006 read with the Deed of Confirmation dated 24th November, 2008 executed by and between registered with the Sub Registrar Thane 4 under Serial No. TNN-4/9936/2008 dated 24th November, 2008 the said Lion Pencils Limited granted rights to develop the said Fourth Property with obligation on Lion Pencils Limited to provide aggregate 2,00,000 sq.ft FSI as provided in the Agreement dated 2nd May, 2006. The premises so agreed to be provided to the Third Original Owner as contained in the Agreement dated 2nd May, 2006 is hereinafter referred to as the "Third Original Owners' Premises".



(ix) The Purchaser is made aware of and has confirmed its no objection and reiterates that the said Layout approved on 31st December 2010 in respect of the development of said Larger Property includes said First, Second, Third and Fourth Property [with other or further property/ies as may be available and/or permissible to Developer] and development if any thereon may be under Rental Housing Scheme or use of TDR or any other Scheme and such development if so made part of Composite Layout alongwith lands within Mira Bhayander Municipal Corporation or though made separate Layout within jurisdiction of MCGM, same as permitted by Government may include any Building/s if so permitted, partly in present Larger Property and partly in said First Property and partly approved by MBMC and partly by MCGM or these building/s may be approved by either of them and for the purpose of registration of premises in such building/s if any the jurisdiction of Sub Registrar for village Mira or Dahisar, as may be decided by Developer or as may be permitted by concerned authority or government shall be binding on the Purchaser.

(x) The Developer has accordingly planned and obtained approval of the amalgamated development of the lands owned by the Developer, Second Original Owners and the Third Original Owners as per the approved layout dated 31st December 2010 and the Developer is developing the Larger Property and with further plans, aims and intent to add to such amalgamated Layout, any further or other contiguous property/ies of Developers/Other Owners, as may be available now or in future to Developer for development or purchased or acquired and belonging now or hereafter to Developer and to develop all of them as may be permissible under applicable laws and DC Regulations and Development Plan in force from time to time and permissions obtained and / or as may be obtained hereafter and consume and exploit entire FSI/TDR/Additional FSI [on payment of premium or otherwise], till the Lease or Conveyance of said Sale Property admeasuring 44626.90 sq. mts. in favour of the Society subject to the obligations contained in Clause 1 hereinbelow and subject to such other rights / title that may be granted in favour of MBMC in respect of the Public Utilities and Amenities proposed to be constructed on the Larger Property and such other rights/title that may be granted to other service providers including Reliance Infra Limited on the Sale Property and the Second Owners Premises and the Third Owners Premises (hereinafter referred to as the "said organisation") formed in respect of the Sale Buildings constructed on the Sale Property is duly executed and this Agreement is executed in terms thereof expressly communicated and Purchaser is made aware of same prior to deciding to seek allotment of premises and accordingly the area and dimensions and plans of proposed building/s within present Layout approved are tentative and Purchaser is aware of same and only upon the completion of the entire development, to the satisfaction of Developer of the Larger Property and/or any other property/ies amalgamated or deleted from such amalgamated Layout at discretion of Developer and the Developer completing entire infrastructure and common areas

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etc and receiving full consideration and all amounts including interest, penalties etc as may be from all Premises Purchasers within such Layout approved from time to time, will become liable to handover to Ad-hoc Committee of respective Building/s within said Larger Property, the buildings and land underneath, and to lease or convey [as may be determined by Developer] the land under Rental Housing, to MMRDA or Apex Society of Allottees of same (hereinafter referred to as the "MMRDA's Organisation"), as may be required by MMRDA or decided by Developer and to lease or convey [as may be determined by Developer] the land under and with the Club House and other Common Facilities and appurtenant thereto may be leased or conveyed in common to both the said organisation and MMRDA/Apex Society of the premises handed over to MMRDA as Co Owners and to lease or convey [as may be determined by Developer] the land beneath and with the Club House and other Common Facilities and appurtenant thereto in common to both the said organisation and MMRDA/Apex Society of the premises handed over to MMRDA as Co Owners or at it's discretion retain unto itself or lease or convey same to said organisation. The Purchaser has accepted that the Conveyances shall be executed only after development of entire Larger Property [as defined hereinbefore] and as permissible till then and rights to exploit all FSI/TDR etc till that date permissible, notwithstanding that the land under MMRDA Rental Housing may have been conveyed prior in time for approval of Sale FSI permissible in lieu thereof to develop the Sale Buildings including in which the premises of Purchaser herein would be situate.

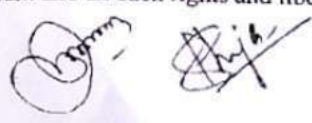
- (xi) If any further property/ies as may be available and/or permissible to Developer are included in the layout as may be amended from time to time, then these also would be deemed as part thereof and definition of said Larger Property herein shall stand extended to and include them also. The Revenue Records and Property Register Cards in respect of the properties described in the First, Second, Third and Fourth Schedule are annexed hereto and marked as **Annexure "2"** collectively; Provided Always that on addition or deletion of any land to sanctioned Layout and / or approval of amended Layout, notwithstanding anything contained to the contrary, the term Larger Property shall mean and include such amended Layout area and concerned property/ies as may be comprised therein and the terms herein shall be read and construed as applicable to same. Provided further that such Lease/s or Conveyance/s as aforesaid shall always be on undivided and non-divisible basis and said organisation and the MMRDA's Organisation or any member ad-hoc committee / association or any member/s of such ad-hoc committee or organisation or Purchaser and similar other Purchaser/s shall not be entitled to claim individual Lease or Conveyance or Sub Division as same is not and would not be permissible and may tantamount to FSI imbalance and Further that even after the execution of the Lease or a Conveyance in favour of the said organisation/MMRDA's Organisation or jointly to both the said organisation / MMRDA's Organisation, the development and construction thereon would be absolute entitlement of Developer alone and any redevelopment or addition or alteration or reconstruction by any ad-hoc committee / association or person/s claiming by through, under or in trust for them or any of them, also shall not be permissible except after obtaining prior written consent of Developer and thereafter the said organisation or MMRDA's Organisation as the case may be and subject to such terms as may be imposed by Developer.
- (xii) The First Property falls within the limits of Municipal Corporation of Greater Mumbai ("MCGM") and the Second Property, the Third Property and the Fourth Property fall within the limits of Mira Bhayander Municipal Corporation ("MBMC"). Pursuant to the Application made by the Developer, the State of Maharashtra directed vide its order dated 6th July 2006 directed the Commissioners of MCGM and MBMC to consider and sanction the proposal of the Developer to develop the larger property as Single integrated Layout;
- (xiii) The development of said Larger Property [as of now] has been accordingly approved as integrated Layout and respective parts within MBMC Limits are sanctioned by MBMC vide Order bearing No. MB/CORPN/NR/3565/2010-11 dated 31st December 2010 and building plan approval in respect of the building proposed on the said First Property are awaited from the MCGM and same when approved shall be deemed as part of the Agreement herein and the Composite Layout as may be amended in view thereof and Purchaser gives his express NOC for the same and notwithstanding anything to the contrary, such amended approvals and any further amended approvals time to time shall be deemed to have been duly disclosed to Purchaser and Purchaser if needs copy/ies of same, shall be obliged to apply for in writing to Developer and obtain same onpayment of applicable fees if any prescribed and / or may take inspection thereof at Office of Developer after due request in writing and fixing appointment with concerned Sales Executive/Director of the Company;

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- (xiv) The MBMC has thus sanctioned the plans for construction of buildings on a portion of the Larger Property in its jurisdiction and issued Commencement of Certificates ("C") dated 20th October, 2006, 22nd December, 2006, 6th November, 2008 and 13th November, 2009 bearing Nos. MB/CORPN/NR/2263/06-07, MB/CORPN/NR/3172/06-07, MB/CORPN/NR/3038/08-09 and MB/CORPN/NR/2804/09-10 and No. MB/CORPN/NR/3565/2010-11 dated 31st December 2010. The provisions of additional/amended approvals as stated above shall apply mutatis mutandis also in respect of Building Plans. Likewise MCGM has sanctioned the plans for construction of buildings on a portion of the Larger Property in its jurisdiction and issued Commencement of Certificates ("CC") dated 18th March, 2008 bearing No. CHE/A- 4042/BP (WS)/ AR.
- (xv) On 31st December 2010, MBMC sanctioned the amended plans for construction of various buildings on the said Larger Property as shown on the layout plan hereto annexed and marked **Annexure 3**. [subject to further additional floor/s proposed thereon. Copies of the said CC [subject to further amendments] is annexed hereto and marked as **Annexure 4**.]

The developments proposed are in anticipation of the other issues of jurisdiction, P Tax Assessment, Registration etc.] also being resolved in consonance with the sanction of UD Department given for such amalgamated development and in case of any difficulty, the proposed Building/s as are approved now are liable to vertical and/or horizontal extensions to overcome such difficulties and in that case the Flat No/Wing No or Floor of the Flat agreed to be purchased may change or vary as may be determined by the Developer and Purchaser is aware of same and shall execute all necessary writings in that behalf as may be directed by Developer and does not have and shall not raise any objections or requisitions to same and shall execute and register such document/s as and when required and demanded by the Developer. Similarly the layout and spread over of the common areas etc may also vary or get modified and the Final Plans as may be finally approved at the time of completion of entire Project shall be the Final and conclusive plans/layout and Purchaser has no objection to the same.

- (xvi) In the circumstance, the Developer has accordingly become entitled to develop the said Property, and to construct various buildings thereon and sell the premises therein to General Public, save and except the Second Original Owners' Premises and Third Original Owners' Premises, by exploiting FSI permissible now as aforesaid and time to time including loading sq.mtrs FSI of the property outside said Larger Property for development within said Larger Property;
- (xvii) At the instructions of the Developer, Nagandhi, Shah & Himayatullah Advocates and Solicitors, had investigated the title and rights of the Developer to the said Larger Property and rights of the Developer to develop the same and construct buildings thereon, and issued their Title Report dated 31st August, 2009. A copy of the said Title Report is annexed hereto and marked as **Annexure "5"**.
- (xviii) The Developer has mortgaged the First and Second Property with HDFC Bank.
- (xix) The Purchaser being desirous of acquiring a flat No. **703** admeasuring **407.53** square feet (carpet area) inclusive of balcony on 7th floor of building No. **21** in the Complex known as "**DB Ozone**" being constructed on a portion of the said Property (hereinafter referred to as the "**said premises**") has approached the Developer and requested to allot him/her/them/it the said premises. Acceding to the aforesaid request of the Purchaser, the Developer agreed to allot to the Purchaser, and the Purchaser agreed to acquire from the Developer the said premises, for the consideration and on the terms and conditions hereinafter appearing. The typical floor plan indicating the said premises is annexed hereto and marked as **Annexure "7"**. The name of the building shall be **DB Ozone 21** and shall hereinafter be referred to as the "**said building**";
- (xx) The Developer intends to develop the Larger Property in more than one phases. At present the Floor Space Index in respect of the Larger Property is 1:4. The Developer is entitled to further Floor Space Index. The Developer shall have all the rights and be entitled to develop the Larger Property in such manner and in such phases as it deems fit. The Developer is entitled to consume the present Floor Space Index and also the future Floor Space Index which it is entitled to and construct buildings by consuming the same. The present approvals are tentative and liable to amendment including for horizontal or vertical extensions and/or by approval of additional constructions so as to consume and exploit present 1:4 and/or any further FSI/TDR/Additional FSI on payment of premium or otherwise including claiming of areas Free of FSI on payment of Premium and all such rights and liberties are reserved.

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- (xxi) The present layout of the Larger Property, design, elevation, plans etc., are contemplated and may be required to be amended from time to time by the Developer, and the Purchaser has entered into the present Agreement knowing fully well aware that the scheme of development proposed to be carried out by the Developer on the Larger Property and/or the said Property and/or any addition/s or deletion/s thereto, may take a very long time and therefore the Developer are and shall always be entitled to amend, from time to time, the plans, lay out, design, elevation etc. and the Purchaser does not have and cannot have and shall not raise any objection to the Developer making such amendments nor any ad-hoc committee / organisation and similar other Purchaser/s can have or shall claim any such right or raise objections;
- (xxii) The Purchaser has demanded inspection from the Developer and the Developer has given inspection to the Purchaser of all documents of title relating to the Larger Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Developer's Architects, the Certificate of title, revenue records and all other documents as specified under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the M.O.F. Act") and the rules made thereunder, and also handed over the copies thereof;
- (xxiii) Under Section 4 of the said M.O.F. Act, the Developer is required to execute a written Agreement for Sale in respect of the premises agreed to be sold to the Purchaser and the Parties are therefore, executing these presents which shall be got registered under the Indian Registration Act, 1908;
- (xxiv) The Purchaser is aware that development of the Larger Property and the said Property shall be over a lengthy period of time and that although the said building in which the said premises hereby agreed to be sold may be completed and the Developer may permit the Purchaser to use the said premises, however, only on completion of the entire work of development on the said Property and Larger Property and only upon sale of all the premises, flats, offices, shops, garages, stilt, parking, open spaces and other tenements in the buildings to be constructed on the said Property and also on the Larger Property and only upon receipt of all the amounts including entire consideration amount from the purchasers of the premises, the Developer shall take steps to form the said organisation and not an individual society of the each building and get the building/s and the land underneath thereto leased or conveyed in favour of the said organisation. This Agreement is entered into by the Purchaser on a specific understanding that the Purchaser shall not insist upon the lease or conveyance of the Sale Property as provided herein being executed until the entire development of the said Property and the Larger Property and construction of all the buildings thereon is completed and until the sale of all the offices, shops, garages, stilt, parking, open spaces and other tenements, are effected by the Developer and all the amounts including entire consideration amount in respect thereof are received by the Developer and/or their nominee/s and/or said Second Original Owners and Third Original Owner of their respective premises [unless they retain these premises as members of any ad-hoc committee / organisation in building/s in which same are to situate.
- (xxv) The list of Annexures attached to this Agreement are stated hereinbelow:
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|---------------|---|
| Annexure "1": | Plan of the Property |
| Annexure "2": | Copies of the Revenue Records in respect of the Larger Property |
| Annexure "3": | Copy of Approved Layout |
| Annexure "4": | Copy of the CC |
| Annexure "5": | Copy of Title Report |
| Annexure "7": | Typical Floor Plan |

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

- The Developer shall construct the said building No. 21 on the undivided and non-divisible portion admeasuring 44626.90 square meters and more particularly described in the Fifth Schedule hereunder written out of said Larger Property and bounded in black colour boundary lines on the Plan hereto annexed and marked Annexure -1, in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and approved by the Purchaser with such variations and modifications as the

Developer may make from time to time. The name of the said building is DB Ozome 21 and the project was earlier known as "Orchid Ozome".

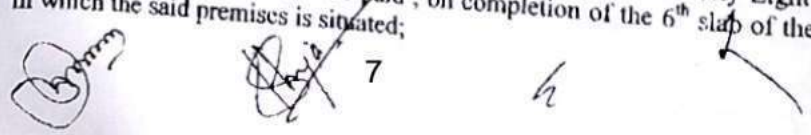
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DB Ozome 21
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2. The Purchaser hereby agrees that prior to entering into these presents and opting for allotment of premises in the Layout of said Larger Property, he/she/it made all inquiries including his/her/its legal advisors and after being satisfied and understanding all terms has made a declaration cum undertaking and indemnity various conditions mutually agreed that are basic foundation of these presents and material terms for arriving at the mutual agreement recorded herein. The said declaration cum undertaking and indemnity shall be deemed to be part and parcel of operative parts of these presents as if incorporated herein and Purchaser undertakes to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, thereunder and covenants of this clause are with aim and intent to bind himself/herself/itself and all person/s at any time claiming or to claim by, thru under or in trust for Purchaser or any of them including to the said ad-hoc committee / association and the said organisation as contemplated herein.

3. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authorities and/or Government bodies at the time of sanction of the said plans or thereafter.

4. Subject to the terms and conditions herein, and on payment of all the amounts including consideration amount by the Purchaser to the Developer, and on performance of all the terms, conditions, covenants, obligations etc. by the Purchaser, the Developer shall allot to the Purchaser and the Purchaser shall accept the allotment from the Developer, of the said premises being flat bearing No. 703 admeasuring about 407.53 square feet (carpet area) inclusive of balcony, on 7th floor of building No. 21 In the complex to be constructed on the portion of the said Property, at or for the consideration of **Rs.15,84,240/- (Rs. Fifteen Lakh Eighty Four Thousand Two Hundred and Forty only)**. The Purchaser shall pay the said consideration Rs.15,84,240/- (Rs. Fifteen Lakh Eighty Four Thousand Two Hundred and Forty only) to the Developer in the following manner:

- (a) Rs.1,58,424 (Rupees One Lakh Fifty Eight Thousand Four hundred and Twenty Four Only), (being 10% of the consideration) to be paid on execution of this Agreement being the earnest money;
- (b) Rs.1,58,424 (Rupees One Lakh Fifty Eight Thousand Four hundred and Twenty Four Only), (being 10% of the consideration), to be paid on completion of work of plinth of the said building in which the said premises is situated;
- (c) Rs.47,527/- (Rupees Forty Seven Thousand Five Hundred and Twenty Seven Only), (being 3% of the consideration, to be paid , on completion of the 1st slab of the said building in which the said premises is situated;
- (d) Rs.47,527/- (Rupees Forty Seven Thousand Five Hundred and Twenty Seven Only), (being 3% of the consideration), to be paid , on completion of the 2nd slab of the said building in which the said premises is situated;
- (e) Rs.55,448/- (Rupees Fifty Five Thousand Four Hundred and Forty Eight Only), (being 3.5% of the consideration), to be paid , on completion of the 3rd slab of the said building in which the said premises is situated;
- (f) Rs.55,448/- (Rupees Fifty Five Thousand Four Hundred and Forty Eight Only), (being 3.5% of the consideration), to be paid , on completion of the 4th slab of the said building in which the said premises is situated;
- (g) Rs.55,448/- (Rupees Fifty Five Thousand Four Hundred and Forty Eight Only), (being 3.5% of the consideration), to be paid , on completion of the 5th slab of the said building in which the said premises is situated;
- (h) Rs.55,448/- (Rupees Fifty Five Thousand Four Hundred and Forty Eight Only), (being 3.5% of the consideration), to be paid , on completion of the 6th slab of the said building in which the said premises is situated;


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The First Schedule Above Referred To

ALL THAT pieces and parcels of land together with buildings and structures standing thereon bearing CTS No. 3113-D admeasuring in aggregate 12,648.80 square meters and situate lying and being at Village Dabisar, Taluka Borivli in the registration District and Sub District of Mumbai Suburban and bounded as follows:

On or towards North by : Property described in the Second Schedule hereunder written
 On or towards South by : RG Reservations
 On or towards East by : CTS No.3117 & 3107A
 On or towards West by : Land under National Highway & Service Road

The Second Schedule Above Referred To

ALL THAT piece and parcel of land together with buildings and structures standing thereon bearing C.T.S. Nos. 4509 to 4513, 4517, 4547, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732 corresponding Survey Nos. as per below table

Old Survey No.	New Survey No.
94/3	18/3
95/1	20/1
95/2	20/2
95/3	20/3
95/4	20/4
95/5	20/5
95/6	20/6
95/7	20/7
95/8	20/8
95/9	20/9
95/13	20/13
95/16	20/16
96/2	19/2
96/3	19/3
96/5 to 9	19/5 to 9
96/10 pt.	19/10A
96/11 to 13	19/11 to 13
97/2	21/2
97/3	21/3A
188/4+5	22/4+5

admeasuring in aggregate 38,975.10 square meters as per the property register cards situate lying and being at Village Mahajanwadi, Mira Road, Taluka and District Thane in the registration District and Sub District of Thane and bounded as follows:

On or towards North by : Property described in the Fourth Schedule and Old Survey No.260 (pt) corresponding New Survey No.12/2, Village Mahajanwadi Taluka & District Thane
 On or towards South by : Property described in First Schedule
 On or towards East by : By Old. Survey No.260 (pt) corresponding New Survey No.12/2 Village Mahajanwadi, Taluka & District Thane
 On or towards West by : Land under National Highway & Service Rd. and land described in the Third Schedule hereunder

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The Third Schedule Above Referred To

All those pieces and parcels of land or ground together with structures standing thereon bearing Survey Nos. 95/10+11+12+14+15 + 97/3 (pt) + 97/5(pt) and corresponding New Survey No. 94/1, 94/2, 96/1, 96/4, 93/17A, 93/18, 93/19, 93/20, 93/22, 93/24(pt), 93/25, 260pt. (pt) of Thane admeasuring about 3,390 square meters or thereabout and bounded as follows:

On or towards North by : By Property described in First Schedule and CTS No.4645 & Ors.
 On or towards South by : By Property described in Second Schedule
 On or towards East by : By Property described in the Second Schedule
 On or towards West by : Western Express Highway

The Fourth Schedule Above Referred To

All those pieces and parcels of lands or ground situated lying and being at Village Mahajanwadi, Registration District and sub-District of Thane on the South Side abutting the Western Express Highway bearing Survey Nos. as per table below :

Old Survey No.	New Survey No.
94/1 ✓	18/1
94/2 ✓	18/2
96/1	19/1
96/4	19/4
93/17A	19/17A
93/18	19/18
93/19	17/19
93/20	17/20
93/22	17/22
93/24(pt)	17/24A
93/25	17/25
260pt. (pt) ✓	12/2 (pt)

admeasuring in the aggregate 8586.20 square meters and bounded as follows:

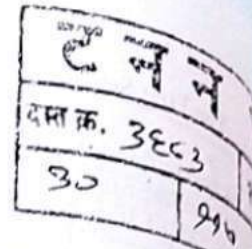
On or towards North by : CTS No.4362
 On or towards South by : By Property described in Second Schedule
 On or towards East by : By Old. Survey No.260 (pt) corresponding New Survey No.12/2 Village Mahajanwadi, Taluka & District Thane
 On or towards West by : Western Express Highway

Fifth Schedule Above Referred To


ALL THAT pieces and parcels of land a portion of the Larger Property admeasuring approx. 44621 square meters partly situated in Village Dahisar, Taluka Borivali in the registration District and Sub-District of Mumbai Suburban out of the property described in the First Schedule and shown in the First Schedule below & the partly situated in Village Mahajanwadi, Mira Road, Taluka and District Thane in the registration District and Sub District of Thane, out of which :

an area of 7536 sq. mts. is out of property described in the First Schedule situated at Village Dahisar, Taluka Borivali in the registration District and Sub District of Mumbai Suburban and bearing :

CTS	Area (sq.mts.)
3113D (pt)	7,536.80



9


 9263 2098



an area of 2513.90 sq. mts. is out of the property described in the Second Schedule situated at Village Mahajanwadi, Mira Road, Taluka and District Thane in the registration District and Sub District of Thane and bearing :

CTS	Area (sq.mts.)
4517 (pt)	12,170.82
4575 (pt)	2.58
4610 (pt)	8,874.90
4726 (pt)	7.60
4509	9.20
4510	6.30
4511	15.10
4512	5.30
4513	14.40
4547	167.70
4548	573.10
4572	452.70
4573	7.60
4574	728.50
4604	583.00
4609	4.30
4652	502.00
4702	109.80
4710	91.70
4711	7.90
4712	17.00
4713	12.90
4714	44.80
4715	27.60
4716	14.90
4717	113.30
4718	270.80
4719	6.00
4720	7.20
4724	142.60
4725	68.70
Total	25113.90



Corresponding to below New Survey Nos.

New Survey No.
18/3
20/7
20/8
20/9
20/13
20/16 (pt)
19/2
19/3
19/5 to 9

19/10A
19/11 to 13
21/2
21/3 (pt)
22/ 4+5

32
32
32

The gat book plans of the New Survey Nos. 20/1 to 20/6 are not available. Hence, it may be assumed that some portions from New Survey Nos. 20/1 to 20/6 are contained in the area of 25113.90 sq. mts.

And an area of 3390 sq. mts. is out of the property described in the Third Schedule situated at Mahajanwadi, Mira Road, Taluka and District Thane in the registration District and Sub District Thane and bearing :

New S. No.	Area (sq.mts.)
20/1A	3,390.00

And an area of 6733 sq. mts. is out of the property described in the Fourth Schedule situated at Mahajanwadi, Mira Road, Taluka and District Thane in the registration District and Sub District Thane and bearing :

New S. No.	Area (sq.mts.)
18/1	2,290.00
18/2	2,990.00
19/1	1010
12/2 (pt)	443
Total	6733

And an area of 1853 sq. mts. being the Right of Way which is being used and will continue to be used by Third Original Owner and/or its assigns/nominees is also out of the property described in the Fifth Schedule situated at Village Mahajanwadi, Mira Road, Taluka and District Thane in the registration District and Sub District of Thane and bearing :

S. No.	Area (sq.mts.)
19/4	250
17/17A	175
17/18	50
17/19	35
17/20	152
17/22	100
17/24A	830
17/25	50
12/2(pt)	211
Total	1853



11

SEVENTH SCHEDULE
DB OZONE
PROPOSED SPECIFICATION OF RESIDENTIAL FLATS AT
"DB OZONE"

3553
 38

- STRUCTURE : RCC framed structure.
- WALLS : Internal walls of the Flat will be plastic emulsion paint or equivalent.
 External walls of the building will be heavy texture paint or equivalent.
- DOORS : Door frames of Red marandy
 Door shutters will be flush doors for bedroom and main door.
 Good quality hardware fitting.
- WINDOWS : Aluminium sliding windows with glass. Marble sill on windows will be provided.
- FLOORING : Vitrified tile flooring in living and dining room with 4" high skirting, glazed tiles flooring in bedrooms & passages with 4" high skirting will be provided.
 Vitrified flooring in lift landing and entrance lobby with 4" high skirting. Staircase will be finished in Kotah stone.
- TOILETS : Flooring with Ceramic tiles.
 Dado upto 7' in glazed / ceramic tiles.
 G.I. and PVC plumbing with white sanitary ware and CP fittings will be provided.
 One Geyser will be provided in each toilet.
- KITCHEN : Granite kitchen platform with stainless steel sink. Dado with glazed tiles upto 2' height above platform. Flooring with Glazed tiles.
- INTERNAL ELECTRIFICATION : Copper wiring laid in concealed PVC conduits with adequate lights & power points. One Telephone & TV point in bed rooms and living room. Modular type switches will be provided.
- EXTERNAL ELECTRIFICATION : Provisions for wiring and light in corridor, staircase and building compound.
- LIFTS : Two lifts in each will be provided.
- PIPED GAS : One piped gas connection will be provided. **
- INTERNET : Cable TV & Internet wiring will be provided. **



** SUBJECT TO CONDITIONS

(Handwritten signatures)



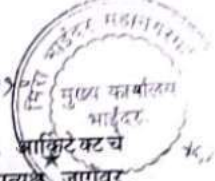
मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी देणे आवश्यक आहे.

- ४) सदर भूखंडाची उपविभागीय महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणारी नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्रधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुढील नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायदयान्वये पारीत झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता स्वीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहिल. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वस्मी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेट सह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मेलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.

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10 C.C. (10/11/2010)

महानगरपालिका ३५६५/२०१०-११ दि. ३१/१२/२०१०



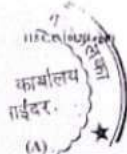
- १३) अर्जदाराने स.नं., हि.नं., मौजे, महानगरपालिका मंजूरी, विल्डरचे नांव, बाकिटेकचे नांव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच मंजूरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- १४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- १५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- १६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- १७) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- १८) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्रं.४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.
- १९) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
 - २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
 - ३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
 - ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी प्राहयता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.



प्रस्तावित इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वाहनतळासाठीच करण्यात यावा.

- २१) पर्यावरण विभागाकडील नाहरकत दाखला क्र. 21-368/06-1A-III/Govt. of India, दि. १६/११/२००६ नुसार आपणास १७२०००.०० चौ.मी. च्या मर्यादित सद्यस्थितीत बांधकाम करता येईल. उर्वरित बांधकाम क्षेत्रासाठी सुधारीत दाखला सादर करण्यात यावा.
- २२) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २३) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.
- २४) या मंजूरीची मुदत दि. ३१/१२/१० पासून दि. ३०/११/११ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नूतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररीत्या आपोआप रद्द होईल.
- २५) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- २६) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- २७) जमिनधारक / विकासकाने महाराष्ट्र महसूल अधिनियम १९६६ नुसार आवश्यक असलेले अकृषिक परवानगी प्राप्त करणे बंधनकारक आहे. तसेच यापूर्वी प्राप्त अकृषिक परवानगीच्या अनुषंगाने सुधारीत / एकत्रित अकृषिक आदेश सादर करणे बंधनकारक राहिल.
- २८) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठि काणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- २९) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हॉटिंग सिस्टीम) बसवून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- ३०) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३१) मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- ३२) सदर जागेवर मंजूर नकाशा व्यतिरिक्त वाढीव बांधकाम केल्यास नळ कनेक्शन व लाईट कनेक्शन (संबंधीत विभागास कळवून) कापून टाकण्यात येईल याची नोंद घ्यावी.
- ३३) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दि. १८/०८/२००७ रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

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मनपा/नर/३५६५/२०१०-११ दि. ३१/१२/२०१०



प्रस्तावित बांधकाम क्षेत्र
SALE COMPONENT

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	अ	१०	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + ११	६२००४.७०
२	अ-१	१	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	५०१६.६६
३	अ-२	२	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	१२०३०.६६
४	अ-३	१	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	६४००.१५
५	अ-४	२	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	१४४३.३६
६	अ-५	१	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	६०३.९६
७	अ-६	१	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	१०२१६.१५
८	अ-७	१	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	४०५५.२६
९	अ-८	१	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	१२५५९.६२
१०	अ-९	१	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	५००४.६०
११	अ-१०	१	लोअर, अप्पर बेसमेंट + पॉइंटिंग + लिफ्ट + १०	७२५९.०४
१२	इमारत अकार ५, कॉन्स्ट्रक्शन जकार कॉन्स्ट्रक्शन जकार	१	लोअर, अप्पर बेसमेंट + पॉइंटिंग + १२ तळमजला	६५१३.०४ ६३५९.६१
एकूण				१५७७१४.३७ चौ.मी.

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	आर-१	१	तळ + १६	५५२९.४०
२	आर-२	१	तळ + १७	६३५४.२३
३	आर-३	१	तळ + १७	७५७४.६६
४	आर-४	१	तळ + १७	७५७४.६६
५	आर-५	१	तळ + १७	१०१९.०७
६	आर-६	१	तळ + १७	६६६७.३७
७	आर-७	१	तळ + १६	३६५५.९५
८	आर-८	१	तळ + १९	३८२०.००
एकूण				५०२०२.७४ चौ.मी.

भाडेतेत्वावर देण्यात येणा-या सदनिकांची संख्या - ३००६

- ३४) यापुढीचे पत्र क्र. मनपा/नर/२६०४/२००९-१०, दि.१३/११/२००९ अन्वये देण्यात आलेली मंजूरी सध्याच्या मंजूरीनुसार सुयारीत करण्यात येत आहे.
- ३५) भविष्यात गरज भासल्यास अग्निशमन सल्लागार, महाराष्ट्र शासन यांचेकडून नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३६) विकास योजना रस्त्याने वाढीत क्षेत्राच्या नोंदणीकृत करारनाम्यासह मिरा भाईंदर महानगरपालिकेच्या नावेचा निविदाद ७/१२ उतारा सादर करणे बंधनकारक राहिल. तसेच सुविधा क्षेत्र महानगरपालिकेचे नावे होण्यासाठी करारनामा नोंदणीकृत करून महानगरपालिकेस हस्तांतरीत करण्यात यावे.

मनपा/नर/३५६५/२०१०/११

दि. ३१/१२/२०१०

आयुक्त

मिरा भाईंदर महानगरपालिका

प्रत -

मा. महानगर आयुक्त
मुंबई महानगर प्रदेश विकास प्राधिकरण (MMRDA)
बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा (प.), मुंबई





दूरध्वनी: २६९२२६२६ / २६९२३०२६ / २६९२३६३ / २६९२३५३ / २६९४५२६५
फॅक्स: २६९२७६३६

मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION

स्व.इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (३), ता.जि.ठाणे-४०११०२.

जा. नं. मनपा/नर/१६२०१/२०१३-१४

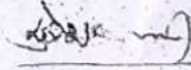
दिनांक: २३/०९/२०१३

१. मे. अविनाश म्हात्रे अॅन्ड असो. यांचा दि.०२/०२/२०११ चा अर्ज.
२. मे. अविनाश म्हात्रे अॅन्ड असो. यांचा दि.०९/०५/२०१२ व दि.१०/०५/२०१२ चा अर्ज.
३. मिरा भाईंदर महानगरपालिका जा.क्र. मिभा/मनपा/नर/२८०४/२००९-१०, दि.१३/११/२००९ अन्वये सुधारीत बांधकाम परवानगी.
४. मिरा भाईंदर महानगरपालिका जा.क्र. मिभा/मनपा/नर/३५६५/२०१०-११, दि.३१/१२/२०१० अन्वये सुधारीत बांधकाम परवानगी.
५. मिरा भाईंदर महानगरपालिका जा.क्र. मिभा/मनपा/नर/३०३६/२०१०-११, दि.१९/११/२०११ अन्वये जोत्याचा दाखला.
६. मे. अविनाश म्हात्रे अॅन्ड असो. यांचा दि.०२/०२/२०११ अन्वये इमारत जोत्याचे बांधकाम मंजूर नकाशाप्रमाणे पूर्ण झाल्याबाबतचे प्रमाणपत्र.
७. श्री. अच्युत वाटवे यांचा दि.०२/०२/२०११ अन्वये जोत्याचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचे प्रमाणपत्र.
८. मिरा भाईंदर महानगरपालिका जा.क्र. मनपा/नर/२६६६/२०११-१२, दि.१९/११/२०११.

// जोत्याचा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे मिरा, सि.टी.एस क्र. ४५०९ ते ४५१३, ४५१७, ४५४७, ४५४८, ४५७२ ते ४५७५, ४६०४, ४६०९, ४६१०, ४६११, ४६५२, ४६५९, ४६३२, ४७०२, ४७१० ते ४७२५, ४७२४ ते ४७३२, स.क्र. ९५/१०, ११, १२, १४, १५, स.क्र. ९७/३५, ५५, सि.स.क्र. ४६३८, ४६३९, ४६४७, ४६८६ ते ४६९०, ४७०४ ते ४७०९, ४७२२, स.क्र. ९४/१, २, २६०५, सि.स.क्र. ४३६२, ४४५५, ४४५६, ४३६३, ४४५४, ४६१४, ४५१५, ४५१६, ४५१८, ४५१९, ४५२०, ४५४९, ४९००पै. या जागेतील मंजूर रेखांकन नकाशावरील इमारत क्र. २७ व ५ सह वाणिज्य इमारत, तळ मजला (गाला क्र. ६ वगळून) या इमारतीच्या जोत्यापर्यंतचे बांधकाम जा.क्र. मिभा/मनपा/नर/३५६५/२०१०-११, दि.३१/१२/२०१० अन्वये मंजूर करण्यात आलेल्या बांधकाम नकाशाप्रमाणे पूर्ण झाले आहे म्हणून जोत्याचा दाखला देणेत येत आहे. जोत्याच्या बांधकामा वरील उर्वरीत बांधकाम मंजूर नकाशाप्रमाणे करणे व संदर्भ क्र. ४ च्या बांधकाम परवानगी पत्रातील अटी/शर्तीचे पालन करणे आपणावर बंधनकारक राहिल.




आयुक्त २३/०९/१३

मिरा भाईंदर महानगरपालिका