



07/02/2019

सूची क्र.2

दुग्धम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 2094/2019

नोंदणी :

Regn.63m

गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6793000
(4) भू-मापन,पोटहिस्सा व परकमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र-3/73... सदनिका क्र ए-2001,20 वा मजला,"साई प्रोविसो आस्तेरा" प्लॉट क्र 13+14,15 व 16,सेक्टर 4ए,कोपरखैरणे,नवी मुंबई, क्षेत्रफळ 53.542 चौ. मी. कारपेट + 2.127 चौ. मी. कपडई . + 3.624 चौ. मी. एफ. बी. + 4.076 चौ मी बाल्कनी + 3.692 चौ मी ओपन बाल्कनी एकूण क्षेत्र- 67. 061 चौरस मीटर((Plot Number : 13+14 ,15 व 16 ;))
(5) क्षेत्रफळ	1) 53.542 चौ.मीटर
(6) आकारणी किंवा नुढी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स साई प्रोविसो डेव्हलपर्स तर्फे भागीदार त्रिज गुप्ता तर्फे कु. मु. जयानंद महतो - वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 1201/1301, भूमिराज कॉस्तारिका, प्लॉट क्र 1 व 2, सेक्टर 18, पाम बीच रोड, सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAQFS4084A 2): नाव:-मेसर्स प्रोविसो विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार त्रिज गुप्ता तर्फे कु. मु. जयानंद महतो - वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 1201/1301, भूमिराज कॉस्तारिका, प्लॉट क्र 1 व 2, सेक्टर 18, पाम बीच रोड, सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFP0856D 3): नाव:-कोपरखैरणे साई प्रोविसो को. ऑप. ही. सो. सी. तर्फे शेखरमन कशिश गुप्ता व सेक्टर 4 मुहूर्तदर सिंग गिज तर्फे कु. मु. जयानंद महतो - वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 1201/1301, भूमिराज कॉस्तारिका, प्लॉट क्र 1 व 2, सेक्टर 18, पाम बीच रोड, सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत सिताराम प्रभू -- वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्रमांक -ए 701,सिद्धरामेश्वर सी एच एस प्लॉट नं 111,सेक्टर-1,सानपाडा,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AOTPP0357C 2): नाव:-प्राची प्रशांत प्रभू -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्रमांक -ए 701,सिद्धरामेश्वर सी एच एस प्लॉट नं 111,सेक्टर-1,सानपाडा,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-APSPP3032J
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2019
(10)दस्त नोंदणी केल्याचा दिनांक	07/02/2019
(11)अनुक्रमांक,बंड व पृष्ठ	2094/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुग्धम निबंधक क्र २
ठाणे क्र. ३



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

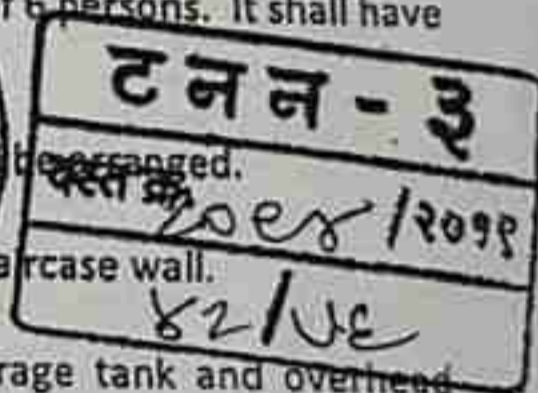
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

DATE: 02/02/2018

NO. NMBMC/TPO/BP/2017/CNMMMC12824/521/2018

- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs. 1,49,449/- S.D. Rs. 81,531/- for Mosquito Prevention's Rs. 81,531/- for debris & S.D. Rs. 20,500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply :-
 - i) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - m) Exit from lift lobby shall be through a self closing smoke stop door.
 - n) There shall be no other machinery in the lift machinery room.
 - o) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area
 - p) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - q) Electrical cables etc. shall in separate ducts.
 - r) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - s) Hazardous material shall not be stored.
 - t) Refuse chutes or storage places shall not be permitted in the staircase wall.
 - u) Fire fighting application shall be distributed over the building.
 - v) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. And 10,000 ltrs. Respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs./min. respectively.
For building with height above 24 mtrs. The figures shall be 75000 ltrs. And 20,000 ltrs. And the pump capacity of 1350 ltrs./min and 450 ltrs./min. respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures area to be demolished with utmost care.
- 15) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.





नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र. १,
किल्ले गांधीनगर जवळ, पामबीच जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलपुर, नवी मुंबई - ४००६१४,
दूरध्वनी : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५
फॅक्स : ०२२-२७५७३७८५ / २७५७७०३०

Head Office : Plot No. 1,
Near Kille Gaothan, Palmbeach, Junction
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 27573785 / 27577070

जा.क्र./नरवि/भो.प्र.क्र.20191BONMMC55385/ ^{228/} २०१९
दि. ०४/०८/२०१९

भोगवटा प्रमाणपत्र

- वाचले :- १) नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्रारंभ प्रमाणपत्र क्र. जा. क्र. नमुंमपा/ नरवि/
बां.प./२०१७१CNMMC१२५२४/५२९/२०१८, दि. ०२/०२/२०१८.
२) नवी मुंबई महानगरपालिकेचे दि. ०४/१२/२०१८ रोजीचे अधिमुख्य शुल्क आकारणीबाबतचे
परिपत्रक.
३) वास्तुविशारद मे. राजेश आर.सी. यांनी दि. २६/११/२०१८, २९/०१/२०१९, ११/०३/२०१९ व
दि. २९/०५/२०१९ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे : भूखंड क्र.१३.१४.१५ व १६, सेक्टर ४ए, कोपरखैरणे, नवी मुंबई या जागेचे मालक
मे.कोपरखैरणे साई प्राव्हीसो को.ऑ.हीं. सोसायटी लि., यांनी जागेवरील बांधकाम दि. २३/११/२०१८ रोजी पूर्ण केलेले
आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद मे. राजेश आर.सी., यांनी सादर केलेला आहे. नवी मुंबई
महानगरपालिकेकडील सुधारीत बांधकाम प्रारंभ प्रमाणपत्र दि.०२/०२/२०१८ मध्ये नमुद केलेल्या अटी व शर्ती तसेच
महानगरपालिकेचे दि. ०४/१२/२०१८ च्या अधिमुख्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क दसुली
बाबतची कार्यवाही केलेली आहे.

- | | |
|---|-------------------|
| १) मुखंडाचे क्षेत्रफल | : ४७०६.५४४ चौ.मी. |
| २) अनुज्ञेय चटई क्षेत्र निर्देशांक (FSI) | : १.५ |
| ३) एकुण अनुज्ञेय बांधकाम क्षेत्र | : ६९९४.८१६ चौ.मी. |
| ४) निवासी वापराखालील बांधकाम क्षेत्र
(निवासी वापराखालील एकुण सदनिका- ८४) | : ५००२.७१८ चौ.मी. |
| ५) वाणिज्य वापराखालील बांधकाम क्षेत्र
(वाणिज्य वापराखालील एकुण शॉप=०८,
ऑफीस=१२) | : १९०७.७३९ चौ.मी. |
| एकुण बांधकाम क्षेत्र (४+५) | : ६९९०.४४५ चौ.मी. |
| ६) बाल्कनी खालील बांधकाम क्षेत्र | : १२१०.२७० चौ.मी. |

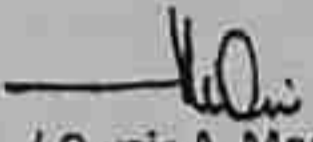
यानुसार वापर करणेस परवानगी देण्यात येत आहे.

(ओवैस ए. मोमीन)
सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

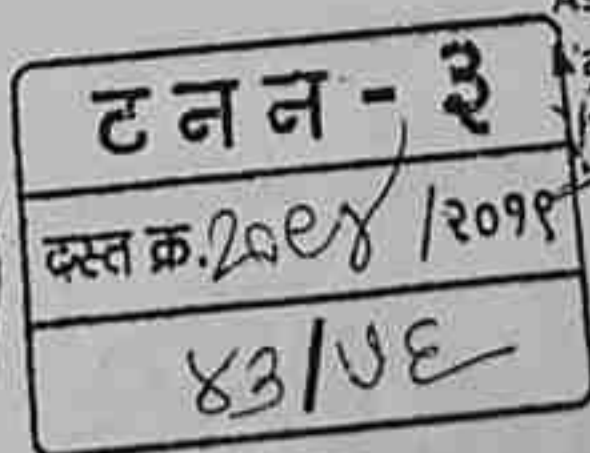


“जन्म असो वा मरण आवश्यक नोंदणीकरण”

- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 22) This Commencement Certificate is valid up plinth level only. The further order will be given after the plinth is inspected.
- 23) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Anti-larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 24) The construction work shall be completed before dated 06/04/2021 as per condition modified agreement to lease dated 07/04/2017 and must be applied for C.C with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/46R-2/2018 dated 02/01/2018 by Deputy Chief Fire Officer NMMC, Navi Mumbai
- 27) Temporary Labor sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to C.C
- 28) F.S.I. Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 29) This approval supersedes the previous approval approved by NMMC. You are requested to return all the previous approved drawings for record & cancellation.
- 30) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 31) As directed by the Urban Development, Department Government of Maharashtra, under section 154 of MR&TP Act, 1966 and vide provision No. TPB 432001/2133/CR-230/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
 - d) All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.) Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - e) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - f) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. 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 as required under these byelaws.


(Owais A. Momin)

Assistant Director of Town planning
Navi Mumbai Municipal Corporation



RECEIPT

RECEIVED with thanks from the Allottee Shri/ Smt MR.PRASHANT SITARAM PRABHU & MRS. PRACHEE PRASHANT PRABHU adult, and Indian Inhabitant, residing at A 701, SIDDHARAMESHWAR CHS, PLOT NO 3, SECTOR 1, SANPADA NAVI MUMBAI a sum of Rs. 1,00,000/- (Rupees One Lacs Only) Cheque No. 000111 HDFC BANK as booking advance on execution hereof as per terms & conditions of this Agreement for Sale of Flat No A-2001 on 20TH Floor in the Project Known as "SAI PROVISO AASHLESHA" constructed on leasehold Plot No. 13 + 14, 15 & 16, admeasuring 4076.544 Sq. mtrs., situated at Sector - 4 - A, Koparkhairane, Navi Mumbai pertaining to Revenue Village Koparkhairane, Taluka and District Thane earmarked for residential cum Commercial purpose .

The receipt is subject to realization of Cheques.

Place: Koparkhairane



FOR, M/s SAI PROVISO DEVELOPERS

MR. BRIJ GUPTA

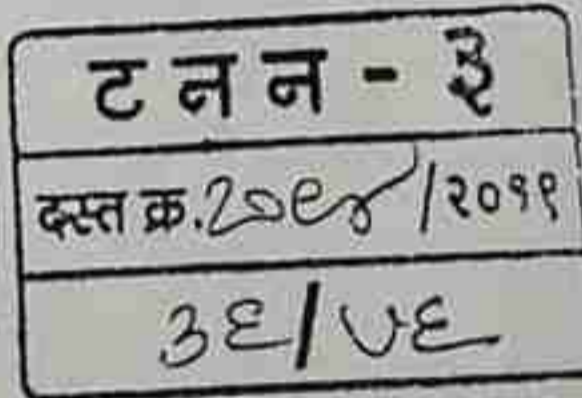
PARTNER



FOR, PROVISO BUILDERS AND DEVELOPER

MR. BRIJ GUPTA

PARTNER



NAVI MUMBAI MUNICIPAL CORPORATION
AMMENDED COMMENCEMENT CERTIFICATE

NO. NMMC/TPO/BP/20171CNMMC12524/521/2018

DATE: 02/02/2018

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Koperkharne Sai Proviso Co. Op. Hsg. Soc. Ltd., On Plot No. 13, 14, 15 & 16, Sector 4A, Koperkharne, Navi Mumbai. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.

Summary of Proposal :-

Plot Area	: 4076.544 Sq.m.	
F.S.I.	: 1.50	
Total Built Up Area	: Residential	5002.718 m ²
	: Commercial	1107.731 m ²
	: Total Built Up Area	6110.445 m ²
No. of Shops	: 08 Nos	
No. of Offices	: 12 Nos	
No. of Residential Unit	: 84 Nos	
Proposed Building	: Gr Floor	Commercial+St 1:
	: 1 st Floor	Podium Parking + Commercial
	: 2 nd Floor	Podium+ Soc.Off.+Fitness Center+ Changing Room + Commercial (Offices)
	: 3 rd to 23 rd floor	Residential

- 1) The Certificate is liable to be revoked by the Corporation if:
 - d) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - e) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - f) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.



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दस्त क्र. 2008/2018
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BRANCH

THIRD SCHEDULE
Common Amenities in Project

Sr.No	Items
1	Club House
2	Open Podium Garden

FOURTH SCHEDULE
Said Unit

Flat / Shop No. A 2001 admeasuring carpet area of of 53.542 Sq. Mtrs., on 20th floor
Constructed on leasehold Plot No. 13 + 14, 15 & 16, admeasuring 4076.544 Sq. mtrs.,
situated at Sector - 4 - A, Koparkhairane - Navi Mumbai pertaining to Revenue Village
Koparkhairane, Taluka and District Thane earmarked for Residential cum Commercial
purpose.

IN WITNESS WHEREOF THE PARTIES HERETO
AGREEMENT ON THE DAY, MONTH AND YEAR



टनन - ३
दस्ता क्र. २०२४/२०१२
३४/०६

SIGNED, SEALED & DELIVERED :

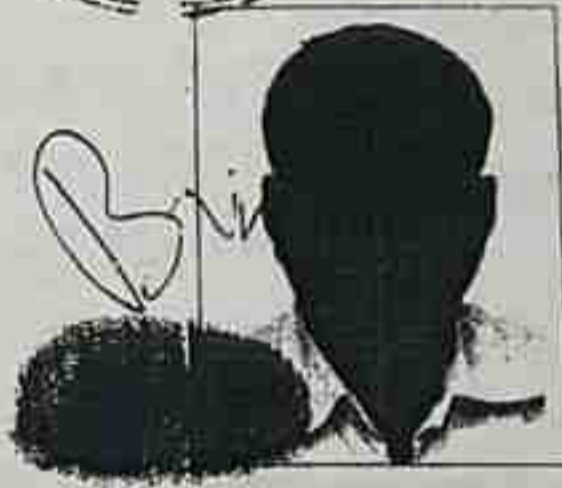
BY THE WITHIN NAMED PROMOTER - 1

MR. BRIJ GUPTA

M/s SAI PROVISO DEVELOPERS

PAN: AAQFS4084A

THROUGH ITS PARTNER



SIGNED, SEALED & DELIVERED :

BY THE WITHIN NAMED PROMOTER - 2

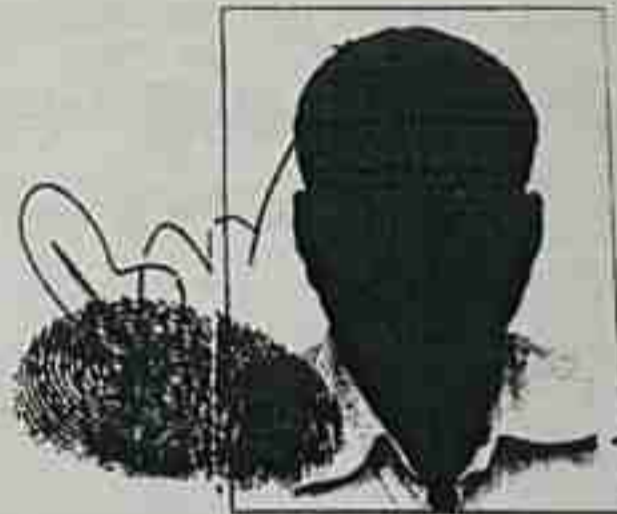
MR. BRIJ GUPTA

PROVISO BUILDERS AND DEVELOPER

PAN: AAKFP0586D

THROUGH ITS PARTNER

PROVISO DEVELOPERS



Koparkhairane Sai Proviso Co-Op. Hsg. Soc. Ltd

(Chairman)

(Secretary)

PARTNER

DEVELOPERS AND DEVELOPERS

Partner