

Receipt (pavh)

387/13591

पावती

Friday, September 06 2024

12:32 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M


गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तऐवजाचा अनुक्रमांक: बरल-4-13591-2024
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: प्रतीक हसमुख पंढ्या

पावती क्र.: 14510 दिनांक: 06/09/2024

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1860.00
पृष्ठांची संख्या: 93

एकूण: ₹. 31860.00

आपणाला मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:52 PM ह्या वेळेस मिळेल.


सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

वाजार मूल्य: ₹.16601423.85 /-
मोबदला ₹.16700000/-
भरनेले मुद्रांक शुल्क : ₹. 1002000/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006899587202425M, दिनांक: 20/08/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रकम: ₹.1860/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824200507937 दिनांक: 06/09/2024
बँकेचे नाव व पत्ता:

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DELIVERED

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202409061533			06 September 2024, 11:26:21 AM		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई (उपनगर)					
मूल्य विभाग	57. पहाडी. गोरगाव पश्चिम (बोरीवली)					
उप मूल्य विभाग	भूभाग उत्तरेस गावाची हद्द, पूर्वेस एस व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस तिक रोड					
सर्व्हे नंबर / न भू क्रमांक	सि टी एस नंबर#348					
वार्षिक मूल्य दर तक्क्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	माहितीसाठीचे एकक टॅरिफ मीटर
	76820	160470	184550	218300	160470	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	94.05 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
	बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 TO 2 वर्षे	बांधकामाचा दर	Rs 30250/-
	उद्वाहन सुविधा.	आहे	मजला -	11th floor To 20th floor		
रस्ता समुख -	Sale Type - Free Sale					
	Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 110% apply to rate= Rs 176517/-					
घसा-पानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-पानुसार टक्केवारी) * खुल्या जमिनीचा दर) = (((176517-76820) * (100 / 100)) + 76820) = Rs 176517/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 176517 * 94.05 = Rs 16601423 85/-					
Applicable Rules	= 10.4					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - तळधराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य - वरील गळीचे मूल्य - बंदिलेस वाहन तळीचे मूल्य - खुल्या जमिनीवरील वाहन तळचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिलेस बात्कनी - मेकॅनिकल वाहनतळ = A + B - C + D + E + F + G + H + I + J = 16601423 85 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 16601423 85/-					

Home Print



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CHALLAN
MTR Form Number-6



GRN	MH006899587202425M	BARCODE		Date	17/08/2024-17:32:53	Form ID	25 2
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Department	Inspector General Of Registration	Payor Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	Ms Khodiyar Construction				
Location	MUMBAI	Flat/Block No.	Flat No. 1403, Siddharth Nagar Shivam CHS				
Year	2024-2025 One Time	Premises/Building	LTD .				

Account Head Details	Amount In Rs.	Road/Street	Building No. 17, Siddharth Nagar No. 4					
0030045501 Stamp Duty	1002000.00	Area/Local ty	Goregaon West					
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN	4	0	0	1	0	4

Remarks (If Any)							
SecondPartyName=PRATIK HASMUKH PANDIYA-							
							

Total	10,32,000.00	Amount In Words	Ten Lakh Thirty Two Thousand Rupees Only				
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Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172024081700800	200824M385155		
Cheque/DD No.		Bank Date	RBI Date	20/08/2024-11:55:57	21/08/2024		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date	1 , 21/08/2024				

Department ID:
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चालन केवल दय्यग शिवधक कार्यालय में ही प्रयोग के लिए वैध है। अन्यत्र प्रयोग के लिए अमान्य है।
 Validity: Unknown

Digitally Signed By:
 DIRECTORATE OF ACCOUNTS
 AND TREASURER, MUMBAI 02
 Date: 2024-08-12 24:34:51
 Reason: GRAS E-Document
 Location: Ind...

Moby No.: 9820116138

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Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-13591	0004371771202425	06/09/2024-12:32:36	IGR193	30000.00

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GRN : MH006899587202425M Amount : 10,32,000.00 Bank : PUNJAB NATIONAL BANK Date : 17/09/2024-17:32:53

2	(S)-387-13591	0004371771202425	08/09/2024-12:32:36	IGR193	10,32,000.00
Total Deference Amount					10,32,000.00



Validity unknown

Digitally signed by the
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2024.09.17 17:35:15 IST
Reason: GRES Public Document
Location: India

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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0824200507937 Receipt Date 06/09/2024

Received from DHC, Mobile number 9820116138, an amount of Rs.1860/-, towards Document Handling Charges for the Document to be registered on Document No. 13591 dated 06/09/2024 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 1860

DEFACED

Payment Details

Bank Name SBIN Payment Date 20/08/2024

Bank CIN 10004152024082007540 REF No. 423307392152

Deface No 0824200507937D Deface Date 06/09/2024

This is computer generated receipt, hence no signature is required.



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Agreement For Sale

THIS AGREEMENT FOR SALE has been made and entered into at Mumbai on this 6th day of September in the Christian year Two Thousand Twenty Four between **M/s. Khodiyar Construction**, a Sole Proprietorship Concern of **Shri Virendra H. Doshi** and carrying on business at 171, Jawahar Nagar Road No. 2, Goregaon (West), Mumbai - 400 104, hereinafter referred to as "**the Developer/Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART** AND Mr./Mrs.) Pratik Hasmukh Pandiya.
2) Madhu Hasmukh Pandiya3) _____

of Mumbai, Indian inhabitant having his/her/their residence address at 31/3 Mehta Chambers, Sheth Motishah Lane, Love Lane, Opp. Sumer Tower, Mazgaon, Mumbai - 400010.
M/s. _____, a Sole

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(01)

Proprietorship Concern/ Partnership Firm/LLP Firm/Company incorporated under the provisions of Companies Act, 1956/2013, having its office address at

_____ hereinafter referred to as

"The Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, legal representatives, executors, administrators, and assigns and in the event of Partnership/LLP Firm the Partners for the time being constituting the Firm, its survivors or survivor, their respective heirs, legal representatives, executors, administrators and assign and in the event of Company, its successors and Assigns, as the case may be of the **SECOND PART**.



WHEREAS: Siddharth Nagar Shivam Co-operative Housing Society Limited a Co-operative Housing Society, duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 vide registered No. BOM (W-P/S)HSG/(OH)/4993 dated 5.7.1990.

- b) Maharashtra Housing and Area Development Authority is fully seized and possessed of and/or otherwise well and sufficiently entitled to have and hold the plot of land admeasuring 538.86 sq.mtrs as per registered Lease Deed and Conveyance Deed dated 13.8.2009 bearing CTS No. 348 (Part) being lying and

located at Village Pahadi, Goregaon (West), Taluka Borivali, District Mumbai Suburban and known as Siddharth Nagar, Goregaon (West), Mumbai - 400 104 and bearing Plot/ Building no. 17 of MHADA LIG Scheme, which is more

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particularly described in firstly in the First Schedule hereunder written. On the said plot of land, there existed a building consisting of ground plus three floors comprising of 16 tenements bearing distinctive Nos.257 to 272 and allotted under LIG Scheme.

c) MHADA introduced hire purchase scheme to acquire allotted premises on ownership basis by paying charges in the monthly installment and permitted the allottee to form and register a Co-operative Housing Society in whose favour MHADA agreed to execute the Conveyance in respect of the building standing thereon and Lease Deed in respect of the plot of land. Accordingly, the Society has been registered, under the provisions of Maharashtra Co-operative Societies Act, 1960

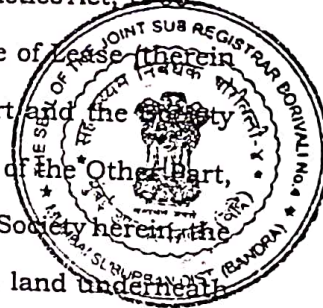
d) On 13.8.2009, MHADA executed Indenture of Lease (therein referred to as "the Lessor") of the One Part and the Society herein, (therein referred to as "the Lessee") of the Other Part, whereby the Lessor demised in favour of the Society herein, the plot of land beneath the building No.17 i.e. land underneath and appurtenant to the said building for a period of 90 years with effect from 1.9.1980 on payment of premium of Rs.12,860/- and Rs.11,136/- being the lease rent for the period 1.9.1980 to 30.6.2009 and to pay similar rent per annum, as set out therein and subject to certain other terms and conditions, which has been duly registered with the office of the Sub-Registrar of Assurances bearing document No. BDR-5/7233 of 2009.

e) Accordingly, on the same day, i.e. 13.8.2009, MHADA separately executed Deed of Sale of the one part and the Society herein, of the other part, whereby the said Vendor sold,

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transferred and conveyed ownership right of the structure consisting of ground + 3 floors at the consideration and upon certain terms and conditions incorporated therein. Carpet area of each 8 tenements was i.e. 32.43 sq. mtrs. and carpet area of other each of the 8 tenements was i.e. 29.98 sq. mtrs.. The said Deed of Sale has been duly registered with the office of the Sub-Registrar of Assurances at Borivali - 2, bearing Registration BDR 5-07232-2009.

f) In the above facts and circumstances, the Society is fully seized and possessed of and/or otherwise well and sufficiently entitled to have and hold the Leasehold plot more particularly described in the First Schedule hereunder written as an absolute owner of the then Building No.17. As of date, there are 16 members of the Society holding different tenements and share certificate issued by the Society.

g) By Agreement for Development dated 14.6.2021 executed between said Siddharth Nagar Shivam Co-Operative Housing Society Limited, (therein referred to as "the society") of the one



part and the Developer/Promoter herein (therein referred to as "the Developers") of the other part, the said society has granted the re-development rights to the Developer/Promoter herein, In respect of plot of land bearing CTS Nos.348 (part) admeasuring about admeasuring about 538.86 sq. mtrs. as per Lease Deed dated 13.8.2009, being lying and situated at Siddharth Nagar, Goregaon (West), Mumbai - 400 104, in the Registration District of Borivali and District Mumbai

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Suburban. The said Agreement for Development has been duly registered with the office of the Sub-Registrar of Assurances bearing document BRL-4-7222-2021. Hereto marked and annexed is the photocopy of index II of the said registered

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Agreement for Development dated 14.6.2021 as **Annexure "A"**.

- h) On 19.4.2021, MHADA has issued offer letter bearing no. CO/MB/REE/NOC/F-1176/889/2021 to the extent of **BUA 3,645.19 sq. mtrs.** (towards existing BUA : 612.80 sq. mtrs. + additional BUA : 3,032.39 sq. mtrs. for residential use (i.e. 1,646.47 sq. mtrs. in the form of additional BUA + 1,240.16 sq. mtrs. prorata BUA + 145.76 sq. mtrs. as 10% of Hon. VP/A Quota). On compliance of requisite formalities/ conditions, MHADA approved I.O.A. (Intimation of Approval) for Zero FSI vide bearing no. MH/EE/BP/Cell/GM/MHADA-51/856/2021 dated 15.7.2021 and Mumbai Board's Consent letter for Commencement Certificate dated 29.7.2021. On payment of 50% premium as per UDD's G. R. dated 14.1.2021, MHADA has issued NOC bearing no. CO/MB/REE/NOC/1176/2885/2021 dated 26.11.2021 for issuance of I.O.A. (Intimation of Approval) & Commencement Certificate (C.C.) on the plot of land admeasuring about 538.86 sq. mtrs. which is more particularly described firstly in the First Schedule hereunder written and Tit Bit area of 214.23 sq. mtrs. (permitted through the said NOC), which is more particularly described secondly in the First Schedule hereunder written aggregating to 753.09 sq. mtrs. Hereto marked and annexed is the photocopy of the said NOC dated 26.11.2021 as **Annexure "B"**.

- I) On 12/01/2022, Executive Engineer/B.P. Cell (W.S.) Greater Mumbai/MHADA has issued Building Permission for the proposed redevelopment of the then existing building of the society and approved the building/work proposed to be erected or executed and thereby initiated the society under section

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45(1)(ii) of MRTP Act, 1966 by issuing Intimation of Approval (IOA) bearing no. MH/EE/BP Cell/GM/MHADA - 51/856/2021. Hereto marked and annexed is the photocopy of the said IOA dated 12/1/2022 as Annexure "C". In furtherance thereof, amended Commencement Certificate has been issued on 29/07/2021. Hereto marked and annexed is the photocopy of the said amended Commencement Certificate dated 20/06/2022 as Annexure "C1".

j) In pursuance of the Agreement for Development dated 14.6.2021 executed by the Society in favour of the Promoter, the Promoter is entitled to construct new building on the said plot by accommodating the existing members in the new building to be constructed thereon and to provide the existing members newly constructed flat in lieu of existing one free of costs and additional apartments to be sold on ownership basis to the intended Allottee/s and all such Allottee/s to be admitted as members of the society.



The Promoter has entered into standard Agreement with an Architect Shri Chandan Kelkar registered with the Council of Architects and have also appointed a Structural Engineer Shri Jagdish Shah for the preparation of structure design and drawings of the new building and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the new building.

l) As per the sanctioned building amended building plan

वरल approved by		the MHADA dated 12/1/2022, the Promoter
93429	50	intends to construct the New Building consisting of Ground + 5
	23	podiums (Fitness Centre at 4th and 5th podium level) + 1st to
2028		17th (Part) floors having 64 tenements along with 60

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.CO/MB/REE/NOC/F-1176/2895 /2021
Date:- 26 NOV 2021

To,
The Executive Engineer (Western Suburb),
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.

Sub : N. O. C. for Proposed redevelopment of existing Building No.17,
known as Siddharth Nagar Shivam CHSL., bearing CTS No. 348
(pt), Old Police Station Road, Opp. Vivek Vidyalaya, Siddharth
Nagar, Goregaon (W), Mumbai - 400 062 under DCPR 2034.
- NOC for 1,2,3 & 4th installment.



1. Mumbai Board offer letter no. CO/MB/REE/ NOC/F-1176/889/2021 Dt. 19.04.2021.
2. Mumbai Board Consent letter for Commencement Certificate for the Work Up to Plinth only (i.e. For Zero FSI) letter no. CO/MB/REE/ NOC/F-1176/1212/2021 Dt. 03.06.2021
3. Society's letter dtd. 18.08.2021 & 27.10.2021 .

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area BUA and pro-rata BUA of layout for redevelopment of their subject building. There is no objection of this office for undertaking construction as per the proposal of the said society under certain terms and conditions.

Additional BUA previously approved and allotted by this NOC is as under:

- (i) The offer letter dtd. 19.04.2021 is issued for existing BUA 612.80 m² + 3032.39 m² (for residential use) [i.e. 1646.47 m² in the form of additional BUA + 1240.16 m² Pro-rata BUA + 145.76 m² 10 % Hon. VP/A Quota] thus total BUA = 3645.19m² only.
- (ii) The Society has paid Full payment (First to Fourth instalment) i.e. 50% amount of premium as per Gov. GR. 14.01.2021 towards additional built up area of 3032.39 m² (for residential use) [i.e. 1646.47m² in the form of additional BUA + 1240.16 m² Pro-rata BUA + 145.76 m² 10 % Hon. VP/A Quota]. Hence I.O.A. & Commencement certificate shall be issued for total built up area of

गृहनिर्माण भवन, कलानगर, बंदरा (पूर्व), मुंबई ४०० ०५१
Phone : 86405000, 26592877, 26592881
Fax No. : 022-26592058 / Post Box No. 8135
Website: mhada.maharashtra.gov.in

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3645.19 m² [i.e. 612.80m² existing BUA + 3032.39 m² (for residential use)] (Proportionate to the Full payment (First to Fourth installment) paid by the Society as per Offer letter under reference no. 19/23/2017 area admeasuring 753.09 m² (i.e. 538.86 m² Lease Area + 214.23 m² Tit Bit) is permitted through this NOC..

The NOC is granted as per policy laid down by the MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009, A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749 dated 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 to following conditions.

1. The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of EE, BP Cell, Greater Mumbai / MHADA.
2. Necessary Approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.
3. The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
4. The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.
5. **The built up area permitted as per statement below.**

Sr.No	Built up Area	in m ²
1.	Plot area as per demarcation	
	i. As per Lease deed = 538.86 m ²	753.09
	ii. Tit Bit = 214.23 m ²	
2.	Permissible FSI	3.00
3.	Permissible BUA (753.09 m ² x 3.00)	2259.27
4.	Permissible Pro-rata from layout FSI (77.51 m ² X 16 T/s)	1240.16
5.	10 % Ho'ble VP/A Quota (9.11 m ² x 16 T/s)	145.76
6.	Total permissible BUA (Sr. no. 3+4+5)	3645.19
7.	(-) Less : Existing Built up area	612.80
8.	Additional BUA Offered through this letter (Sr. No. 6-7)	3032.39
9.	Total built up area permitted for obtaining I.O.A. & C.C.	
	(i) Existing BUA : 612.80 m ²	3645.19
	(ii) Additional BUA : 3032.39 m ² (for residential use) However further CC for above additional BUA 3032.39 m ² (for residential use) shall be issued only after the Tri-partite Agreement, as per Circular dtd.16.03.2021 of Housing department, GOM is executed and the copy of the same is submitted by the society.	

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Society / Developer shall have to pay the entire stamp duty of prospective buyers for the 3032.39m² (for residential use) area for which 50% reduction in premium is availed by society as per UDD's G.R. dtd. 14.01.2021 and same is allotted vide this NOC. Further the society / Developer shall have to publish the list of prospective buyers on RERA website.

The proposed plan submitted by Society/ Developer/ Architect showing earmarked BUA of 3032.39 m² (for residential use) is attached herewith.

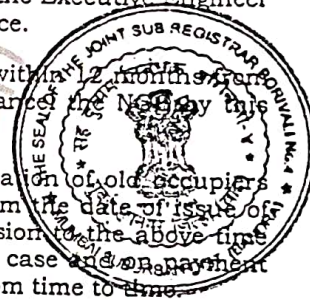
6. It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.
7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.
8. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.& A. D. Board will not be responsible in any manner.
9. The user of this construction under this NOC should be restricted to Residential Use purpose only. Separate permission for other user will have to be obtained.



10. The society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & connection.
11. The society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & connection.
12. The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.
13. One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.

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14. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
15. The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.
16. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.
17. The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Goregaon Divn. / M.B. under intimation to this office.
18. If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.
19. The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.
20. The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
21. All terms & conditions of lease deed and sale deed are binding on the society.
22. After issue of this NOC & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
23. The proposal of issue of NOC for obtaining Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.



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Page 4 of 8

- a) Copy of approved plan along-with copy of IOA & C.C. from EE,BP Cell, Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
- b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by EE,BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
- c) Photographs of the newly constructed building taken from various angles.
24. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.
25. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
26. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.
27. Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout.
28. All the dues should be cleared by Society before issue of Occupation Certificate.
29. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society. The set of plans approved by E.E./BP Cell / MHADA duly certified by the architect should be submitted to this office before commencement of work.



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Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (I.O.A)

No. MH/EE/BP Cell/GM/MHADA- 51/ 8 56 /2021

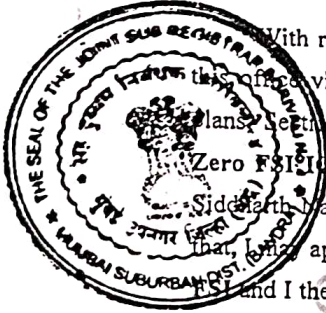
Dated: 15 JUL 2021

To,
M/s Khodiyaar Construction
CA Siddharth Nagar Shivam C.H.S.L.
Lessee to MHADA

Sub: Proposed redevelopment of Bldg. No. 17, C.T.S. No. 348 (pt), at Siddharth Nagar, Pahadi Goregaon, Goregaon (West), Mumbai.

Ref: 1) Concession approval from Hon'ble V.P./MHADA dtd 08.06.2021.
2) Application Letter for approval of Zero FSI IOA from Arch. Chandan Kelekar of M/s Space Moulders on dtd. 18.06.2021.

Dear Applicant,



With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted to this office for approval of the above mentioned plans, sections Specifications and Description and further particulars and details of Zero FSI IOA proposal for redevelopment of Bldg. No. 17, C.T.S. No. 348 (pt), at Siddharth Nagar, Pahadi Goregaon, Goregaon (West), Mumbai, I have to inform you that, I have approved the building or work proposed to be erected or executed for ZERO FSI and I therefore hereby formally intimate to you U/S 45 (1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1) That the commencement certificate U/s 44/69 (1) of MRTP shall be obtained.

गृहनिर्माण भवन, कलानगर, बान्द्रा (पूर्व), मुंबई - ४०० ०५१
दुरध्वनी - ११४० ४०००
फॅक्स - ०२२-२६५२०५८

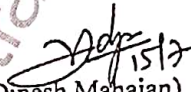
Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400051.
Phono : 66405000.
Fax No. 022-26592058 Website : www.mhada.maharashtra.gov.in

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2. That structural Engineer Shall be appointed and supervision memo of as per appendix IX of DC regulation – 5(3) (9) shall be submitted by him.
3. The structural design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be submitted before C.C.
4. That the Janata Insurance Policy shall be submitted.
5. That the records of quality of work, Verification report etc. shall be maintained on site till completion of entire work.
6. That the work shall be carried out between 6.00 am to 10.00 pm as per circular U/No. CHE/DP/7749/GEN dt. 07.06.2016
7. Information board shall be displayed showing details of proposed work, name of owner, developer, Architect / L.S., R.C.C. Consultants etc.
8. All requisite payments shall be paid.
9. That the Bank Guarantee and SWM NOC for the proposal u./ref. shall be submitted before applying for Zero FSI plinth CC.
10. That the NOC from Mahanagar Gas Limited shall be obtained before starting work.


 (Dinesh Mahajan)
 Executive Engineer B.P. Cell (W.C.)
 Greater Mumbai MHAADA



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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11, dt.23 May,2018.)

PLINTH COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-51/856/2021
DATE- 29 JUL 2021

To
✓ M/s. Khodiyaar Construction
CA to Siddharth Nagar Shivam C.H.S.L.
Lessee to MHADA.



Sub:- Proposed redevelopment of Bldg. No. 17, C.T.S. No. 348 (pt), at Siddharth Nagar, Pahadi Goregaon, Goregaon (West), Mumbai.
Ref :- 1. MHADA Zero FSI IOA approved u/no. MH/EE/(B.P.)/GM/MHADA-51/856/2021 dtd. 15.07.2021.
2. Application Letter for Zero FSI CC from Architect Chandan Kelekar dated. 22.07.2021.

Dear Applicant,

With reference to your application made by your Architect dated 22/07/2021 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 for Proposed redevelopment of Bldg. No. 17, C.T.S. No. 348 (pt), at Siddharth Nagar, Pahadi Goregaon, Goregaon (West), Mumbai.

The Plinth Commencement Certificate/Building Permit is hereby granted subject to compliance of conditions mentioned in Zero FSI IOA dated 15.07.2021 and following conditions:

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गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५१
दुरध्वनी : ६६४० ५०००
फॅक्स : ०२२-२६५१२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400051
Phone : 66405000
Fax No. 022-26592058 Website : www.mhahra.gov.in

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1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - 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.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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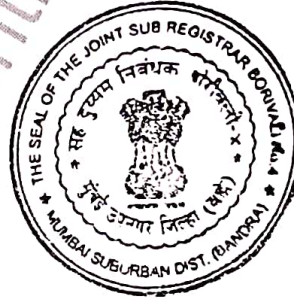
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Hon'ble VP & CEO/MHADA has appointed Shri. Dinesh Mahajan/ Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is issued up to Plinth level, as per Zero FSI IOA issued by MHADA u/no. MH/EE/(B.P.)/(G.M.)/MHADA-51/856/2021 dtd. 15.07.2021.


(Dinesh Mahajan)

Executive Engineer B.P. Cell(W.S.)
Greater Mumbai/ MHADA



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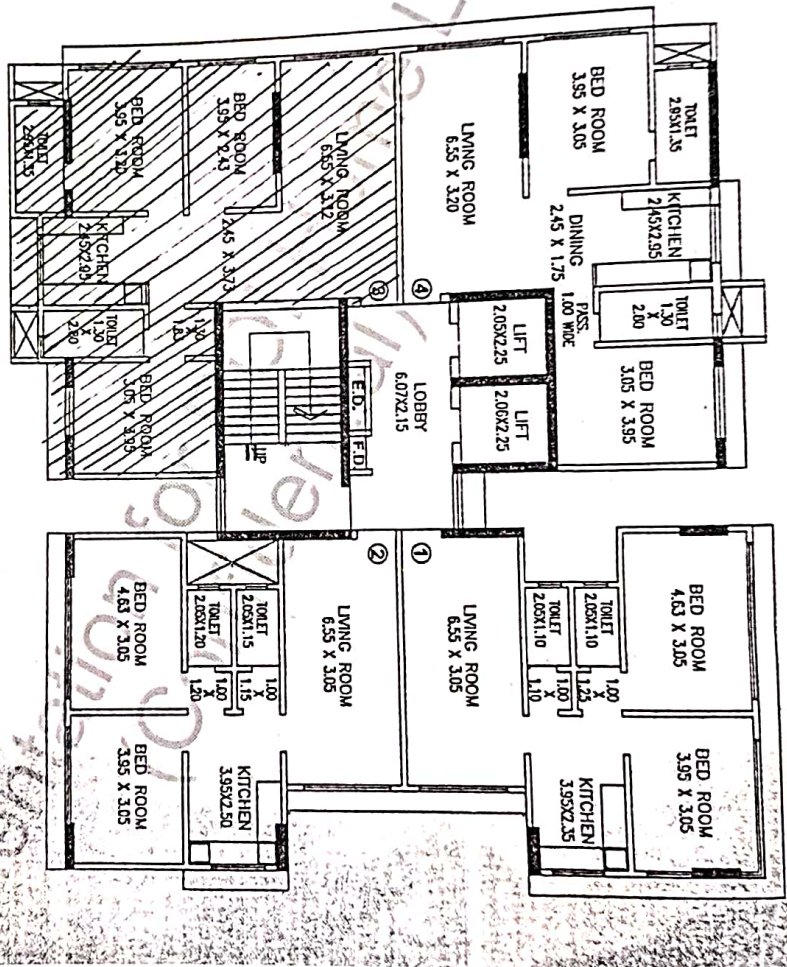
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TYPICAL FLOOR PLAN

DEVELOPERS:-
KHODIYAR CONSTRUCTION

PROPOSED BUILDING NO-17 "SHIVAM"
AT GOREGAON (WEST) MUMBAI.

FLAT NO. 1403
FLOOR 14th

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Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-51/856/2022/FCC/1/Amend

Date : 17 August, 2022

To

Khodiyar Construction

Plot No. 171/1, Swastik
Residency, Road No.2, Jawahar
Nagar, Goregaon (West),
Mumbai 400062.



Sub : Proposed redevelopment of existing Bldg. No. 17 on plot bearing C.T.S. No. 348 (pt.), MHADA Layout, Siddharth Nagar, of Village Pahadi Goregaon, Goregaon (West), Mumbai. For M/s. Khodiyar Construction C.A. to Siddharth Nagar Shivam C.H.S.L.

Dear Applicant,

With reference to your application dated 07 May, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of existing Bldg. No. 17 on plot bearing C.T.S. No. 348 (pt.), MHADA Layout, Siddharth Nagar, of Village Pahadi Goregaon, Goregaon (West), Mumbai. For M/s. Khodiyar Construction C.A. to Siddharth Nagar Shivam C.H.S.L.**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

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misrepresentation and the appellant and every person deriving title through or under him in such event shall be deemed to have carried out the development work in contravention of section 45 of the Maharashtra Regional Town Planning Act, 1966

- This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Dinesh D Mahajan, Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 28 July, 2023

Issue On : 29 July, 2021

Valid Upto : 28 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-51/856/2021/CC/1/Old

Remark :

This Commencement Certificate is issued up to Plinth level, as per zero FSI IOA Issued by MHADA u/no: MH/EE/(BP)/Cell/GM/MHADA-51/856/2021 dtd.: 15.07.2021.

Issue On : 20 June, 2022

Valid Upto : 28 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-51/856/2022/FCC/1/New

Remark :

This Further CC is granted for building consisting of still + 1st to 5th level podium + 1st to 2nd upper residential floors (ht. upto 24.85m AGL as per last approved plans dtd: 12.01.2022.

Issue On : 17 August, 2022

Valid Upto : 28 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/856/2022/FCC/1/Amend

Remark :

This Full CC is now granted for balance portion of building i.e. from top of 2nd floor to top of 17th upper residential floor (ht. upto 68.35m AGL + LMR/OHT i.e., ht. upto 73.00m AGL) as per approved plans dtd 12.01.2022.



✓
Name : Dinesh Deoram Mahajan
Designation : Executive Engineer
Organization : Personal
Date : 17-Aug-2022 13:

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

Copy submitted in favour of information please

- Chief Officer Mumbai Board.

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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 :
P51800045242

Project: SIDDHARTH NAGAR SHIVAM CHS LTD, Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 348 PART 1
at Borivali, Borivali, Mumbai Suburban, 400104.

1. Mr./Ms. Virendra Hiralal Doshi son/daughter of Mr./Ms. HIRALAL DOSHI Tehsil: Borivali, District: Mumbai
Suburban, Pin: 400104, situated in State of Maharashtra.

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 10/05/2022 and ending with 31/03/2025 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. Vasantrao Pramanand Prabhu
(Secretary, MahaRERA)
Date: 10-05-2022 12:18:05

Dated: 10/05/2022
Place: Mumbai

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

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