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Vastu/kaaly A Varsha

NAME OF BUILDER	VARSHA BUILDCON
NAME OF PROJECT	BALAJI SKYLINE
RERA NUMBER	P52000052548
RERA DATE	08/09/2024 TO 31/07/2028
LOCATION	PLOT NO 56, SECTOR- 34A, KHARGHAR, NAVI MUMBAI- 410210
SOURCE BY	INDRESH KUMAR SINGH MANAGER BUILDER RELATION AO EAST MUMBAI MOD:- 8007259949 Email:- indreshkr.singh@sbi.co.in



प्रशासनिक कार्यालय, आंचल- मुंबईपूर्व, छटी मंज़िल,
टावर क्र: २, सी वी डी बेलपुर रेल्वे स्टेशन कॉम्प्लेक्स,
नवी मुंबई - ४०० ६१४

Administrative Office, Zone- East Mumbai, 5th Floor,
Tower -II, CBD Belapur Rly. Station Complex,
Navi Mumbai - 400 614

Telephone : 02227524321

| Fax : 022 27524302

| E-mail : hlst.zomum2@sbi.co.in

The Assistant General Manager
State Bank of India
REHBU, Local Head Office
Bandra Kurla Complex
Mumbai

Date: 14.03.2024

BUILDER TIE UP: VARSHA BUILDCON
PROJECT: BALAJI SKYLINE

Dear Sir,

With respect to the above please find enclosed tie up documents of "Balaji Skyline" project for builder tie up process.




Indresh Kumar Singh
Manager
Builder Relation
AO East Mumbai

**VARSHA
BUILDCON**



VARSHA GROUP[®]
Life Beyond Imagination

The Assistant General Manager (HL SALES)
State Bank of India,
RBO/LHO/Branch,

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: BALAJI SKYLINE

We M/s. **VARSHA BUILDCON**, a Firm, having its registered office at **1003/1004, Shelton Cubix, Plot No. 87, Sector-15, CBD Belapur, Thane, 400614** are willing to enter into a Tie-up arrangement with your Bank for our Project **Balaji skyline**, situated at **Plot no.56, Sector-34A, Kharghar Navi Mumbai-410210**.

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

- (a) deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,
- (b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and
- (c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,

For, **Varaha Buildcon**





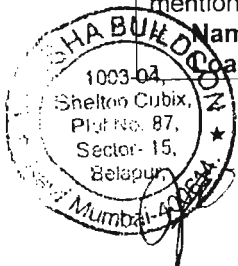
INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars		
1	Name of the Builder (firm Name)	VARSHA BUILDCON		
2	Registered Address	1003/1004, Shelton Cubix, Plot No. 87. Sector-15, CBD Belapur, Thane, 400614.		
3	Address for correspondence	1003/1004, Shelton Cubix, Plot No. 87. Sector-15, CBD Belapur, Thane, 400614.		
4	Contact Person Name, Mob.No. Email id	Bharat M Choudhary 9321255744 sales@varshagroup.in		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	No		
5	Website url, if any			
6	Date of establishment (MM/DD/YYYY)	25/05/2015		
7	Constitution (Partnership)	25/06/2018		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	MCHI, CREDAI		
9	Ratings from CRISIL/ICRA etc.			
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
	Mohansingh Choudhary	T 51	12 TH paasout	
	Chunilal B Choudhary	41	Bcom.	



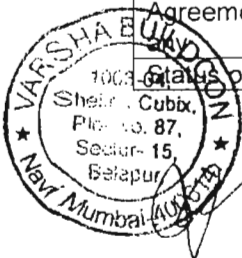


11	Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters		
Project Name	Balaji Shrushti	Balaji Exotica	Balaji Heritage
Location	Nerul	Koparkhairane	Kharghar
Whether approved by SBI?			
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction			
Present Status (Completed Projects)	Completed on Jan 2021 (Month& Year)	Completed on Dec 2022 (Month& Year)	Completed on Jan 2017 (Month& Year)
	___Phases completed.	___Phases completed.	___Phases completed.
Total built up area of the project, in Sq. Mtr.			
Number of floors	17	22	21
No. of Dwelling Units in the project	51	38	94
No. of units sold in the project	51	38	94
Hsg. Loan taken Through SBI (No. of flats)			
Date of Occupancy Certificate	29.01.2021	20.09.2022	03.01.2017
Date of conveyance			
Total units Financed by SBI			
12	Details of the Present Project		
Project Name	BALAJI SKYLINE		
Location with Survey Nos.	Plot no.56, Sector-34A, Kharghar Navi Mumbai-410210		
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory) Name Of Bank* Loan Account No*			





<ul style="list-style-type: none"> - Loan Amount* - Last date of Loan disbursement* <p>(*Kindly enclosed Sanction Letter/ along with: Account statement since First Disbursement of Loan)</p>	
Status of encumbrance of the project land	CIDCO TENDER PLOT
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	
Month & Year of Commencement of Construction	07/2023
Present Stage of Construction	Excavation
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	1 wing,
Total built up area of the project, in Sq. Mt.	9588.81 sq. mtr.
No. of Dwelling Units in the project	112
No. of units sold in the project	4
No. of units Funded by SBI in this project and	
Expected business from this project	
Details of Development Agreement and POA if	
1003-4, Shelton Cubix, Plot No. 87, Sector- 15, Belapur, Navi Mumbai	1003-4, Shelton Cubix, Plot No. 87, Sector- 15, Belapur, Navi Mumbai



VARSHA BUILDCON



VARSHA GROUP®
Life Beyond Imagination

approvals from Local Bodies/ Urban Development Authority			
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
FLATS	112	1,01,40,000/-	113,56,80,000/-
SHOPS	8	56,58,600/-	4,52,68,800/-
OFFICE	1		3,51,00,000/-
Total Project Value		Rs. 121,60,48,800/-	
14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)		- Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement*	
15. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code		RERA ACCOUNT Varsha Buildcon Collection Account 0183102000032975 Belapur, Navi Mumbai-400614 IBKL0000183	

For, Varsha Buildcon





PROPOSED BUILDING ON PLOT NO.56, SECTOR-34A, KHARGHAR , NAVI MUMBAI.							
RERA AREA STATEMENT							
FLOOR	FLAT/SHOP NO	CARPET AREA INCL. INTERNAL WALL		ENCLOSED/ PROJECTED BALCONY AREA		NATURAL TERRACE AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
GROUND	SHOP-1	35.046	377.24	0.000	0	0.000	0
	SHOP-2	33.949	365.43	0.000	0	0.000	0
	SHOP-3	26.057	280.48	0.000	0	0.000	0
	SHOP-4	28.329	304.93	0.000	0	0.000	0
	SHOP-5	30.140	324.43	0.000	0	0.000	0
	SHOP-6	31.285	336.75	0.000	0	0.000	0
	SHOP-7	26.093	280.87	0.000	0	0.000	0
	SHOP-8	29.675	319.42	0.000	0	0.000	0
1ST	OFFICE-1	293.291	3156.98	0.000	0	0.000	0
7TH	701	59.323	638.55	3.508	38	0.000	0
	702	59.323	638.55	3.508	38	0.000	0
	703	56.887	612.33	3.279	35	0.000	0
	704	56.305	606.07	3.279	35	0.000	0
8TH	801	59.323	638.55	3.508	38	0.000	0
	802	59.323	638.55	3.508	38	0.000	0
	803	56.887	612.33	3.279	35	0.000	0
	804	56.305	606.07	3.279	35	0.000	0
9TH	901	59.323	638.55	3.508	38	0.000	0
	902	59.323	638.55	3.508	38	0.000	0
	903	56.887	612.33	3.279	35	0.000	0
	904	56.305	606.07	3.279	35	0.000	0
10TH	1001	59.323	638.55	3.508	38	0.000	0
	1002	59.323	638.55	3.508	38	0.000	0
	1003	56.887	612.33	3.279	35	0.000	0
	1004	56.305	606.07	3.279	35	0.000	0
11TH	1101	59.323	638.55	3.508	38	0.000	0
	1102	59.323	638.55	3.508	38	0.000	0
	1103	56.887	612.33	3.279	35	0.000	0
	1104	56.305	606.07	3.279	35	0.000	0
12TH	1201	59.323	638.55	3.508	38	0.000	0
	1202	59.323	638.55	3.508	38	0.000	0
	1203	56.887	612.33	3.279	35	0.000	0
	1204	56.305	606.07	3.279	35	0.000	0
13TH	1301	59.323	638.55	3.508	38	0.000	0
	1302	59.323	638.55	3.508	38	0.000	0
	1303	56.887	612.33	3.279	35	0.000	0
	1304	56.305	606.07	3.279	35	0.000	0
14TH	1401	59.323	638.55	3.508	38	0.000	0
	1402	59.323	638.55	3.508	38	0.000	0
	1403	56.887	612.33	3.279	35	0.000	0
	1404	56.305	606.07	3.279	35	0.000	0
15TH	1501	59.323	638.55	3.508	38	0.000	0
	1502	59.323	638.55	3.508	38	0.000	0
	1503	56.887	612.33	3.279	35	0.000	0
	1504	56.305	606.07	3.279	35	0.000	0
16TH	1601	59.323	638.55	3.508	38	0.000	0
	1602	59.323	638.55	3.508	38	0.000	0
	1603	56.887	612.33	3.279	35	0.000	0
	1604	56.305	606.07	3.279	35	0.000	0
17TH	1701	59.323	638.55	3.508	38	0.000	0
	1702	59.323	638.55	3.508	38	0.000	0
	1703	56.887	612.33	3.279	35	0.000	0
	1704	56.305	606.07	3.279	35	0.000	0



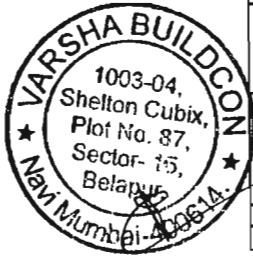


PROPOSED BUILDING ON PLOT NO.56, SECTOR-34A, KHARGHAR , NAVI MUMBAI.							
RERA AREA STATEMENT							
FLOOR	FLAT/SHOP NO	CARPET AREA INCL. INTERNAL WALL		ENCLOSED/ PROJECTED BALCONY AREA		NATURAL TERRACE AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
18TH	1801	59.323	638.55	3.508	38	0.000	0
	1802	59.323	638.55	3.508	38	0.000	0
	1803	56.887	612.33	3.279	35	0.000	0
	1804	56.305	606.07	3.279	35	0.000	0
19TH	1901	59.323	638.55	3.508	38	0.000	0
	1902	59.323	638.55	3.508	38	0.000	0
	1903	56.887	612.33	3.279	35	0.000	0
	1904	56.305	606.07	3.279	35	0.000	0
20TH	2001	59.323	638.55	3.508	38	0.000	0
	2002	59.323	638.55	3.508	38	0.000	0
	2003	56.887	612.33	3.279	35	0.000	0
	2004	56.305	606.07	3.279	35	0.000	0
21ST	2101	59.323	638.55	3.508	38	0.000	0
	2102	59.323	638.55	3.508	38	0.000	0
	2103	56.887	612.33	3.279	35	0.000	0
	2104	56.305	606.07	3.279	35	0.000	0
22ND	2201	59.323	638.55	3.508	38	0.000	0
	2202	59.323	638.55	3.508	38	0.000	0
	2203	56.887	612.33	3.279	35	0.000	0
	2204	56.305	606.07	3.279	35	0.000	0
23RD	2301	59.323	638.55	3.508	38	0.000	0
	2302	59.323	638.55	3.508	38	0.000	0
	2303	56.887	612.33	3.279	35	0.000	0
	2304	56.305	606.07	3.279	35	0.000	0
24TH	2401	59.323	638.55	3.508	38	0.000	0
	2402	59.323	638.55	3.508	38	0.000	0
	2403	56.887	612.33	3.279	35	0.000	0
	2404	56.305	606.07	3.279	35	0.000	0
25TH	2501	59.323	638.55	3.508	38	0.000	0
	2502	59.323	638.55	3.508	38	0.000	0
	2503	56.887	612.33	3.279	35	0.000	0
	2504	56.305	606.07	3.279	35	0.000	0
26TH	2601	59.323	638.55	3.508	38	0.000	0
	2602	59.323	638.55	3.508	38	0.000	0
	2603	56.887	612.33	3.279	35	0.000	0
	2604	56.305	606.07	3.279	35	0.000	0
27TH	2701	59.323	638.55	3.508	38	0.000	0
	2702	59.323	638.55	3.508	38	0.000	0
	2703	56.887	612.33	3.279	35	0.000	0
	2704	56.305	606.07	3.279	35	0.000	0
28TH	2801	59.323	638.55	3.508	38	0.000	0
	2802	59.323	638.55	3.508	38	0.000	0
	2803	56.887	612.33	3.279	35	0.000	0
	2804	56.305	606.07	3.279	35	0.000	0





PROPOSED BUILDING ON PLOT NO.56, SECTOR-34A, KHARGHAR , NAVI MUMBAI.							
RERA AREA STATEMENT							
FLOOR	FLAT/SHOP NO	CARPET AREA INCL. INTERNAL WALL		ENCLOSED/ PROJECTED BALCONY AREA		NATURAL TERRACE AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
29TH	2901	59.323	638.55	3.508	38	0.000	0
	2902	59.323	638.55	3.508	38	0.000	0
	2903	56.887	612.33	3.279	35	0.000	0
	2904	56.305	606.07	3.279	35	0.000	0
30TH	3001	59.323	638.55	3.508	38	0.000	0
	3002	59.323	638.55	3.508	38	0.000	0
	3003	56.887	612.33	3.279	35	0.000	0
	3004	56.305	606.07	3.279	35	0.000	0
31ST	3101	59.323	638.55	3.508	38	0.000	0
	3102	59.323	638.55	3.508	38	0.000	0
	3103	56.887	612.33	3.279	35	0.000	0
	3104	56.305	606.07	3.279	35	0.000	0
32ND	3201	59.323	638.55	3.508	38	0.000	0
	3202	59.323	638.55	3.508	38	0.000	0
	3203	56.887	612.33	3.279	35	0.000	0
	3204	56.305	606.07	3.279	35	0.000	0
33RD	3301	59.323	638.55	3.508	38	0.000	0
	3302	59.323	638.55	3.508	38	0.000	0
	3303	56.887	612.33	3.279	35	0.000	0
	3304	56.305	606.07	3.279	35	0.000	0
34TH	3401	59.323	638.55	3.508	38	0.000	0
	3402	59.323	638.55	3.508	38	0.000	0
	3403	56.887	612.33	3.279	35	0.000	0
	3404	56.305	606.07	3.279	35	0.000	0
AS PER COMMENCEMENT CERTIFICATE NO. CIDCO / BP-18564/TPO(NM & K)/2023/10973							





APPLICATION FORM FOR APF

Date : 09.09.2023

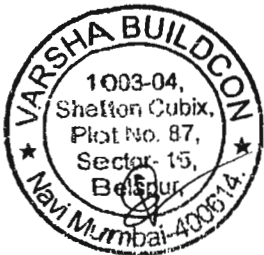
Place : Navi Mumbai

I. BASIC DATA

- i) Name of the Builder : Varsha Buildcon
- ii) Concern : Mr. Chunilal B Choudhary
- iii) Reg. Office : 1003/1004, Shelton Cubix, Plot No.87,
Sector-15, Belapur, Navi Mumbai
- iv) Incorporation Year : 2015
- v) Partners : Mr. Chunilal B. Choudhary
Mr. Mohansingh T Choudhary
- vi) Details of Group Companies, if any : Varsha Enterprises
Varsha Infrastructure
- vii) Any other business interest of builder (if
yes, details) : N.A.

II. BUSINESS BACKGROUND

- i) Years in construction/building business : 20 Years
- ii) Number of projects completed : 10
- iii) Average Project Size (Area in sq. ft. & no. of
flats handled) : 100000 sq. ft. & 60 flats per project
- iv) Approx. no. of units built : 707
- v) Average built-up area per unit :
- vi) Flats/unit sold till date (in nos.) :



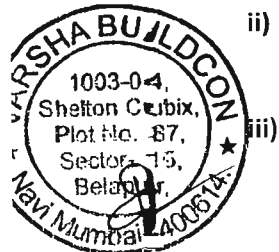


vii) Details of Completed Project of last 5 years:

Location	Project Name	Project Cost	Built up Area	Stories/ Floors	No. of Units	Construction Dates		#of units unsold
						Start Dt.	End Dt.	
Nerul	Balaji Complex			7	56		2004-05	0
Kharghar	Tirupati Corner			11	64		2006-07	0
Kharghar	Balaji Height			17	84		2008-09	0
Kamothe	Balaji Avenue			13	74	9 th Jan 2008	25 th May 2011	0
Kamothe	Balaji Niwas			7	62	30 th July 2010	1 st Oct 2012	0
Kharghar	Balaji Residency			19	66	28 th June 2010	19 th July 2013	0
Roadpali	Balaji Crest			14	58	27 th Dec 2011	3 rd Nov 2015	0
Ulwe	Balaji Darshan			13	56	22 nd Dec 2011	28 th Nov 2016	0
Kharghar	Balaji Heritage			21	94	9 th April 2013	3 rd Jan 2017	0
Nerul	Balaji Shrushti			17	51	2 nd Dec 2017	29 th Jan 2021	0
Koparkhairane	Balaji Exotica			22	38	27 th Dec 2018	31 st Dec 2022	8
Kharghar	Balaji Park			26	129	27 th Jan 2020	On going	49
New Panvel	Balaji Vista			14	160	30 th June 2022	On Going	55

III. PRESENT PROPOSAL

- A. i) Name of the Project : Balaji Skyline
- ii) Address & Location : Plot No. 56, Sector-34A, Kharghar, Navi Mumbai - 410210
- iii) Area of Plot : 2103.600 sq. mtr.



1003-4, Shelton Cubix. Plot No. 87, Sector 15, CBD Belapur. Navi Mumbai 400614

t +91 22 27565742 / 43 e sales@varshagroup.in w www.varshagroup.in



- iv) Start date of project : Sep, 2023
- v) Expected date of completion : July, 2028
- vi) No of buildings in the project : 2
- vii) No of floors : G + 34
- viii) Total no of flats : 121
- ix) Flats sold till date : 3
- x) Current rate/psft : Rs. 9000/-
- xi) Stage of construction on application date : 5% Work Completed

IV. BANKING INFORMATION.

Account Holder Name	Varsha Buildcon Collection Account
Name of the Bank	IDBI Bank
IFSC & Branch name	IBKL0000183 Belapur Branch
Account no	0183102000032975

V. Builder Contact Person (Name & Number): Mr. Chunilal Choudhary - 9322901002

VI. Contact Person of the Legal Coordinator who has access to Legal Facts of the Project:
Mr. Chunilal B Choudhary

VII. Do you want APF board to be installed at Project Site (Yes/No):

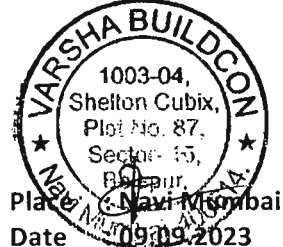
VIII. NAME OF THE AUTHORISED SIGNATORY FOR EXECUTION OF SALE AGREEMENT / NOC ISSUANCE

1) Mr. Chunilal B Choudhary

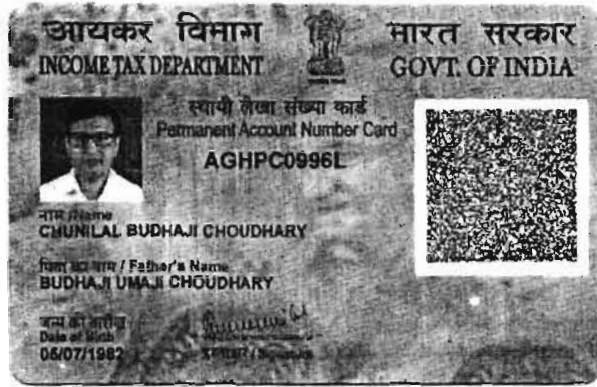
IX. DETAILS OF CONSTRUCTION FINANCE LOANS IF AVAILED BY THE DEVELOPERS:

NO

For Varsha Buildcon



Place: Navi Mumbai
Date: 09.09.2023



Verified With Original



K.A.S.
Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681



भारत सरकार
GOVERNMENT OF INDIA



चुनीलाल बुधाजी चौधरी
Chunilal Budhaji Choudhary
जन्म तारीख/DOB: 05/07/1982
पुरुष / MALE



2816 7836 3443

आधार - सामान्य माणसाचा अधिकार



भारतीय अद्वितीय ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

फ्लॉट नं.-802, बालाजी
हाइट्स कॉ होसिंग सोसायटी
एलटीसी, जुई नगर रेलवे
स्टेशन समोर, सेक्टर नं.-
11 नवी मुंबई, सानपाडा,
ठाणे,
महाराष्ट्र - 400705

Flat No-802, Balaji Heights CHS
LTD Plot No-4, Opp Jui Nagar
Railway Station, Sector No-
11 Navi Mumbai, Sanpada,
Thane,
Maharashtra - 400705

2816 7836 3443

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

Verified With Original



KA 103
Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHANSINGH T CHOUDHARY
TANARAM DOLAJI CHOUDHARY

05/08/1972
Permanent Account Number

AAKPC1376M

M. S. Choudhary
Signature



Verified With Original



JKAS
Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681



Government of India



AADHAAR

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00461/89985

To
मोहन सिंह तारारामजी चौधरी
Mohan Singh Tararamji Choudhary
S/O Tararamji Choudhary
Flat No-902,Neelkanth Residency,Tower No-1
Plot No-02
Sector-46/A,Seawood,Nerul,Pin Code-400706
Near Palm Beach Road
Navi Mumbai
Thane Maharashtra - 400615
9322255744

Download Date: 30/11/2017
Generation Date: 22/09/2017

Validity: unknown



आपला आधार क्रमांक / Your Aadhaar No. :

4393 5482 5835

माझे आधार, माझी ओळख



भारत सरकार
Government of India



मोहन सिंह तारारामजी चौधरी
Mohan Singh Tararamji Choudhary
जन्म तारीख/DOB: 05/08/1972
पुरुष/ MALE

4393 5482 5835

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Address:

S/O Tararamji Choudhary, Flat No-
902,Neelkanth Residency,Tower No-
1, Plot No-02, Sector-
46/A,Seawood,Nerul,Pin Code-
400706, Near Palm Beach Road,
Navi Mumbai, Thane,
Maharashtra - 400615

पत्ता:

S/O तारारामजी चौधरी, रूम नाम-
९०२,नीलकंठ रेसिडेन्सी,टॉवर नं-१, प्लॉट नं-
०२, सेक्टर-४६/ए,सीवूड,नेरुळ,पिन कोड-
४००७०६, पाम बीच रोड जवळ, नवी मुंबई,
ठाणे,
महाराष्ट्र - 400615

4393 5482 5835



help@uidai.gov.in

www.uidai.gov.in

Verified With Original



Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

भारत सरकार

GOVT. OF INDIA

15072011



आयकर विभाग

INCOME TAX DEPARTMENT

VARSHA INFRASTRUCTURE

20/06/2011

Permanent Account Number

AAIFV9423E

Verified With Original



Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

(Amended)



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :27AAMFV8084D1ZP

1.	Legal Name	VARSHA BUILDCON			
2.	Trade Name, if any	VARSHA BUILDCON			
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	10, 1003 AND 1004, SHELTON CUBIX, SECTOR-15, CBD-BELAPUR, Thane, Maharashtra, 400614			
6.	Date of Liability	01/07/2017			
7.	Date of Validity	From	01/07/2017	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Maharashtra Goods and Services Tax Act, 2017			
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK OF Date: 2023.09.21 16:38:54 IST			
Name		VILAS NARAYAN GHODAKE			
Designation		Deputy Commissioner of State Tax			
Jurisdictional Office		PEN_502			
Date of issue of Certificate		21/09/2023			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 21/09/2023 by the jurisdictional authority.



Goods and Services Tax Identification Number: 27AAMFV8084D1ZP

Legal Name VARSHA BUILDCON

Trade Name, if any VARSHA BUILDCON

Additional trade names, if any

Details of Managing / Authorized Partners

1	Name	CHUNILAL BUDHAJI CHOUDHARY
	Designation/Status	PARTNER
	Resident of State	Maharashtra
2	Name	MOHAN SINGH TARARAM
	Designation/Status	PARTNER
	Resident of State	Maharashtra



भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises



UDYAM REGISTRATION CERTIFICATE



UDYAM REGISTRATION NUMBER	UDYAM-MH-33-0154178																				
NAME OF ENTERPRISE	M/S VARSHA BUILDCON																				
TYPE OF ENTERPRISE *	MICRO																				
MAJOR ACTIVITY	MANUFACTURING																				
SOCIAL CATEGORY OF ENTREPRENEUR	GENERAL																				
NAME OF UNIT(S)	<table border="1"><thead><tr><th>S.No.</th><th colspan="3">Name of Unit(s)</th></tr></thead><tbody><tr><td>1</td><td colspan="3">VARSHA BUILDCON</td></tr></tbody></table>	S.No.	Name of Unit(s)			1	VARSHA BUILDCON														
S.No.	Name of Unit(s)																				
1	VARSHA BUILDCON																				
OFFICIAL ADDRESS OF ENTERPRISE	<table border="1"><thead><tr><th>Flat/Door/Block No.</th><th>1003/04</th><th>Name of Premises/ Building</th><th>SHELTON CUBIX</th></tr></thead><tbody><tr><td>Village/Town</td><td>BELAPUR</td><td>Block</td><td>BELAPUR</td></tr><tr><td>Road/Street/Lane</td><td>SECTOR-15</td><td>City</td><td>BELAPUR</td></tr><tr><td>State</td><td>MAHARASHTRA</td><td>District</td><td>THANE , Pin 400614</td></tr><tr><td>Mobile</td><td>9322901002</td><td>Email:</td><td>sales@varshagroup.in</td></tr></tbody></table>	Flat/Door/Block No.	1003/04	Name of Premises/ Building	SHELTON CUBIX	Village/Town	BELAPUR	Block	BELAPUR	Road/Street/Lane	SECTOR-15	City	BELAPUR	State	MAHARASHTRA	District	THANE , Pin 400614	Mobile	9322901002	Email:	sales@varshagroup.in
Flat/Door/Block No.	1003/04	Name of Premises/ Building	SHELTON CUBIX																		
Village/Town	BELAPUR	Block	BELAPUR																		
Road/Street/Lane	SECTOR-15	City	BELAPUR																		
State	MAHARASHTRA	District	THANE , Pin 400614																		
Mobile	9322901002	Email:	sales@varshagroup.in																		
DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE	25/05/2015																				
DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS	25/05/2015																				
NATIONAL INDUSTRY CLASSIFICATION CODE(S)	<table border="1"><thead><tr><th>S.No.</th><th>NIC 2 Digit</th><th>NIC 4 Digit</th><th>NIC 5 Digit</th><th>Activity</th></tr></thead><tbody><tr><td>1</td><td>41 - Construction of building</td><td>4100 - Construction of buildings</td><td>41001 - Construction of buildings carried out on own-account basis or on a fee or contract basis</td><td>Manufacturing</td></tr></tbody></table>	S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity	1	41 - Construction of building	4100 - Construction of buildings	41001 - Construction of buildings carried out on own-account basis or on a fee or contract basis	Manufacturing										
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1	41 - Construction of building	4100 - Construction of buildings	41001 - Construction of buildings carried out on own-account basis or on a fee or contract basis	Manufacturing																	
DATE OF UDYAM REGISTRATION	22/12/2021																				

* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.

Disclaimer: This is computer generated statement, no signature required. Printed from <https://udyamregistration.gov.in> & Date of printing:- 25/12/2021

For any assistance, you may contact:

1. District Industries Centre: THANE (MAHARASHTRA)
2. MSME-DI: MUMBAI (MAHARASHTRA)

Visit : www.msme.gov.in ; www.dcmsme.gov.in ; www.champions.gov.in



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BE A
CHAMPION
with the
Ministry of
MSME

FORM 'H' / नमुना 'ह'

(See rule 17 / नियम १७ पढा)

CERTIFICATE OF REGISTRATION

नोंदणीचे प्रमाणपत्र



THE INDIAN PARTNERSHIP ACT, 1932

(ACT NO. IX OF 1932)

भारतीय भागीदारी अधिनियम, १९३२

(सन १९३२ चा अधिनियम क्रमांक ९)

Registration No. **MU000010528**

It is certified that a firm by name " **VARSHA BUILDCON** "

with its head office at **OFFICE NO. 1003 & 1004, 10TH FLOOR, SHELTON CUBIX, PLOT NO. 87, SECTOR 15, CBD BELAPUR, NAVI MUMBAI, Thane, Thane, Maharashtra, 400614.**

India has this day been duly registered under The Indian Partnership Act, 1932 (Act No. IX of 1932).

या द्वारे असे प्रमाणित करण्यात येते आहे की, ऑफिस क्र. १००३ & १००४, १० वा मजला, शेल्टोन क्युबिक्स, प्लॉट क्र. ८७, सेक्टर १५, CBD बेलापूर, नवी मुंबई, ठाणे, ठाणे, महाराष्ट्र, ४००६१४.

India

येथे मुख्यालय असलेल्या " **वर्षा बिल्डकॉन** "

या नावच्या संस्थेची २५ Jun, २०१८ या दिवशी भारतीय भागीदारी अधिनियम, १९३२ (सन १९३२ चा अधिनियम क्रमांक ९) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे.

Given under my hands this **25 Jun, 2018**

दिनांक २५ Jun, २०१८ या दिवशी माझ्या सहीने देण्यात आले.



Signature valid

Digitally Signed by
G Kurane

Asst. Registrar Of
Firms, Mumbai.

निबंधक भागीदारी संस्था (म. रा) याचे कार्यालय, मुंबई

Application No. 4770000881430

Receipt No. M000023858

VARSHA BUILDCON

यांच्याकडून

रुपये/पैसे (अक्षरी)

One Thousand Six Hundred only

खालील बाबींसाठी फी म्हणून मिळाले

	रुपये	पैसे
भारतीय भागीदारी अधिनियमाचे कलम ५८ अन्वये भागीदारी संस्थेच्या वितरणपत्राची नोंदणी Form A	1500	00
भारतीय भागीदारी अधिनियमाचे कलम ६०, ६१, ६२, ६३(१) (१अ)(२) आणि ६४ (२) खाली फेरफारांची नोटीस	0	00
पाठविलेली निवेदने नोंदण्याकरिता भारतीय भागीदारी अधिनियमाच्या कलम ५९-अ-१/६९-अ अन्वये आकारण्यात आलेले दंड	0	00
निरीक्षणाकरिता	0	00
नकलेकरिता	100	00
इतर	0	00
एकूण	1,600	00

28th May 2015

तारीख

निबंधक भागीदारी संस्था,
महाराष्ट्र राज्य

This is computer generated receipt, no signature or stamp required



MAHARASHTRA

T 260772



जिल्हा कोषागार कार्यालय,

ठाणे

12 MAY 2015

टांक प्रमुख लिपीक / लिपीक

12-5-2015

दस्तावेज प्रकार / अनुच्छेद क्रमांक

दस्त नोंदणी करणार आहेत का ? होय / नाही

नोंदणी होणार असल्यास दुसऱ्या निबंधक कार्यालयाचे नाव

पि.स.स.चे वर्ग

संस्थापक/साथक

मूळदस्तावेज / नोंदणी करणारे नाव *Varesha Build con.*

दस्तावेजाचा प्रकार / पत्ता *Chunilal choudhary Sec-5 B-14-pur*

पुस्तक क्रमांक / नोंदणी क्रमांक

अनु. क्रमांक *500-19782*

मुद्रांक / नोंदणी करणारे नाव व दिनांक

परवानगी / नोंदणी करणारे नाव

तसेच / नोंदणी करणारे नाव

दस्तावेजाचा / नोंदणी करणारे नाव

दस्तावेजाचा / नोंदणी करणारे नाव

25 MAY 2015

Chunilal choudhary Sec-5 B-14-pur

25 MAY 2015

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is made and entered into at Thane. this 25th day of May. 2015 BETWEEN

: 2 :

1) SHRI MOHANSINGH TARARAMJI CHOUDHARY, residing at 902, Neelkanth Residency, Tower No.1, Plot No.2, Sector 46A, Nerul, Navi Mumbai - 400706, Indian Inhabitant hereinafter referred to as the party of the **FIRST PART**.
AND 2) SHRI CHUNILAL BUDHAJI CHOUDHARY, residing at 802, Balaji Heights, Plot No.4, Sector 11, Sanpada, Navi Mumbai - 400705, also Indian Inhabitant hereinafter referred to as the party of the **SECOND PART**.

WHEREAS parties hereto have decided to commence a business in partnership in firm name and style of 'M/S. VARSHA BUILDCON'.

AND WHEREAS the parties hereto are desirous of reducing the following terms and conditions of the said Partnership. in writing.

1) The partnership business shall be carried on under the firm name and style of 'M/S. VARSHA BUILDCON' or any other name or names as the partners may from time to time mutually agree upon.

2) The partnership business shall be carried on at Office No. 1003 & 1004, 10th floor, Shelton Cubix, Plot No.87, Sector 15, CBD Belapur, Navi Mumbai - 400614 and/or at such other place or places as the partners may from time to time mutually agree upon.

3) The partnership shall be deemed to have commenced on and from 25th day of May, 2015.

4) The business of partnership shall be that of Building Construction on ownership basis or/and on contract basis and acting as developers and also dealing & investing in immovable properties and/or such other business or businesses as the partners may from time to time mutually agree upon.

5) The duration of the partnership shall be 'AT WILL'.

6) Net Profit or loss of the partnership business arrived at after providing for the relevant business expenses and/or contingencies with regard to the partnership business and also interest and remuneration payable to the partners as provided hereinafter or by any supplementary deed as may be executed by the partners, shall be divided among the partners in the following proportions:

1) SHRI MOHANSINGH TARARAMJI CHOUDHARY	75%
2) SHRI CHUNILAL BUDHAJI CHOUDHARY	25%

	100%
	====

7) Maximum Fixed Capital of the partnership shall be Rs.50.000/- (Rupees Fifty thousand only) and the same shall be contributed by the parties hereto as and when required.

Additional finance which may be required for the conduct of the business of the partnership shall be brought in by Partners on current accounts and/or loans from banks or any other persons or institutions as may be mutually decided by the partners. Such additional finance from the partners shall be credited to the current or loan accounts of the partners. Similarly, accumulated share of profit and remuneration payable to the partners may also be credited to current or loan accounts of the partners.

8) It is agreed between the parties hereto that simple interest at the rate of 12% p.a. or at such higher rate as may be prescribed u/s.40(b) of the Income Tax Act, shall be payable to partners hereto by partnership on the amount standing to the credit of capital, current, loan accounts of the partners.

If there is any debit balance in the account of any partner, interest at the same rate shall be payable by him.

9) Remuneration to partners :

It is agreed by and between the parties hereto that both the partners (hereinafter referred to as 'working partners') who will be devoting their time and attention in the conduct of the affairs of the firm, as the circumstances and business needs may require, shall be paid remuneration.

The total remuneration payable to the working partners shall be worked out as under :

In case of loss	No remuneration.
In case of book profit upto Rs.1.50.000/- for the year	100% of the book profit

: 5 :

In case of book profit exceeding Rs.1.50.000/- but upto Rs.3.00.000/- for the year. Rs.1.50.000/- or 90% of book profit whichever is higher.

In case of book profit exceeding Rs.3.00.000/- for the year. Rs.2.70.000/- plus 60% of the excess over Rs.3.00.000/-.

However, total remuneration payable to the working partner shall not exceed Rs.30.00.000/-.

Explanation: For the purposes of this clause the expression 'Book Profit' shall mean the "Book profit as defined in S. 40 (b) of I.T. Act, 1961 or any statutory modification or re-enactment thereof, for the time being in force".

Such, total remuneration shall be paid to the working partners in following ratio, that is to say,

- 1) SHRI MOHANSINGH T. CHOUDHARY 75% subject to maximum of Rs.22.50.000/-
- 2) SHRI CHUNILAL B. CHOUDHARY 25% subject to maximum of Rs.7.50.000/-

The remuneration payable to the working partners as above shall be credited to their respective account on ascertainment of book profits.

10) The partners shall be entitled to withdraw any amount during the year from the partnership towards their yearly interest, remuneration and share of profit or out of their current, loan or capital account from time to time as may be decided by the partners by mutual consent.

11) The partners shall be entitled to modify the above terms relating to interest, remuneration, share of profit, etc. payable to partners by executing a supplementary deed and the same shall form part of this deed of partnership.

12) Bank account or accounts in the name of the partnership shall be operated by the partners as decided mutually by the partners.

13) Proper books of account shall be maintained according to 'FINANCIAL YEAR'.

. . 6 .

14) Each party hereto shall be:

- a) just and faithful to the other party hereto in all transactions and dealings relating the partnership business and-
- b) at all time give to the party hereto correct account of the transactions and dealings relating partnership matters and upon every reasonable request furnish the same to other party hereto a correct and full explanation thereof.

15) Each partner shall :

- a) punctually pay his separate debts and indemnify the other partner and the assets of the firm against the same and all on account thereof.
- b) forthwith pay all moneys, hundies and other negotiable instrument received by him on account of the firm into firm's account.

16) In the event of death of any of the partners accruing during the currency of the said partnership, the surviving partner shall be entitled to continue and carry on the said business in partnership with the legal heirs, successors or legal representative of the deceased partner and if such heirs, successors, or legal representative of the deceased partner deciding not to carry on the said business in partnership, then the surviving partner may admit any other person or persons as partners thereof, in the same firm name and style, after working out and paying the dues and claims of the deceased partner to his heirs, successors, or legal representative, as the case may be, who shall have full power to inspect accounts and obtain such

information as may be necessary for ascertaining that the share of the deceased has been properly worked out and paid.

17) If any partner desires to retire from the partnership firm, he shall be at liberty to do so by giving three months notice in writing of his intention to the other partners. the period of such notice may be reduced or waived with the consent of all the parties hereto. In such an event the accounts shall be made from 1st April of the relevant Accounting year to the date of retirement of such partner & the retiring partner shall be paid amount due as per respective capital account on the basis of book value of all the assets and liabilities of the partnership firm.

18) If during the continuance of the partnership business or at any time thereafter, any difference or dispute shall arise between the parties hereto in respect of partnership affairs the same shall be referred to the arbitration as provided under the Indian Arbitration and Conciliation Act, 1996 or any of its Modifications. Alterations. Substitutions then in force.

IN WITNESS WHEREOF, the Parties hereto have set their respective hands, the day and the year hereinabove first written.

1) SIGNED AND DELIVERED BY *
SHRI MOHANSINGH T. CHOUDHARY. *
the party of the FIRST PART *
in presence of *

M. T. Choudhary

M. T. Choudhary

2) SIGNED AND DELIVERED BY *
SHRI CHUNILAL B. CHOUDHARY. *
the party of the SECOND PART *
in presence of *

Chunilal

Chunilal





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000052548

Project: **BALAJI SKYLINE** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO-56, SECTOR-34A, KHARGHAR, NAVI MUMBAI** at **Kharghar, Panvel, Raigarh, 410210**;

1. **Varsha Buildcon** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400614**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **08/09/2023** and ending with **31/07/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:08-09-2023 17:16:51

Dated: **08/09/2023**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

MahaRERA Application

General Information

Information Type

Other Than Individual

Organization

Name

VARSHA BUILDCON

Organization Type

Partnership

Description For Other Type Organization

NA

Do you have any Past Experience ?

Yes

Address Details

Block Number

1003 & 1004, 10TH FLOOR

Building Name

SHELTON CUBIX

Street Name

PLOT NO 87

Locality

SECTOR 15

Land mark

CBD BELAPUR

State/UT

MAHARASHTRA

Division

Konkan

District

Thane

Taluka

Thane

Village

Navi Mumbai (M Corp.)

Pin Code

400614

Organization Contact Details

Office Number

02227565742

Website URL



Past Experience Details

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
1	BALAJI SHRUSHTI	Residential	NA	1974.91	1003 AND 1004 SHELTON CUBIX PLOT NO 87 SECTOR NO 15 CBD BELAPUR NAVI MUMBAI	PLOT NO 7B SECTOR NO - 13 NAVI MUMBAI 400706	1	51	2022-12-30	2021-01-29

Member Information

Member Name	Designation	Photo
CHUNILAL BUDHAJI CHOUDHARY	Authorized Signatory	View Photo
CHUNILAL BUDHAJI CHOUDHARY	Partner	View Photo
MOHANSINGH TARARAM CHOUDHARY	Partner	View Photo

Project

Project Name (Mention as per Sanctioned Plan)

BALAJI SKYLINE

Project Status

New Project

Proposed Date of Completion

31/07/2028

Litigations related to the project ?

No

Project Type

Residential

Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?

No

Plot Bearing No / CTS no / Survey Number/Final Plot no.

PLOT NO-56, SECTOR-34A, KHARGHAR, NAVI MUMBAI

Boundaries East

PLOT NO - 55

Boundaries West

PLOT NO - 57

Boundaries North

PLOT NO - 59

Boundaries South

45 MTS WIDE ROAD

State/UT



MAHARASHTRA

Division

Konkan

District

Raigarh

Taluka

Panvel

Village

Kharghar

Street

SECTOR NO - 34A,

Locality

KHARGHAR, NAVI MUMBAI

Pin Code

410210

Total Plot/Project area (sqmts)

2103.60

Total Number of Proposed Building/Wings (In the Layout/Plot)

1

Number of Sanctioned Building out of Above Proposed Count Applied for this Registration

1

Proposed But Not Sanctioned Buildings Count

0

Total Recreational Open Space as Per Sanctioned Plan

0

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)

10190.4

Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)

874.55

Permissible Total FSI of Plot (Permissible Built-up Area)

11064.95

Bank Details

Bank Name

IDBI BANK

IFSC Code

IBKL0000183

Project Details

Name	Proposed	Booked	WorkDone(in %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	220	0	0

Development Work

Common areas And Facilities, Amenities

Available Percent Details



Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting .	YES	0	RAIN WATER HARVESTNG TANK
Energy management :	YES	0	D G SET TO BE PROVIDED
Fire Protection And Fire Safety Requirements :	YES	0	FIRE CONTROL ROOM TO BE PROVIDED
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	METER ROOM / ELECTRICAL SUB STATON TO BE PROVIDED
SOCIETY OFFICE DRIVER ROOM SWIMMING POOL :	YES	0	SOCIETY OFFICE/DRVER ROOM/SWIMMING POOL
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	CIDCO WATER SUPPLY
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	CIDCO DRAIN
Storm Water Drains :	NO	0	NA
Landscaping & Tree Planting :	YES	0	21 TREES
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	YES	0	WILL BE PROVIDED AS PER GOVT NORMS

Building Details

Sr.No.	Project Name	Name (Also mention identification of building/other structure)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podiums	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per City Municipal Corporation (Ward/Zone)	
1	BALAJI SKYLINE	BALAJI SKYLINE	31/07/2028	0	1	6	28	1	0	220



1	2BHK	59.32	56	0
2	Office space	293.29	1	0
3	Shop	33.95	1	0
4	Shop	35.05	1	0
5	Shop	26.06	1	0
6	Shop	26.09	1	0
7	Shop	29.68	1	0
8	Shop	30.14	1	0
9	Shop	31.29	1	0
10	Shop	28.33	1	0
11	2BHK	56.31	28	0
12	2BHK	56.89	28	0

1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
AGRAWAL VIKASH AND CO	NA	Chartered Accountant
DEEPAK P THAKARE	NA	Architect



Litigations Details

No Records Found

Uploaded Documents

1 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
2 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
2 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
2 Copy of Layout Approval (in case of layout)	View Download
3 Copy of Layout Approval (in case of layout)	View Download
4 Copy of Layout Approval (in case of layout)	View Download
5 Copy of Layout Approval (in case of layout)	View Download
6 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	View Download
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	View Download
1 Disclosure of Interest in Other Real Estate Organizations	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded



1 Proforma of Agreement for sale	View Download
2 Proforma of Agreement for sale	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	Not Uploaded
1 Proforma of Allotment letter	View Download
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	Not Uploaded
1 Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Other - Legal	Not Uploaded
1 Other - Finance	Not Uploaded
1 Other - Technical	Not Uploaded
1 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	View Download
1 Deviation Report with respect to model copy of Agreement	View Download





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/080122/687739

मालिक का नाम एवं पता M/s Varsha Buildcon दिनांक/DATE: 22-09-2022
OWNERS Name & Address 1003-4, Shelton Cubix, Plot no 87, Sec 15, CBD Belapur, Navi Mumbai वैधता/ Valid Up to: 21-09-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/080122/687739
आवेदक का नाम / Applicant Name*	Amit Doke
स्थल का पता / Site Address*	Plot no 56, Sector 34A, Kharghar, Navi Mumbai, Kharghar Navi Mumbai, Navi Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 04 10.98N 73 05 02.42E, 19 04 09.68N 73 05 02.49E, 19 04 09.76N 73 05 04.10E, 19 04 11.12N 73 05 04.31E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	4.92 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	156.39 M (Restricted)

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, नुमान रोड, विलेपारकी ईस्ट, मुंबई- 400099 दूरभाष संख्या : 91-22-23300606
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite to Numan Road, Vile Parle East, Mumbai-400099 Tel. no. 91-22-23300606



R. Sambhalk
22/09/2022



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/080122/687739

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएँ तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमन्टोपे के सामने, विले पार्ले ईस्ट

मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Temple, Vile Parle East

Mumbai-400099 Tel. no. 91-22-28300606





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/080122/687739

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I, सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

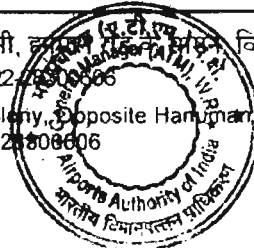
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊंचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-2508606
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hamman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-2508606



R. Jambhale
22/9/2008



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/080122/687739

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



R. Jambhale
22/09/2022

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या . 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/080122/687739

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 संबथ आर. / SAMBATH R. संयुक्त महासंचालक (ए.टी.एन.-डी.ओ.ए.एन.), प.क्ष. Jt. General Manager (ATM-DoAS), W.R. एरोड्रोम सुरक्षा विभाग / Deptt. of Aerodrome Safeguarding भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
द्वारा तैयार Prepared by 	 MIRAS GUPTA SM(ATM-DoAS)
द्वारा जांचा गया Verified by	 Muhammed Shah, A AGM(ATM-DoAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero
फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	26500.76	97.34
Navi Mumbai	8425.24	10.52
Santa Cruz	23076.8	96.67
NOCID	NAVI/WEST/B/080122/687739	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

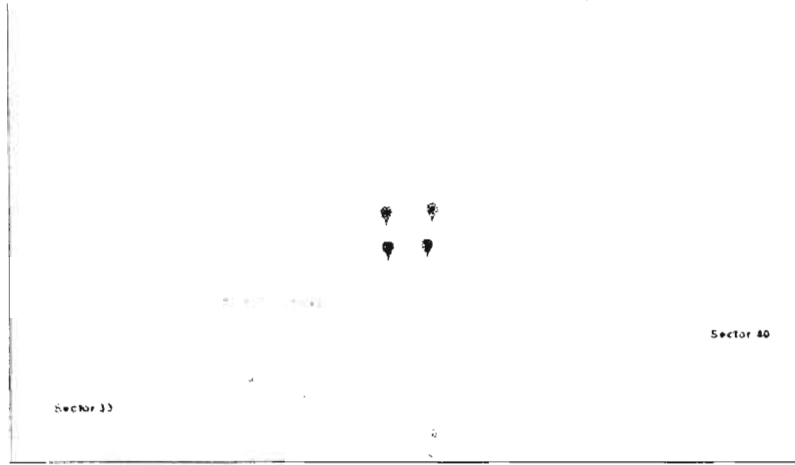
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
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NAVI/WEST/B/080122/687739

Street View



Satellite View



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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स्वातंत्र्याचा अमृत महोत्सव



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No. CIDCO/FIRE/HQ/2023/E-217505

Date: 12/06/2023

To

The Sr. Planner (Building Permission (NM))
CIDCO LTD. 4th Floor,
Raigad Bhavan, C.B.D.,
Belapur. Navi Mumbai - 400 614.

SUBJECT: Fire brigade provisional NOC Stipulating fire protection requirements for the proposed residential cum commercial high-rise building on Plot No. 56, Sector 34A, Kharghar, Navi Mumbai. for M/s. Varsha Buildcon.

REFERENCE:

- 1) Letter received from Senior Planner (BP) vide letter No. CIDCO/TPO/SP/BP/2023/E-212933 dated 30/05/2023.(R.D.02/06/2023)
- 2) Certified Area of construction by architect GBA 16928.23 sq.mtrs accordingly fire service fees paid Rupees 2072583.95/- vide receipt no. 6100001062/2023 dated 09/06/2023 and Rupees 361124.26/- vide receipt no. 6100001063/2023 dated 09/06/2023
- 3) Agreement to Lease between CIDCO ltd & M/s. Varsha Buildcon Dated 18/11/2022.
- 4) Three sets of Architectural drawings & Firefighting drawings with DBR Report.

Sir,

M/s. Visstar architect of the said project, under the instruction of his client M/s. Varsha Buildcon had applied to Sr. Planner (BP) to obtained provisional fire NOC for their proposed Residential cum Commercial building having Ground + 1st Podium Floor (Car Parking & Offices) + 2nd to 5th Podium Floor (Car Parking) + 6th Podium Floor (Car Parking & Amenity)+ 7th to 34th upper floor with height 108.60 mtrs measured from ground level to the terrace on Plot No.56, Sector.34A, Kharghar, Navi Mumbai for M/s. Varsha Buildcon.

The details of location, clear open spaces, structure and occupancy are as under.

A] DEMARCATION OF THE PLOT BOUNDRIES.

Sr.no.	Direction	Description of adjoining properties.
1	On Towards North	Plot No.59
2	On towards South.	45.00 Mtrs Wide Road
3	On towards East	Plot No.55
4	On towards West	Plot No.57

VS

B) OPEN SPACES WITH IN THE PLOT

Sr.no.	Direction	From building line to plot boundry	Remarks
1	North	6.00 Mtrs	As per Submitted Project Details
2	South	6.00 Mtrs	
3	East	6.00 Mtrs	
4	West	6.00 Mtrs	

C) STRUCTURE DETAILS:-

No. Of building	No. of wings	Floor	Height in mtrs	No. stairs and width	No. of lifts and fire lifts.	U.G. Tank capacity	O.H. Tank capacity	Fire pump room	Fire Duct	Ele. Duct
1 Residential cum Commercial Building										
	1	G+34	108.60	03 nos of staircase s. Width is 1.5 mtrs. One Stair upto 1 st floor	04 Nos of which 1 is fire lift One lift upto 1 st floor	200000 ltrs	30740 ltrs	Yes	Yes	Yes

D) OCCUPANCY DETAILS (Residential cum Commercial Building)

Sr.no	Floor	Activity	Proposed area in sq. mtrs (Area in sq.mtrs)
1.	Ground	Commercial & Car parking	994.028
2.	1st	Commercial & Car parking	1072.234
3.	2nd	Car parking	1156.580
4.	3rd	Car parking	1156.580
5.	4th	Car parking	1156.580
6.	5th	Car parking	1156.580
7.	6th	Car Parking & Amenity	363.465
8.	7th	Residential	340.131
9.	8th	Residential	384.064
10.	9th	Residential	340.131
11.	10th	Residential	340.131
12.	11th	Residential	340.131
13.	12th	Residential	340.131
14.	13th	Residential	384.064
15.	14th	Residential	340.131
16.	15th	Residential	340.131
17.	16th	Residential	340.131
18.	17th	Residential	340.131
19.	18th	Residential	384.064
20.	19th	Residential	340.131
21.	20th	Residential	340.131
22.	21th	Residential	340.131
23.	22th	Residential	340.131
24.	23th	Residential	384.064
25.	24 th	Residential	340.131
26.	25 th	Residential	340.131
27.	26 th	Residential	340.131

29.	28 th	Residential	384.064
30.	29 th	Residential	340.131
31.	30 th	Residential	340.131
32.	31 th	Residential	340.131
33.	32 th	Residential	340.131
34.	33 th	Residential	340.131
35.	34 th	Residential	340.131
36.		Other	128.850
		Total	16928.230 Sqmtr

E] FIRE DEPARTMENT COMMENTS :

1. Party had proposed the said residential building as per the UDCPR.
2. Party had informed undersigned that they had complied the accepted UDCPR.
3. The plot area is 2103.60 sq mtrs.
4. The said plot is easily approachable through 45 mtrs road from South Side.
5. Clear and unobstructed drive way of more than 6.00 mtrs. is proposed on all side of the building for the fire fighting purpose which can take a load of 45 tons .
6. Party has proposed the Residential cum Commercial building having Ground + 1st Podium Floor (Car Parking & Offices) + 2nd to 5th Podium Floor (Car Parking) + 6th Podium Floor (Car Parking & Amenity)+ 7th to 34th upper floor with height 108.60 mtrs measured from ground level to the terrace level.
7. Party had proposed 1st to 6th Podium floor for Car Parking.
8. 03 nos. of staircases each of 1.5 mtrs wide enough along with fire resistance doors are proposed. One Staircase upto 1st floor.
9. Party has proposed 03 nos. of passenger lift one lift upto 1st floor and 01 nos. of fire lift.
10. Refuge area is proposed on midlanding 8th, 13th, 18th, 23th & 28th floor of 24.360 sq mtrs. each.
11. Party has proposed Fire Tower.
12. Common Underground tank purely for firefighting purpose is of 200000 ltrs & separate O.H. tank, purely for firefighting propose is of capacity 30740 Ltrs is accepted.
13. Separate fire duct for riser system with proper opening at each floor level is proposed.
14. Entire Residential cum Commercial building, Car Parking, stilt on ground, covered podium area, lift lobby, flat & shops provided with sprinkler system, detection & alarm system .
15. The wet -riser cum down comer system, sprinkler system, detection & alarm system along with proper pumping system is proposed. ,
16. The submitted proposal is well in order in fire & life safety point of view.

In view of the above noted point and fact, as the submitted proposal is well in order in fire & life safety point of view, hence this department does not have any objection for the said Proposed Residential cum Commercial building having Ground + 1st Podium Floor (Car Parking & Offices) + 2nd to 5th Podium Floor (Car Parking) + 6th Podium Floor (Car Parking & Amenity)+ 7th to 34th upper floor with height 108.60 mtrs measured from ground level to the terrace on Plot No.56, Sector.34A, Kharghar, Navi Mumbai for Residential & Commercial purpose by for M/s. Varsha Buildcon subject to compliance of UDCPR, approval by your department & satisfactory compliance of following fire brigade requirements. Sign in token of approval subject to requirements given as under.

V

A] FIREBRIGADE REQUIRMENTS.

- **Party shall provide all the following requirement as mentioned in approved plans by this department.** Vide drawing sheet no. 1 to 06
 1. Entry ,exits shown in the drawings shall be minimum 02 nos of entry exists not less then 6 mtrs wide & vertical clearance not less then 05 mtrs .
 2. Clear open space as shown in drawings which shall take load of not less then 45 on ground level.
 3. Escape route shown in drawing shall be on independent circuits as per rule . {staircase and corridor lighting}
 4. Enclosed external type Staircases each of 1.5 mtrs wide shown in drawing shall be provided with proper ventilation & smoke management.
 5. Lifts and other lifts shown in the drawing shall be not less then 8 person capacity and one of them in each wing shall be Fire lift. All the lifts shall be provided with ARD unit.(No collapsible shutter shall be provide)
 6. Fire pump room to provide the all pumps including diesel pump.
 7. Fire duct, service duct Electrical shaft shown in drawing shall be sealed at each floor level.
 8. Electric meter and D.G. Set room shall provide at ground floor as shown in drawings with proper fire safety measures.
 9. 2 hour FRD , approved by government organization as per IS-3614.
 10. Refuge area shall be provided in such a way which shall be accessible for fire vehicles and each refuge shall be provided with seating arrangement and drinking water facilities.
 11. Alternate source of power supply by D.G. set with AMF (auto mode change over facilities) panel for fire essential services and areas such as fire lift, all staircases and common floor passage/ lobby areas/refuge area etc.
 12. Fire Tower shall be provided as shown in the plan.
- **ELECTRICAL SAFETY** : The party shall take care proper electrical safety as per electrical safety rules.
 1. Electric cable shafts shall be exclusively used for electric cables shall be sealed at each floor level .
 2. Electric meter room shall be provided at ground floor level at the location marked on the enclosed plans. It shall be adequately ventilated.
 3. Electric wiring shall be having copper/aluminium core having the fire resistance and low smoke hazards cables for the entire building with the provision of ELCB / MCB.
 4. Areas in substation shall not be used as storage/dump areas or other utility purpose other than those required for the function of substation.
 5. Sub station area should be adequately ventilated and proper fire safety requirements shall be complied as per the relevant code for the substation fire safety.
 6. Lighting protection system shall also be provided

B) REQUIREMENT OF ACTIVE FIRE PROTECTION SYSTEM :

For Residential cum Commercial Building

Party shall get all the fire protection drawings approved prior to start the installation at the sight

SR.NO.	FIREFIGTING INSTALLATION	REQUIREMENTS	PROVISION	REMARKS.
1.	Portable fire Extinguishers	Required at prominent places.	As per Is 2190	At various strategic Location, & near electric meter room, lift room.
2.	Hose reel	Required	As per IS 884: 1984	At various strategic Location
3.	Fire duct (Shall be sealed at each floor level)	Required		At each floor level and provided with: 1) Single Landing valve IS 5290 at each floor level. 2) Hose-reel hose : 30 mtrs IS 884/12585. 3) Hose box with a)15 mtrs canvas hose with male & female coupling IS 663 b) nozzle IS 903
4.	Wet riser	Required		Shall be provide at in the given fire duct . High level & low level riser shall be provided.
5.	Yard Hydrant or Ring hydrant	Required At various strategic Location , this shall also be extended on top most podium floor for proper fire protection in addition to this the internal side podium is not accessible for fire engine hence diagonally opposite water monitor shall be provided.		At periphery at distance of 45 meters distance from each other appropriate distance shall be maintained. Internal dia shall not be less than 150 mm.As per guide line IS 3844.
6.	Sprinkler System	Required in entire building 1. In entire building, in car parking area, in podium area, in stilts, common lift lobby area on each floor, in Commercial area & in flat.		Shall be provided as per the guideline given in IS 15105 Design and installation of fixed automatic sprinkler fire extinguishing system.
NOTE : 1) For sr. no.4,5 & 6 License agency shall produce the "TEST CERTIFICATE" OF PIPES use i.e. New brand GI "C" Class heavy duty pipes which confirming IS 1239(part I) 1990. At the time of applying for final Fire NOC				
2) For sr. no3 , License agency shall produce the "TEST CERTIFICATE" OF complete assembly of landing valve confirming IS 5290 at the time of applying for final fire NOC				
7.	Manually operated Electronic fire Alarm system with talk back system	Required. 1) In entire building 2) Covered Podium	As per IS 2189	Required at each floor at strategic location and indication shall be received at ground floor (with battery back-up for continuous running.)
8.	Automatic detection and Alarm System	Required in entire building 1. In car parking area, in stilts, commercial area, in meter room & electrical duct & lift machine room, in commercial & flat. 2. Common lift lobby area on each floor & covered podium area. 3. CO/ multi detector shall be		As mentioned in code of practice IS 2189 selection, installation and maintenance of Automatic fire detection and alarm system.

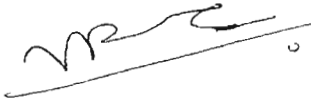
			preferred Car parking area on ground and Podium floor.
9.	Fire Pump Room	Required.	Pump room shall be provide to kept /installed the fire pumps & peripheral installation at one place.
10.	Under ground water Tank	Required	Common water tank of 200000 ltrs is accepted. Water storage should be used exclusively for fire fighting
11.	Fire pumps (submersible pumps will not be accepted)	Required.	<p>1] Main pump : 2850 LPM.</p> <p>2] Stand-by pump : Diesel driven of same capacity that of main pump driven pump.</p> <p>3] Sprinkler Pump : 2850 LPM</p> <p>4] Jockey pump : 180 LPM (02 Nos)</p> <p>5] Booster pump : 450 LPM</p> <p>Lower levels in high rise buildings 60 m or above in height are likely to experience high pressure and therefore, it is recommended to consider multi-stage, multi-outlet pumps (creating pressure zones) or variable frequency drive pumps or any other equivalent arrangement.</p>
<p>NOTE : For sr. no.11 License agency shall produce the "TEST CERTIFICATE" OF FIRE PUMPS ,ITS MOC use i.e. New brand FIRE PUMPS which confirming IS 12469(1988) At the time of applying for final Fire NOC . The Material should be corrosion resistance material equal to or better then the copper alloy like brass & bronze having minimum copper content of 80% & as mentioned in code.</p>			
12.	Firefighting over head tank	Required	Proposed water tanks of 30740 ltrs is accepted. Water storage should be used exclusively for fire fighting
13.	Fire Resistance doors	Required	At each enclosed lobby as per IS 3614 , 2hrs rated. For house Entrance 1 hrs rated as per IS 3164. (please note IS 5509 (2000) Fire rated plywood doors shall not accepted.
14.	Fire brigade connection	Required	At the entrance of main gate.
15.	Public address system	Required	Required in the entire building
16.	Tube fire Suppression system.	Required	Required in electric meter room to provide the fire protection to electric meters at initial stage.
17.	Alternate source of power supply	Required	D.G. set with AMF (auto mode change over facilities) panel for fire essential services and areas such as fire lift, all staircases and common floor passage/ lobby areas/refuge area /utilities services etc.
18.	Sign indicators.	Required at prominent places.	Sign indicator should provided at prominent places as per guideline given in IS: 9457 for safety colour and safety. IS : 12349 for fire protection safety signs. IS : 12407 for graphic symbol for fire protection plan.
19.	Refuge Area	Required	As per NBC-2016 & UDCPR
20.	Fire Personnel	Required	Shall have experience to use & maintain the installed fire protection system

REMARK/GENERAL CONDITIONS:-

1. No flammable / explosive materials should be store in the premises.
2. All firefighting equipment must be IS certified.

- fire
3. All service shafts in core of the building shall be sealed at each floor level.
 4. All firefighting systems must be painted with P.O. red color.
 5. All fire protection systems jobs must be carried out by the approved License Agency.
 6. Sign boards such as 'No Smoking, Exit, Emergency Telephone Numbers and First Aid Box, etc. shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
 7. Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
 8. The issued NOC shall be valid for a year from dated of issue to obtained C.C. .
 9. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
 10. NOC obtained by producing the forge/ false documents shall be treated as null & void.

The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.


12/6/28

VIJAY S. RANE
CHIEF FIRE OFFICER
CIDCO FIRE SERVICE

Copy To

- 1] M/s. Vistaar Architect
- 2] Office copy.

Reference No. : CIDCO/BP-18564/TPO(NM & K)/2023/10973 Date : 3/7/2023

To,
M/s. Varsha Buildcon through Partner Mr.
Chunilal ...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. **56**, Sector **34A** at **Kharghar**, Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-18564/TPO(NM & K)/2023 dated 10 May, 2023

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : M/s. Varsha Buildcon through Partner Mr. Chunilal Budhaji Choudhary and Mr. Mohansingh Tararamji Choudhary
- 2) Location : Plot No. **56**, Sector **34A** at **Kharghar**, Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 2103.6
- 5) Permissible FSI : 1.1
- 6) Rates as per ASR : 35100

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	9588.81 *5	BuiltUP area *5	47944
Total Assessed Charges				47944

- 7) Date of Assessment : 23 June, 2023

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/1811	05/09/2023	47944	CIDCO/BP/2023/1811	9/5/2023	Net Banking
2	CIDCO/BP/2023/2451	06/23/2023 6:05:19 PM	8443929	CIDCO/BP/2023/2451	26/6/2023	Net Banking

Unique Code No. **2023 04 021 02 3937 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **56**, Sector **34A** at **Kharghar**, Navi Mumbai.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMIC
Challan No. 1811
Date: 03 Jul 2023 10:05:43
DN: cn=BHUSHAN RAMIC, o=CIDCO, ou=Challan
Planned

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18564/TPO(NM & K)/2023/10973

Date : 3/7/2023

To,

M/s. Varsha Buildcon through Partner Mr.
Chunilal ...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10821

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	9	3	7	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on
Plot No. **56**, Sector **34A** at **Kharghar** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-18564/TPO(NM & K)/2023 dated **10 May, 2023**

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. Varsha Buildcon through Partner Mr. Chunilal Budhaji Choudhary an
Mr. Mohansingh Tararamji Choudhary
- 2) Location : Plot No. **56**, Sector **34A** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 2103.6
- 5) Permissible FSI : 1.1
- 6) **GROSS BUA FOR ASSESSEMENT** : 15929.55 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 4764150

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102393702	23/6/2023	4764150	20230402102393702	26/6/2023	Net Banking

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
CHUNILAL BUDHAJI CHOUDHARY
Date: 2023.07.03 10:08:43
DN: cn=CHUNILAL BUDHAJI CHOUDHARY, o=CIDCO, ou=Planning, email=chunilal@cidco.gov.in

ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **56** , Sector **34A** at **Kharghar** ,
Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **56**, Sector **34A** at **Kharghar** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
SHREYASH RAMAN
CHOLESHWAR
Date: 03 Jul 2023 10:40
Organization: CIDCO
City: Navi Mumbai
Country: India

ASSOCIATE PLANNER (BP)

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. Varsha Buildcon through Partner Mr. Chunilal Budhaji Choudhary and Mr. Mohansingh Tararamji Choudhary , 1003-4, Shelton Cubix, Plot no. 87, Sector- 15, CBD Belapur, Navi Mumbai** for Plot No. **56** , Sector **34A** , Node **Kharghar** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 6Parking + 28Floor** Net Builtup Area **10190.4** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	9549.9	640.49	0
UNIT (in Nos.)	112	9	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

C. Applicant should provide drinking water and toilet facility for labours at site.

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

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
SHASHAN RAMC
CHAUHAN
Date: 03/07/2023 10:43
DN: cn=SHASHAN RAMC,
o=CIDCO,
ou=Planning
Permit

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18564/TPO(NM & K)/2023/10973**

Date : **3/7/2023**

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 :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized 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 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.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BILUSHAN RAJESH
CHAUDHARI
Date: 03 Jul 2023 16:43
CN=Bilushan Rajesh
OU=CIDCO
OU=Planning

ASSOCIATE PLANNER (BP)

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. 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.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 2,03,839.00/-** 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.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of

Thanking You

Yours faithfully,

Signature
valid
Digitally signed by
BHUSHAN RAM
CHALCHARE
Date: 2023.07.03 10:49:43
DN: cn=BHUSHAN RAM,
o=CIDCO,
c=IN

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18564/TPO(NM & K)/2023/10973**

Date : **3/7/2023**

transformer, if any, etc.

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19th July, 1994 for all buildings 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/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.


18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

Signature
valid


Digitally signed by
Bhushan Ram
CHAUDHARI
Date: 03 Jul 2023 10:43
Original document
Data: 2023.07.03 10:43
Permanently

ASSOCIATE PLANNER (BP)

them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

1. The terms and conditions mentioned in Provisional Fire NOC issued vide letter ref. no. CIDCO/FIRE/HQ/2023/E-217505 dated 12/06/2023 shall be binding on you.
2. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide ref. no. CIDCO/MTS-III/UDCPR/8000203300/2023/2406 dated 28/04/2023 shall be binding on the on you and shall be scrupulously followed.
3. You shall obtain the Consent to Establish from MPCB and shall submit copy of the same to this office before seeking Occupancy Certificate since the project is having built-up area up to 20,000 m2 and wastewater generation \geq 50 KLD.



Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
Bhaskar Ramesh
CHAUDHARI
Date: 2023.07.03 10:43
DN: cn=Bhaskar Ramesh
ou=CIDCO, o=CIDCO
Reason: I am the signer

ASSOCIATE PLANNER (BP)



स्वातंत्र्याचा अमृत महोत्सव



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 027.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/MM-I (Commercial)/2022 / 1021

Date :

23.05.2022

To,
M/s Varsha Buildcon,
1003-4, Shelton Cubix,
Plot No. 87, Sec-15,
CBD Belapur, Navi Mumbai-400614.

Corrigendum to Allotment Letter

- Sub : Allotment of Plot No.56, Sector-34A, Kharghar, Navi Mumbai.
Ref : 1) Allotment letter ref. no. 3619/1000946 dt. 27.04.2022
2) Your letter dt.10.05.2022.

Sir,

With reference to above subject, the Corporation has allotted Plot No. 56, Sector-34A adms. 2.103.60 sqm in Kharghar, Navi Mumbai vide allotment letter dated 27.04.2022 as mentioned at reference no 1 above.

2. In response to clause F (b) of the allotment letter, you have requested for charging GST on Reverse Charge Mechanism (RCM) and in support of which you have submitted following documents vide reference no. 2 above.

- i) Affidavit cum Undertaking dated 10.05.2022 regarding, stating that you are developing project for sale of constructed apartments, shops, offices to prospective buyers, and if in future GST liability arises in respect of the subject plot, then you have to pay the GST along with interest/ DPC thereon and will keep CIDCO indemnified from any liability in this regard.
- ii) Letter dated 10.05.2022 regarding you are developing project for sale of constructed apartments, shops, offices to prospective buyers.
- iii) The GSTIN Registration Certificate having following details

Registration Number	27AAMFV8084D1ZP
Legal Name	VARSHA BUILDCON
Trade Name	VARSHA BUILDCON
Constitution of Business	Partnership
Date of Liability	01/07/2017
Date of issue of Certificate	19/07/2018

In case of any corruption related complaints, please visit :
www.cidco.maharashtra.gov.in Click on Dakshata link

Considering above documents and your request to charge GST on Reverse Charge Mechanism (RCM) basis, the following changes through this Corrigendum have been made in the original allotment letter mentioned in ref. no. 1 above.

Change -1

Existing Clauses in allotment letter No. 3619/1000946 dt. 27.04.2022

C. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	1,153,728.00	1,153,728.00	2,307,456.00	30.04.2022
BC1	82,515,882.80	7,426,429.45	7,426,429.45	97,368,741.70	10.06.2022
BC2	82,515,882.80	7,426,429.45	7,426,429.45	97,368,741.70	10.07.2022

Revised Clauses which shall be read as

C. PAYMENT SCHEDULE

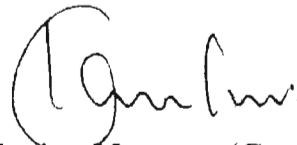
Installment No.	Amount	Due Date
BC 1	82,515,882.80	10.06.2022
BC2	82,515,882.80	10.07.2022

Please note that

If in future GST liability arises in respect of the subject plot, then you will be liable to pay the GST along with the interest/ DPC thereon and will keep CIDCO indemnified from any liability in this regard.

All the changes are made based on undertaking and documents submitted by you. If at any stage it is found that any information or documents submitted by you are false/incorrect/misleading then you will be held responsible for legal issues arises, if any.

Thanking you.


Marketing Manager (Commercial)



Marketing Manager - I
Raigad Bhavan, 3rd Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078/1076

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

Reference No.3619/1000946 / 802
Customer No: 30426806

Date : 27.04.2022

To,
M/s M/S. VARSHA BUILDCON ,
1003-4, SHELTON CUBIX, PLOT NO.87, SEC-15,
CBD BELAPUR, NAVI MUMBAI-400614.

Subject: Allotment of Plot No. 56, in Sector 34A at Node Kharghar, Navi Mumbai.

Reference: 1) Scheme No.MM-SCH-20-2021-22

2) Your participation in Scheme No.MM-SCH-20-2021-22

- Successful Bidder

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-SCH-20-2021-22 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

A. DETAILS OF PLOT ALLOTTED

a) Plot Allotment date	: 27.04.2022
b) Plot Number	: 56
c) LAPO code	: NMKG034A0000056
d) Sector No	: 34A
e) Node	: Kharghar
f) Area of Plot (In Sqm)	: 2,103.6000
g) Rate Rs./Sqm	: 85,400.00
h) Total Lease Premium (Rs)	: 179,647,440.00
i) Permissible FSI/VPR	: 1.5000
j) Use of Plot/Land Use	: Residential + Commercial

B. TOTAL PRICE OF PLOT

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
179,647,440.00	12,819,200.00	166,828,240.00



Marketing Manager - I
Raigad Bhavan, 3rd Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078/1076

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

C. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	1,153,728.00	1,153,728.00	2,307,456.00	30.04.2022
BC1	82,515,882.80	7,426,429.45	7,426,429.45	97,368,741.70	10.06.2022
BC2	82,515,882.80	7,426,429.45	7,426,429.45	97,368,741.70	10.07.2022

*Payment to be made on previous working day if due date for installment is a holiday.

D. TDS

The Allotee is required to pay TDS amount of Rupees **1796474.40/-** to Income Tax department directly against the CIDCO's Pan number AACCC3303K and submit form 16B to the CIDCO

The Allotee is also required to pay CGST Amount of Rupees **161682.70/-** and SGST Amount of Rupees **161682.70/-** on TDS to CIDCO online.

E. MISCELLANEOUS CHARGES

Particulars	Charges (Rate)	Amount in Rs.
1)Documentation Charges (incl. GST @ 18%)	0.00	590.00
2)Annual Lease rent (Area)	0.00	0.00
3)Annual Lease rent (Fixed)	0.00	0.00
4)60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%)	100.00 per year	7,080.00
5)Water Distribution Betterment Charges	310 per sqm	652,116.00
6)Power Supply Network Development Charges	0.00	1,916,905.50
7)Power Connection Charges	0.00	0.00
8)Deposit Power Connection	0.00	0.00
9)Water Connection Charges	0.00	0.00
10)Deposit Water connection	0.00	0.00
11)Drainage Conn. Charges	0.00	0.00
12)Deposit Drainage Conn.	0.00	0.00
13)Other Charges	0.00	0.00
Total Miscellaneous Charges		2,576,691.50



Marketing Manager - I
Raigad Bhavan, 3rd Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078/1076

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

F. Goods & Services Tax (GST):

a) If an allottee does not intend to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units to third parties, then GST shall be recovered by CIDCO @18%.

b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case

i) Affidavit cum Undertaking regarding, stating that they are developing project for sale of constructed apartments, shops, offices to prospective buyers, and if in future GST liability arises in respect of the subject plot, then they will pay the GST along with interest/ DPC thereon and will keep CIDCO indemnified from any liability in this regard.

ii) Letter on letterhead regarding developing project for sale of constructed apartments, shops, offices to prospective buyers.

iii) The GSTIN Registration Number

c) The Corporation reserves the rights to verify the representation and allow or deny the request of allottee as per applicable rules in this regards.

G. You are requested to pay all the installments online.

Online Payment Link :- https://cidco.maharashtra.gov.in/cidco_plot

H . The Unified Development Control & Promotion Regulations for Maharashtra State in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I which may be permitted as



Marketing Manager - I
Raigad Bhavan, 3rd Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078/1076

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

per the Unified Development Control & Promotion Regulations for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

I. We will be thankful to you if you dispatch acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in presiding Para. The terms and conditions of the concluded agreement by this letter of allotment are produced as attached annexure.

Yours Faithfully,

Marketing Manager (Commercial)
(Commercial)
CIDCO Ltd. CBD belapur
Navi Mumbai - 400 614



Marketing Manager - I
Raigad Bhavan, 3rd
Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

1) Application of Law:

The above plot of land has been agreed to be leased to you under the Provisions of Section 118 of the Maharashtra Regional and Town Planning Act, 1966 and the Navi Mumbai Disposal of Lands (Amendment) Regulations 2008 made there-under as amended from time to time. The development of the land shall be governed by the provisions of the Unified Development Control and Promotion Regulation.

2) Registration of Society: (Applicable for a plot allotted to a Co-operative Housing Society)

The allotment of the plot is subject to registration of Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960. CIDCO will issue the NOC in this regard. This shall be done before execution of agreement.

3) Term of Lease:

The lease shall be granted in consideration of premium or rent or both premium and rent, for a term not exceeding 60 years. Provided that in special circumstances the term of the lease may be extended beyond 60 years but not beyond 99 years for reasons to be recorded in writing.

4) Land Use:

The land is to be used for erection of building for **Residential + Commercial** purpose only.

5) F.S.I.:

The Floor Space Index permitted to be consumed is **1.5**. The General Development Control Regulations in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I. which may be permitted as per the Unified Development Control and Promotion Regulation on the recovery of such additional lease premium as may be prescribed.

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6) User of land and consumable FSI:

The user and the FSI permitted to the demised premises, which shall not be changed/ increased without the prior written permission of the Corporation and without the payment of prescribed Additional Premium and other charges.

7) Mode of Payment:

Payment of lease premium, GST on lease premium, Water Distribution Betterment charges and the documentation charges shall be paid separately through online payment mode only. For details, the allottee should visit the website www.cidco.maharashtra.gov.in. The Goods and Service Tax, if applicable on the amount of EMD shall be paid immediately after receipt of the allotment letter.

8) Other Charges:

In addition to lease premium, the intending lessee shall also bear and pay charges such as scrutiny fee for the plans etc., which are required to be paid according to the General Development Control Regulation 1975 and the Unified Development Control and Promotion Regulation and other statutory charges payable under Maharashtra Regional Town Planning Act, 1966 or any other act being in force from time to time.

9) Payment of rents, taxes and other charges:

The Lessee shall, during the continuance of the lease pay all rates, taxes and other charges due and becoming due in respect of the demised land by the Corporation or Lessee thereof.

10) Payment of land revenue:

The Lessee shall, during the continuance of the lease pay the land revenue and cesses assessed or which may be assessed on the demised land.

11) Payment of documentation charges:

Documentation charges of Rs.500/- shall be payable before execution of lease agreement. In addition to the payment of Documentation Charges to the Corporation.



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12) Payment of Lease Rent:

The lessee shall pay to the Corporation annual lease rent of Rs. 100.00 in respect of the above plot of land for each financial year or part thereof. The lessee shall start paying before 30th April in each financial year such annual lease rent to the Corporation from the date of execution of Agreement to Lease.

13) Extension of time: (For Payment of Installment)

- a) The Managing Director may, in a deserving case, extend either of the foregoing period on the condition that the Intending Lessee shall pay the Delayed payment charges for such extension at the rates as may be prescribed by the Corporation from time to time.
- b) Provided that the period of extension for the payment of the first installment of the lease premium shall not exceed three months.
- c) Provide further that the period of extension for the payment of the second installment shall not exceed ten months.

14) Grant of "No Objection Certificate" to enable the intending lessee to mortgage the plot of land for borrowing loan:

The Corporation may grant "No Objection Certificate" to enable the intending lessee to mortgage the land to obtain loan. Such No Objection Certificate shall be granted subject to the following conditions:

- A. The intending lessee shall apply to the Corporation along with a letter from the Financial Institution promising the intending lessee to grant him loan.
- B. The Financial institution promising to grant loan to the intending lessee shall be as listed in the scheme booklet.
- C. The No Objection Certificate shall enable the intending lessee to mortgage the land from list of Financial Institutions approved by CIDCO only after the payment of entire lease premium and other charges and after execution of Agreement.

15) Final Demarcation Plan:

On payment of full amount of lease premium and other charges, the land will be demarcated and such demarcation plan will be enclosed with the agreement to lease. During the course of final demarcation, the possibility of some variation in the area cannot always be denied. In case such variation to the extent of 10% from the area indicated with offer document subject to a maximum of 250 sq. mtrs it shall have to be accepted by the intending lessee. If the area is increased, the intending lessee shall be required to pay for the difference in area at the rate quoted by him. However, in

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case the area is decreased, the difference in lease premium shall be refunded without any interest. If the area is excess by more than 10% or by more than 250.00 sq. mtrs whichever is more, the Corporation reserved rights to demarcate the plot and carved out an additional plot which shall be separately disposed by the Corporation at its sole discretion. In case the possession of the plot is delayed by the Corporation for any reason, no compensation in the form of interest or otherwise shall be payable by the Corporation to the intending lessee.

16) Execution of Agreement:

Immediately after full and final payment of agreed amount of lease premium and other charges, the Corporation shall call the Intending Lessee for execution of Agreement to Lease. The Intending Lessee shall, within a period of Thirty days from the date of issue of letter thereto, execute with the Corporation the Agreement to Lease and shall obtain the license and authority to enter upon the plot for the purpose of erecting a building or buildings thereon. The Managing Director may, on request of the Intending Lessee, extend the foregoing period by Three months, on the condition that the Intending Lessee shall pay to the Corporation the Watch and Ward Charges at the rate of Rs.5/- per sq. mtrs. per calendar month or part thereof. Provided that if the Agreement to Lease is not executed and the possession of the plot is not taken within specified period, the agreement concluded between the Corporation and Intending Lessee shall stand terminated. In the event of termination of the concluded agreement, the Earnest Money Deposit along with the 25% of the installments of lease premium paid, shall be forfeited without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default.

17) Time being essence of the contract:

The time prescribed for making payment of the installment of the agreed premium, submission of plans, commencement of erection of intending building and completion of erection of such building shall be intended to be the essence of the contract.

18) Default in Payment of Agreed Lease Premium:

Provided further that if there shall be default by the Intending Lessee in the payment of first installment or the payment of second installment of the lease premium, the agreement concluded between the Corporation and the Intending Lessee shall stand determined and the Earnest Money Deposited by the Intending Lessee shall stand forfeited in full. In addition to the Earnest Money Deposit, 25% of the installment or installments of lease premium paid by the Intending Lessee shall also stand forfeited to the Corporation, without prejudice to the rights of the Corporation to recover



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compensation for loss or damage, if any suffered in consequence of such default. Non-availability of physical infrastructure for the time being will not be considered as an excuse for non-payment of lease premium on due dates or for submission of plan. Infrastructure will be developed in suitable phase in due course.

19) Submission of Plans & Construction:

The lessee shall submit plan of the intended building to be erected on the above plot of land to the concerned Planning Authority for approval within a period of six months from the date of execution of Agreement to Lease. You shall not undertake work until the plans are approved. The lessee shall commence construction work within a period of 12 months from the date of execution of Agreement to Lease. The lessee shall complete erection of intending building in accordance with the plans so approved within a period of Four years from the date of execution of agreement and obtain occupancy certificate from the concerned Planning Authority certifying that the building or buildings erected is fit for occupation.

20) Extension of Time: (For construction).

Without prejudice to the rights, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the lessee of his intention to enforce the lessee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in the clause 3(d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the lessee and if the lessee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the Navi Mumbai Disposal of Lands (Amendment) 2008 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the lessee to complete the building and accept the lease shall be taken to refer to such extended period.

21) Execution of Lease Deed:

Upon completion of erection of the intended building as per plans approved and after obtaining Occupancy Certificate from the concerned Planning Authority certifying that the building/s so erected are fit for occupation, our Corporation will execute with the lessee a Lease Deed for period of 60 years in respect of the above land from the date of execution of Agreement, provided that the lessee shall abide by all the terms and conditions contained in the Agreement to Lease.

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22) Fencing during Construction:

The lessee shall fence within a period of two months from the date of execution of Agreement, the plot agreed to be leased by the Corporation. The lessee shall not encroach upon any adjoining land, road pathway or footpath of the Corporation in any manner whatsoever.

23) Development Conditions:

I) The plots are offered on 'as is where is basis'.

II) Sub-division of the plots shall not be permitted.

III) The maximum permissible F.S.I. will be 1.5.

IV) The building shall be constructed for **Residential + Commercial** use only.

V) (a) The building on plots reserved for Residential + Commercial purpose shall be constructed for business, Mercantile and Residential use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive. However, the upper floors proposed for residential apartments shall be starting from the upper most floor and shall not have any other use on the same floors. Access area such as staircase, lifts and lobbies shall be separately provided for residential floors.

The building on plots reserved for Commercial purpose shall be constructed for business and Mercantile use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive.

V) (b) A maximum 30% of the permissible FSI shall be used for Mercantile and Business uses. However, CIDCO may issue NOC for minimum 10% component for commercial use on request of lessee who would be required to obtain approval of local authority himself. Mercantile and business use in the plot shall be provided in accordance with GDCRs provision in force.

In addition to above, the following conditions are applicable for a plot allotted to a Co-operative Housing Society:

- i) Notwithstanding anything containing in the Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 as applicable, the society shall not transfer

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or assign by sale mortgage or sub lease the land or any part thereof lease or agreed to be leased to it by the Corporation.

- ii) The total apartments to be constructed should be strictly equal to the total number of certified members.
- iii) The Secretary of the society as the case may be shall be personally responsible for any unauthorised transfer of members or flat which may take place in the society. Unauthorised transfer may result into forfeiture of the entire amount paid by the members towards his share in the society plot. Otherwise he will be evicted from the premises. The Secretary shall also be liable to be prosecuted for allowing unauthorized transfer or for failure to take precautionary measure in this matter.
- iv) The Society shall construct number of flats equal to the number of the members of the society and the Carpet area of construction shall not be more than 100 sq.m. per flat.
- v) The society shall be liable to be evicted and land, building resumed to Corporation without payment of any compensation in case there is breach of any of the conditions of these Regulations and failure on the part of the society to remedy the said breach within a period of six months from the date of issue of notice by the Corporation communicating the said breach.
- vi) The Bye laws shall not be modified or varied or deleted except with the previous written permission of CIDCO and any modification or variation or deletion made without such permission, shall be treated as breach of the condition of lease entitling CIDCO to forfeit the lease premium and to enter upon the land. Every member of the society shall be bound to observe the conditions and covenants stipulated by CIDCO, while leasing or agreeing to lease land to society in Navi Mumbai for erection of the building for the benefit of the members as contained in the agreement to Lease to be executed by Society and Corporation.
- vii) The society will obtain exemption under the Urban Land (Ceiling & Regulation) Act, 1975 from Competent Authority or as applicable.

23-A) Parking Requirements:

The Intending Leasee shall providing the parking as per the permission of the Prevailing Development Control Regulation.



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24) To build according to the building regulations or municipal regulations or development control rules in force from time to time:

At any time during the period of lease, the Lessee shall not erect any building or structure on any portion of the demised land except with the prior written permission of the Corporation and in accordance with the building regulations or development control rules framed by the Corporation from time to time or the municipal regulations or any other regulations in force from time to time.

25) Grant of Lease:

Soon after the Intending Lessee obtains the Occupancy Certificate from the designated Officer of the Planning Authority certifying that the building / work has been completed in accordance with the terms and conditions stipulated in the Agreement to lease and if the Intending Lessee shall have observed all the stipulations and the conditions of the Agreement to lease, the Corporation will grant and the Intending Lessee will accept a lease of the plot and the building erected thereon. The period of lease shall commence from the date of Agreement to lease at a yearly rent of Rs. 100/- only. Provided the Licensee shall abide by all terms and condition contained in Agreement to Lease.

26) Payment of Stamp Duty and Registration charges:

The lessee will bear and pay wholly and exclusively the stamp duty and the registration charges payable in accordance with the Bombay Stamp Act, 1958 on the Agreement to Lease and Lease Deed to be executed between our Corporation of one part and the lessee of the other part.

27) Transfer or Assignment of Rights:

The Intending lessee shall not transfer wholly or partly the rights, benefits and interest he derives in respect of the plot agreed to be leased to him, provided that nothing contained herein shall apply if the Intending lessee, after execution of Agreement to lease, shall perform to the satisfaction of the Corporation the allowing conditions:

- a) Before transferring the demised land, the lessee shall pay to the Corporation the Transfer charges as may be determined by the Corporation from time to time, subject to a minimum of Rs.5000/-.
- b) In the instruments by which the Intending Lessee transfers his rights, benefits and interest in respect of the plot agreed to be leased to him, he shall impose upon the person to whom such rights are transferred, to perform and observe all the



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conditions stipulated in the Agreement to lease. Transfer of the demised land, shall mean and include the transfer of share or shares by the shareholders of a Company registered under the Company Act, 1956 (I of 1956) or by the members of a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 or by the partners of a Partnership Firm registered under the Indian Partnership Act, 1932, in which case the Transfer Charges as is allocable to the extent of the share or shares so transferred or at the rate as may be determined by the Corporation from time to time shall be recovered.

Explanation: The Intending Lessee may, with the prior written permission of the Managing Director, mortgage the plot to the Central government, State Government, Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Nationalized Bank, Employer of the Intending Lessee or any other Financial Institutions as may be approved by the Corporation from time to time, for obtaining a loan for paying the lease premium to the Corporation in respect of the said plot and for constructing the building / buildings, on the said plot in accordance with the plan approved by the Town Planning Officer, provided that such mortgage can only be created after the execution of Agreement to lease.

However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Housing Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act., 1963.

In case of a plot allotted to a Co-operative Housing Society, during the period of construction as permissible and thereafter the further period of 5 years commencing with the grant of certificate to the society by Planning Authority for occupation of the building constructed by it on the land leased or agreed to be leased by the Corporation, the society shall not, permit its member to transfer his membership. Provided that such transfer may be permitted with the approval of the Managing Director of the Corporation only if required by an event of VIS MAJOR. Upon the efflux of such period the society may permit the transfer of membership with the prior written permission of the Managing Director of the Corporation.

In case of change of membership transfer charges as per prevailing policy will be levied.



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28) Indemnity:

The intending lessee shall keep the Corporation indemnified against any claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of work and also against all the payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said work or anything done under the authority herein contained.

29) Nuisance:

The intending lessee shall not at any time do, cause or permit any nuisance in or upon the said land agreed to be leased.

30) Insurance:

The intending lessee shall as soon as any building to be erected on the land agreed to be leased shall be erected, insure and keep insured the same in his name against damage by fire, tempest, hurricane or otherwise and on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of the last premium and shall forthwith apply all money received by virtue of such insurance in rebuilding or reinstating the building in case of any such damage.

31) Sanitation:

The intending lessee shall observe and conform to the applicable General Development Control Regulations. Upon erection of the intended building in accordance with the plans approved, the intending lessee will be permitted to connect the sewer line of the building erected to the main sewer line subject to the following conditions:

- A. The intending lessee shall obtain from the Health Dept. of CIDCO or the Health Dept. of NMMC CBD Belapur, Navi Mumbai as case may be No Objection certificate. Such NOC shall be given provided the site has been cleared of all debris and that the fencing has been erected.
- B. The intending lessee shall apply along with the above No Objection Certificate to the concerned Executive Engineer for getting the sewer line of building/s connected to the main sewer line.



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32) Recovery of premium or rent as land revenue:

Whenever, any premium, other than the lease premium specified in Regulation 6 above, or rent or service charges or any other amount due to the Corporation under the lease shall be in arrears, it may be recovered as arrears of land revenue under the provisions of Para 6 of the Schedule of the Maharashtra Regional and Town Planning Act, 1966 or any modification thereof.

33) Water Connection:

Water supply will be made available on payment of necessary water connection and water consumption charges to the CIDCO/NMMC/PCMC from time to time by completing formalities of CIDCO/NMMC/PCMC in this behalf.

34) Power Connection:

Power connection, consumption deposits and electrical energy resource development charges / service line charges are to be paid to MSEB directly. It is your responsibility to take power connection from the MSEB by completing their formalities in this behalf.

a. Background:

CIDCO has entered into an agreement with MSEB ON 1st August 2003 for Development power supply distribution infrastructure at Kharghar node with following objectives:

- i) To make available power supply to prospective consumers on demand
- ii) To derive and apply uniform rate for power supply distribution infrastructure development for the entire Kharghar node.
- iii) To provide a single window clearance to the prospective consumers at the time of actually taking power connection.

b. Role of CIDCO:

In order to achieve the objective, CIDCO has prepared the Master Plan for the power supply distribution infrastructure. It has been planned to provide infrastructure with High Tech innovations such as:

- i) 33KV & 11KV underground cable network in pipe/RCC duct.
- ii) SF6 and VCB panels for controlling the power at high voltage.
- iii) 11KV SF6 Ring main units for hazard free operations.
- iv) Cable looping system for reduced interruptions
- v) SCADA for automation.



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The power supply infrastructure for plot sizes upto 4000 sq.mtr. shall consist of LT power cable to the meter room whereas for plot sizes above 4000 sq.mtr. the HT cable of 11KV shall be provided upto the substation of the plot.

c. Role of MSEB:

After receipt of NOC from CIDCO:

- i) Issue quotation for service connection and security deposit, accept the payment and release the power connection to the consumer having plot area upto 4000 sq.mtrs.
- ii) For plots more than 4000 sq. mtrs MSEB to prepare the scheme for transformer and other equipments in line with CIDCO's scheme and get the same executed to release the power supply to the applicant on collection of security deposit & service connection charges as per the procedure.

d. Modalities of payment:

- i) For providing the power supply distribution infrastructure, recovery will be made from the prospective property buyers @ prevailing rate of PSID charges at the time of issue of allotment letter.
- ii) **Categorization:**
The Plot holders will be categorized on following basis:
 - a) The Plot size x FSI if it is less than 4000 sq.mtrs.
 - b) The Plot size x FSI if it is equal or more than 4000 sq. mtrs.
- iii) **Recovery of PSID Charges:**
For Category (a) i.e. where plot size x FSI is less than 4000 sq.m. will be Rs.350/per sq.mtr. and formula for PSIDC will be:
$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.}350/-$$

For category (b) i.e. where plot size x FSI if it is equal or more than 4000 sq.m. will be Rs.225/- per sq.mtr. and formula for PSIDC will be
$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.} 225/-$$

The recovery of PSIDC as above will be made as one time recovery by Marketing Section along with other recoveries and charges.
- iv) **Construction of Substation**
For the plot holders falling in categories (b) i.e. where plot size x permissible FSI is equal than 4000 sq.mtr., developer will be required to construct substation as per MSEDCL's norms and will also be required to pay necessary supervision charges and other charges directly to MSEDCL.



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- v) The built up area will be considered as given by the A.T.P.O. (building permission) The Built up area will be considered on the basis of entire plot area only.
- vi) The N.O.C. and further particular can be obtained from the office of the Executive Engineer Electrical), CIDCO LTD., 6th floor, (South Wing). CIDCO Bhavan, CBD, Belapur, Navi Mumbai-400 614. Tel No. 5591 8618.
- vii) Arrangement of the feeder pillar for power distribution:
 - A. The Corporation/Municipal authority reserves the right to place feeder pillar and mini pillars within the plot permanently.
 - B. The Corporation/Municipal authority also reserves the right to decide the locations of the same along the compound wall. However, the location of these would be along the footpath and will not protrude inside the plot by more than 0.6 mtrs.
 - C. The plot holders should permit free access for its maintenance as and when required to the Corporation/Municipal authority.

35) Solid Waste Management:

The intending lessee shall observe scrupulously the following conditions in order to ensure the directions and recommendations of the Hon'ble Supreme Court regarding solid waste management.

- a) The intending lessee shall keep two streams of waste one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.
- b) The intending lessee shall identify locations for composting and disposal to waste within their complex.
- c) The intending lessee shall make sure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) Intending lessee shall make separate arrangement for disposal of toxic or hazardous
- e) Household waste such as used batteries. Containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.

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- f) The intending lessee shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste, bio-degradable waste and recyclable waste.

36) Provisions for installation of Solar Energy Assisted System:

a) Definitions: Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

- i. Solar Assisted Water Heating System (SAWHS): A devise to heat water using solar energy as heat source.
 - ii. Auxiliary Back up: Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
 - iii. New Building: Such buildings of categories specified in Regulation no. 32.2 for which construction plans have been submitted to competent authority for approval
 - iv. Existing Building: Such buildings which are licensed to perform their respective business
- b) Solar Assisted Water Heating Systems (SAWHS): Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System(SAWHS).
- i. Hospitals and Nursing Homes
 - ii. Hotels, Lodges and Guesthouses
 - iii. Hostels of Schools, Colleges, Training Centers
 - iv. Barracks of armed forces, paramilitary forces and police
 - v. Individual residential buildings having more than 150 sq.mt. plinth area.
 - vi. Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.



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- vii. Community Centers, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use.
- c) Installation of Solar Assisted Water Heating System (SAWHS) The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.
- i) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution point, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- ii) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- iii) The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.
- iv) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning /Local Authority concerned. The recommended minimum capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- v) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- vi) Building permissions for all the new construction/buildings of the aforesaid categories shall be granted only if they have been compiled with these provisions.
- d) In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above, provided there is already system or installation for supplying hot water.

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e) Solar Assisted Electric Equipment (Photo voltaic equipment). In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

f) The construction space required for providing any or all the equipment/storage space required for batteries of the solar assisted systems shall not be counted towards computation of FSI.

37) The following provisions shall be applicable for installation of Rain Water Harvesting Structures (RWHS):

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction's/additions on plots having area not less than 300sq.mtr. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in sub regulation 2 of Reg. 33, given here below. Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, 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 condition 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. mtr. 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 structures as required under these bye-laws.

d) Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.



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e) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

i) Open well of a minimum of 1.00 mtr diameter and 6 mtr in depth into which rainwater may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mtr and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mtr Width x 1.20 mtr Length x 2.00 mtr to 2.50 mtr Depth. The trenches can be of 0.60 mtr Width x 2.00 to 6.00 mtr Length

v) x 1.50 to 2.00 mtr Depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filed with filter media comprising the following materials.

1) 40 mm stone aggregate as bottom layer upto 50% of the depth;

2) 20 mm stone aggregate as lower middle layer upto 20% of the depth;

3) Coarse sand as upper middle layer upto 20% of the depth;

4) A thin layer of fine sand as top layer.

5) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top waterfalls on the splash pad.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

- 6) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
- 7) Perforated concrete slabs shall be provided on the pits / trenches.
- 8) If the open space surrounding the building is not paved, top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- 9) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.
- 11) The terrace shall be connected to the open well / bore well / storage tank /recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mtr. for a roof area of 100 sq. mtr.
- 12) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- 13) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



Marketing Manager - I
Raigad Bhavan, 3rd
Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

38) Internal Development:

That he/they/it or the lessee will carry internal Development of the above plot at his/their/its or the lessee own cost. Approach road will be provided upto the boundary of the plot.

39) Not to affix or display Sign-Boards, Advertisement etc.:

That he/they/it or the lessee shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

40) Payment of Taxes/Service Charges:

- A. In case the plot is situated at Kharghar, Panvel, Ulwe, Kamboli and Dronagiri nodes, the intending lessee shall pay to the Corporation Service Charges at the rate as may be prescribed-by the Corporation from time to time taking into consideration permissible use of the land.
- B. In case the above nodes are at a later date brought under the jurisdiction of a Municipal Corporation/Council, the Service Charges shall cease to become payable to the Corporation one year after the civic amenities are transfer to such local authority and the Property Taxes and Other Taxes as levied by the such local authority Municipal Corporation/Council, shall become payable to the said Local.

41) Application of General Development Control Regulation for Navi Mumbai:

The allotment of land to the he/they/it is governed by the prevailing provisions contained in the Unified Development Control & Promotion Regulation for Maharashtra State. Please note that any modification to the said Regulation and in particular to the Floor Space Index and change of use of land shall not be automatically applicable by you. However, if you so desire, you may apply for the application of the modified regulation of the Unified Development Control & Promotion Regulation for Maharashtra State to the Corporation. The Corporation may at its sole discretion apply the modification of such regulation on payment of (i) Development charges (ii) Additional premium and (iii) other charges if any as may be decided by the Corporation from time to time.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

42) Termination of Agreement to Lease and revocation of License:

In case the Intending Lessee (a) fails to obtain the development permission, commence and complete the construction of a building or buildings, factory, structure or other works within the period stipulated for the same in the Regulation 7 of Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 or within the period as may be extended by the Corporation, (b) fails to observe any of the conditions of the Agreement to lease, (c) fails to proceed with the construction work with due diligence, the Corporation shall have the powers to terminate the Agreement to lease and revoke the license granted herein to the Intending Lessee for entering upon the plot, in which case all erections and materials, plant and things upon the said plot shall belong to the Corporation without making any compensation or allowance on account of such erection materials, plants, things and without making any payment to the Intending Lessee for refund or repayment of any premium paid by such Intending Lessee or otherwise to continue the allotment of the said plot with the Intending Lessee on payment of such fine or premium, over and above the additional premium which shall be payable under these Regulations, as may be decided by the Corporation. However, while doing so Earnest Money Deposit in full plus 25% of the installments of lease premium paid shall be forfeited. The Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the compensation so claimed, from any sum having become or becoming due to you.

43) Summary eviction of persons unauthorizedly occupying the lands on determination of lease:

If, on determination of the lease, any person unauthorizedly occupying or wrongfully in possession of the land, it shall be lawful for the Managing Director to secure summary eviction of such person in the manner as provided in the Bombay Government premises (Eviction) Act, 1955.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

44) Determination of lease and power of re-entry:

In case (a) the Managing Director is satisfied that it is beyond the capacity of the lessee to use the demised land in the prescribed manner, (b), the Lessee fails or neglects to pay the premium or rent or commits a breach of any of these regulations or any of the conditions of the lease, (c) the Lessee renounces his character as such by setting a title in a third person or by claiming title in himself or (d) the Lessee is adjudicated as insolvent, the Corporation shall be entitled to determine the lease And re-enter upon the demised land without making any compensation or allowance on account of the building or improvements built or carried out on the demised premises and without making any payment to the Lessee for refund or repayment of lease premium or any premium paid by him.

45) Interpretation of general terms and conditions for disposal of plots of land in case of dispute as regards interpretation of the General terms and conditions of disposal of plots of land and of the invitation of offer or anything there from, the final decision rests with Managing Director of CIDCO and will be binding on all parties as the award of Arbitrator.

46) If you fail to pay above lease premium herein before mentioned on the due dates or upon payment of total lease premium by you, if you fail to submit to the Corporation plans of the intending plot within a period of 6 months from the date of execution of agreement or to commence erection of the intended building/buildings within a period of 12 months from the date of execution of such agreement to lease or to complete erection of the intended Residential plot in accordance with approved plans and obtain Occupancy Certificate from the Corporation, our Corporation shall be entitled to rescind or terminate the Agreement so concluded or to be formalized in the standard form and revoke the license granted or to be granted to you to enter upon above plot of land for the purpose of erecting the intending Residential Building and to forfeit entire Earnest Money deposit paid by you and plus 25% of the agreed premium. However, in addition to the forfeiture of Earnest Money deposit and 25% of the agreed lease premium, the Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of the agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the Compensation so claimed, from any sum having become or becoming due to you.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

47) Recovery of any sum due to the Corporation:

Where any sum payable to the Corporation by the intending lessee under the agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue.

48) The Unified Development Control and Promotion Regulation, at the time of Submission of development proposal and plan to Town Planning Officer, shall be applicable in addition to above conditions.

49) The intending lessee shall provide necessary infrastructure, including electric substation for electric supply as per the requirement of MSEB within the plot, if necessary.

50) Disputes:

In case of dispute as regards interpretation of the terms of this scheme or anything arising there from the final decision will rest with the Managing Director, CIDCO and will be binding on all parties as the award of the Arbitrator.

All other terms and conditions mentioned in the scheme booklet are also binding on the lessee.

We will be thankful to receive acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in preceding paragraph.

Yours Faithfully,

Marketing Manager (Commercial)
(Commercial)
CIDCO Ltd. 3rd Floor
Navi Mumbai - 400614

Sunil J. Garg

M.Com., LL.B.

ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
Navi Mumbai 400 614.
Tel.: +91-22-2087 1415

Format – A

Circular No. 28/2021

To, Maha RERA

Mumbai

LEGAL TITLE REPORT


Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing Plot number 56, admeasuring about 2103.60 Sq. Mts., situate, lying and being at Sector No.-34A, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as the said plot of Land.

1. I have investigated the title of the said plot of land on the request of M/S. VARSHA BUILDCON (the "client") and perused the following documents.

- a. Allotment Letter bearing reference number 3619/1000946/802, dated 27/04/2022.
- b. Agreement to Lease dated 18/11/2022, duly registered before the Joint Sub-Registrar of Assurances at Panvel-5 under Receipt No.-20260, Document No. PVL5-18603-2022 on 18/11/2022.
- c. Commencement Certificate bearing No.- CIDCO/BP-18564/TPO (NM & K)/2023/10973, dated 03/07/2023.

2. Description of Property:

All that piece and parcel of land bearing Plot number 56, admeasuring about 2103.60 Sq. Mts., situate, lying and being at Sector No.-34A, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.


SUNIL GARG
M. COM. LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M. No.: MAH/966/1998

3. Search Report for 15 years in respect of the said plot of land and did not find any adverse entries.
4. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot of land, I am of the opinion that the title of the said plot of land is clear, marketable and without any encumbrances.

(I) OWNERS OF THE LAND

M/S. VARSHA BUILDCON is the Owner of the said plot of land bearing Plot number 56, admeasuring about 2103.60 Sq. Mts., situate, lying and being at Sector No.-34A, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

- (II) OBSERVATIONS:** - I have perused the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. VARSHA BUILDCON**, a Partnership firm is entitle to develop the said property subject to the compliance of all the terms and conditions of the development permission granted by Associate Planner (BP), CIDCO and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications provided by the Promoters in respect of the said property. Further the Promoters are in physical possession of the said property.

The report reflecting the flow of title of the said plot of land is enclosed herewith as Annexure.

End : Annexure

Date : 06/07/2023



SUNIL J. GARG

Advocate, High Court

SUNIL GARG
M. COM., LL.B.
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CbD Belapur,
Navi Mumbai - 400 614
Tel. No. MAH/966/1998

Sunil J. Garg

M.Com., LL.B.

ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
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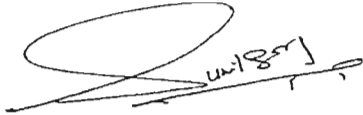
FORMAT – A

(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND

By virtue of an Agreement to Lease dated 18/11/2022, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensees i.e. M/S. VARSHA BUILDCON to enter upon the said piece and parcel of land bearing Plot number 56, admeasuring about 2103.60 Sq. Mts., situate, lying and being at Sector No.-34A, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, and to erect the building(s) for residential cum commercial purpose. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Panvel-5 under Receipt No.-20260, Document No. PVL5-18603-2022 on 18/11/2022.

Date : 06/07/2023



SUNIL J. GARG

Advocate, High Court

SUNIL GARG
M. COM, LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M No.: MAH/966/1998

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, Plot No. 1108, Opposite Kohinoor Lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai-400 706. Mob - 9324861992

Dated : 12/07/2023

SEARCH REPORT

To,


M/S. VASHA BUILDCON
AT- 1003-4, SHELTON CUBIX,
Plot No. 87, SECTOR NO. 15,
CBD BELAPUR
NAVI MUMBAI

Sir,

Sub :- Search report in respect of Plot No. 56, Sector - 34A, Node - Kharghar, Taluka -Panvel, District - Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel-1 from January 2009 to December, 2019, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2009 to December, 2019 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2009 to June, 2019 and search at Sub-registrar Office Panvel -4 from August, 2012 to June, 2019 and search at Sub-registrar Office Panvel -5 from January 2013 to June, 2019 (records of 2019 to 2022 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

1) Document No.-Pvl-5-18603-2022, registered on 18/11/2022 (for the Area 2103.60 Sq. Mts.) is an Agreement to Lease executed by CIDCO in favour of M/S. VASHA BUILDCON through its partners SHRI CHUNNILAL B. CHAUDHARY in the records of Sub-Registrar Panvel-5 for the Plot bearing number - 56, Sector - 34A, situated at Village- Kharghar, Taluka-Panvel, District-Raigad. The Market Value


RAMAKANT G. PAWAR
B.Com, LI .B
ADVOCATE HIGH COURT

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, Plot No. 1108, Opposite Kohinoor Lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai-400 706. Mob - 9324861992

: 2 :


is Rs. 0/- Consideration amount is Rs.17,96,47,440/- & the Stamp Duty paid is Rs. 89,82,500/- Registration fee paid is Rs.30,000/-.

I did not find any other transaction recorded on the above mentioned plot of land as per the available record of the above mentioned registrar offices.

This search report is qualified in value and submitted from the records available "On as is where is basis" at that particular point of time and without any liability on the part of the undersigned.

I enclose receipt No. 14088, dated 12/07/2023 for Rs. 375 deposited for search at sub registrar Office, Panvel, vide a challan No.MH004761808202324P.

Yours Truly,


RAMAKANT G. PAWAR
Advocate.

RAMAKANT G. PAWAR
B.Com, LI. B
ADVOCATE HIGH COURT

35340

इतर पावती

Original/Duplicate

Wednesday, 12 July 2023 8:57 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 14088 दिनांक: 12/07/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल2-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.रमाकांत पवार

वर्णन शोध अर्ज क्र.1361/2023 मौजे खारघर,ता.पनवेल,जि.रायगड येथील भूखंड क्र.56,सेक्टर 34ए या

मिळकतीचा शोध सन 2009-2023,9 वर्ष

SEARCHFEE

रु. 375.00

एकूण:

रु. 375.00

Joint Sr Panvel 2

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004761808202324P दिनांक: 12/07/2023

बँकेचे नाव व पत्ता:

सह दुय्यम लिब्ररियन अग-२
(पनवेल -२)