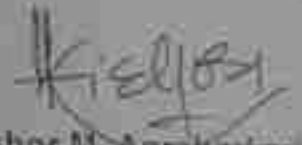


DATE: 24/11/2015

- 22) This Commencement Certificate is valid up to 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 Ant larval & Mosquito Prevention Activities during and after construction and Town Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of overhead tanks, debris removal and the sanitary conditions of drainage etc.
- 24) The construction work shall be completed before one year and must be applied for O.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 are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 27) Temporary Labour 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 O.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) 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.
- 30) 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-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.
- a) 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.
- b) 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.
- c) 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.
- 31) The Owner / Society has paid the labour cess as per circular issued by the Government in Industries, Energy & labour Department Vide No. BCA 2007/CR.788/Labour 7-A dated 25th October 2009 & accordingly a Labour Welfare cess Unique Code No.20110200403 A-30016 01 is given.



(Kishor M. Agraharkar)
Town Planner

Navi Mumbai Municipal Corporation.

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DATE: 24/11/2015

NO: NMMC/TPD/BP/Case No. 20016/ 6011 /2015

- 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 conform 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 -
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the building.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - e) 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.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) 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 are 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.
- 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.

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO: NMMC/TPD/BP/Case No.20016/ 6011 /2015

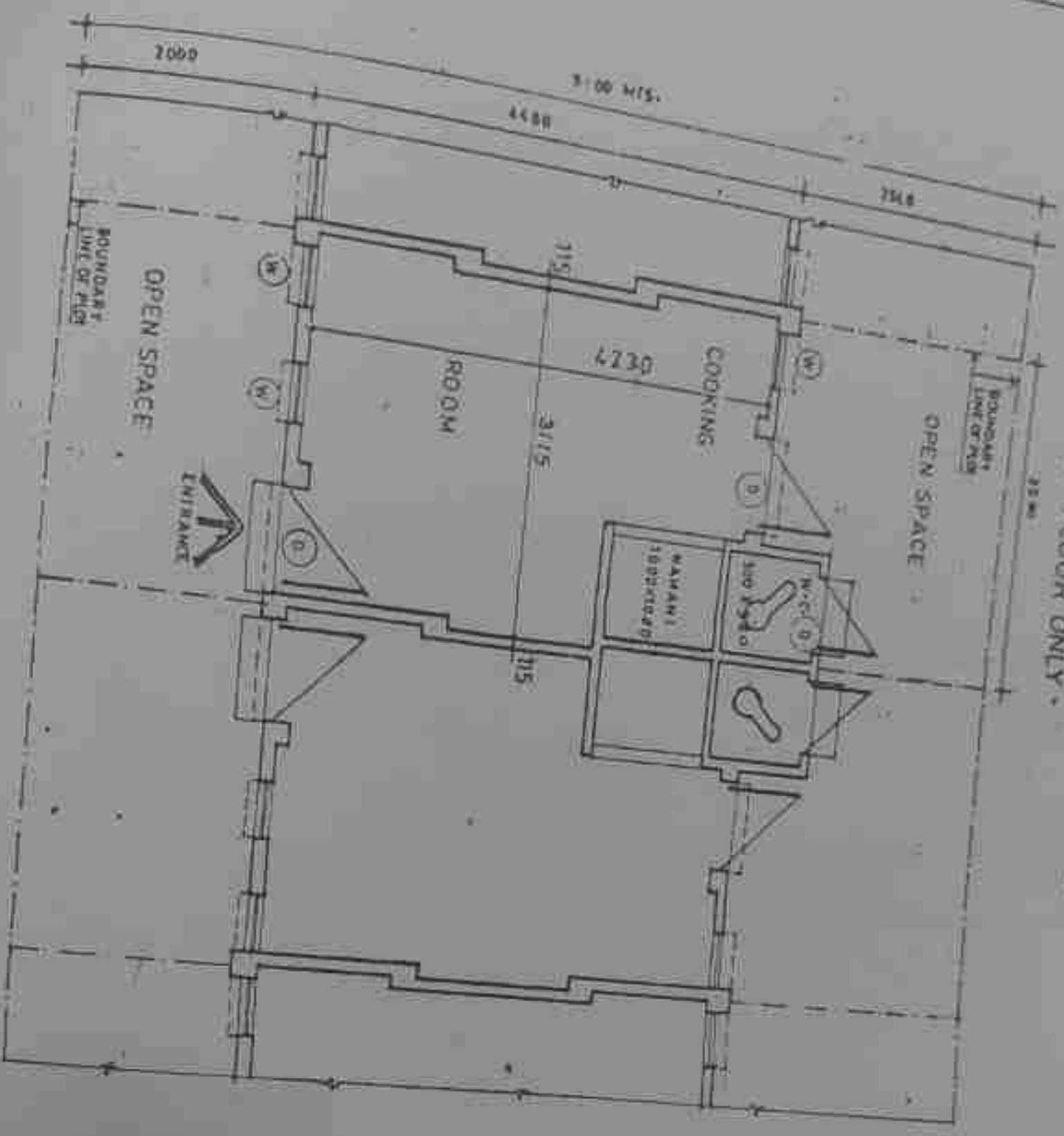
DATE: 24/11 /2015

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, Shri Rajesh Pandurang Junghare, Plot No. A-118/7, Sector -21, Turbhe, Navi Mumbai. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.

Total BUA = 27.89 m² Additional Built Up Area 12.26 m² F.S.I = 1.00 (Residential)

- 1) **The Certificate is liable to be revoked by the Corporation if:**
 - a) 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
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) 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 be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 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.402/- S.D. Rs.582/- for Mosquito Prevention's, Rs.582/- for debris & S.D. Rs.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.

**A' TYPE HOUSES AT TURBHE.
GROUND FLOOR ONLY.**



**CIDCO
TURBHE HOUSING ESTATE, NEW BOMBAY.**

**ANNEXTURE : A TO THE AGREEMENT FOR SALE OF HOUSE
B TO THE DEED OF HOUSE**

I, **Shri V. D. GUPTA, Architect** do hereby certify that this is an accurate copy of the typical floor plan of 'A' type buildings as shown above and approved by the local authority namely City and Industrial Development Corporation of Maharashtra Limited within whose jurisdiction the buildings are located and that the said plans fully and accurately depict the use diagrams, apartment numbers and distinctions of the apartments so built.

I, solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at Bombay)
this day of 1980.)

V. D. Gupta
(V. D. GUPTA)
ARCHITECT,
CIDCO Ltd., New Bombay.

Before me :

ACCOMMODATION	CARPET AREA IN SQ. METR.	BUILT UP AREA IN SQ. METR.
LIVING	8.54	
COOKING	2.88	
NAHAN	0.95	
W.C.	0.79	
TOTAL AREA	13.16 sq.mts	15.00 sq.mts

7 DIGEST

1 DIGEST

(d) AND FURTHER that the Donors and all persons having or lawfully claiming any estate or interest whatsoever to the said Flat from under or in trust for the Donors or their heirs, executors, administrators and assigns or any of them shall and will from time to time and at all execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said Flat and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

Apartment bearing No. A-118/7, admeasuring about 15.00 Sq. Mtrs. Built up area on the Ground floor of the building
 Apartment Owners Association, standing on Plot No. 7, Sector-21, Turbhe, Vashi, Navi Mumbai, Tal. & Dist. Thane.



राजेश त्रिपुरा जूनवेर

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all the estate, right, title, interest use, inheritance, possession, benefit, claims and demand whatsoever of the Donors To Have And To Hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

And he the Donor doth hereby covenants with the Donee:-

- (a) That the Donors now have in themselves, good right, full power and absolute authority to grant the said Apartment bearing No. A-118/7, on the Ground floor of the building Apartment Owners Association, standing on Plot No.-, Sector-21, Turbhe, Vashi, Navi Mumbai, Tal. & Dist. Thane, hereby granted as gift in the manner aforesaid.
- (b) The Donee may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said Flat and receive the rents, issues, and profits and rents thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Donors or their heirs, executors, administrators and assigns or any person or persons lawfully claiming by, from, under or in trust for the Donors.
- (c) That the said Flat is free and clear and is granted freely and clearly and absolutely and is never to be subject to any charges or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and free and against all former and other estate, titles, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donors or by any other person or persons lawfully claiming or to claim by, from, under or in trust for the Donors.



> पांडुरंग केशीबाळुकर >> रामेश पांडुरंग कुनवे

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WHEREAS

1) The Donors are in lawful possession and are the lawful owners of the Apartment No. A-118/7, admeasuring about 15.00 Sq. Mtrs. Built up area on the Ground floor of the building A Type Apartment Owners Association, standing on Plot No. , Sector-21, Turbhe, Vashi, Navi Mumbai - 400 703, Tal. & Dist. Thane.

2) The DONEE is related to the DONOR as son, AND WHEREAS the DONOR desires to grant the said Flat to the DONEE as gift consideration of natural love and affection as hereinafter mentioned.

3) The Donors desires to grant the said Flat to the Donee as gift in consideration of natural love and affection as hereinafter mentioned and the Donors have agreed to release and relinquish all their rights, title and interest in respect of the said Flat to the Donee.

4) AND WHEREAS the donee has agreed to accept the gift as is evidenced by executing these presents AND WHEREAS as the market value of the flat is estimated at Rs. 7,23,000/- (Rupees Seven Lac Twenty Three Thousand Only).

5) AND WHEREAS the Donors applied to the CIDCO and obtained requisite permission from the CIDCO on payment of transfer charges for transfer and sale of the said Flat to the Donee under the letter Ref. No. CIDCO/EYS/AFO/NO/2014/660, dated-10/04/2014, issued by the Asst. Estate Officer, Vashi, Navi Mumbai, Cidco Ltd.



NOW THIS DEED WITNESSETH that the Donors, without any monetary consideration and in consideration of natural love and affection which the Donors bears to the Donee doth hereby grant and transfer by way of gift the said Flat, and more particularly described in the Schedule hereunder written together with all rights, title and interest thereon and all the liberties, privileges easements and advantages appurtenant thereto and

प्रांशुभा कांटीबा सुनकर

शंभूरा प्रांशुभा सुनकर

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DEED OF GIFT OF IMMOVEABLE PROPERTY

THIS DEED OF GIFT is made at Turbhe, Vashi, Navi Mumbai, on this 15th day of April, 2014 between **MR. PANDURANG KONDIBA JUNGHARE**, age- 62 years (PAN No. AHPJ0988R), Indian Inhabitants, residing at Apartment No. A-118/7, Sector- 21, Turbhe, Vashi, Navi Mumbai- 400 703, hereinafter referred to as "the Donor" of the One Part and **MR. RAJESH PANDURANG JUNGHARE**, age- 43 years, (PAN No. AHSPJ1062E), Indian Inhabitant, residing at Apartment No. A-118/7, Sector- 21, Turbhe, Vashi, Navi Mumbai- 400 703, hereinafter referred to as "the Donee" of the Other Part.



पंडुरंग कोंडीका २३-१५-१४

शेजरा पांडुरंग कुनठे



15/04/2014

सूची क्र.2

दुय्यम नियमक : मा. दु. नि. छा. ३

दस्ता क्रमांक : 2807/2014

नोंदणी :

Regn.83m

गावाचे नाव : 1) वाशी

(1) विलेखाचा प्रकार	बंधीसंपन्न
(2) मीटरदरम्यान	0
(3) बाजारभावाभाडेपट्ट्याच्या बसवितपट्ट्याकार आकारणी देतो की पट्टेदार ते समुद्र करावे	723000
(4) भू-सांपन, पीटहिस्ता व धारकामांक(असल्यास)	1) पत्रिकेचे नावानवी मुंबई मनपाइतर वर्गाने . इतर माहिती : इतर माहिती. अपार्टमेंट न.ए.112/8, मळ मजला, ए टाएप अपार्टमेंट ऑनर्स असोसिएशन, सेक्टर २१, तुर्मे, वाशी, नवी मुंबई 400703. (Plot Number : - : SECTOR NUMBER : 21 :)
(5) क्षेत्रफळ	1) 15.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: साहुरंग सौदीबा जुनाघरे वय: 62, पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव, ए 112, रूम नं. 6, सेक्टर २१, तुर्मे, वाशी, नवी मुंबई, ब्लॉक नं. , रोड नं. , पिन कोड: 400703 पॅन नं.: AXEPJ0988R
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: राजेश साहुरंग जुनाघरे वय: 43, पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव, ए 112, रूम नं. 6, सेक्टर २१, तुर्मे, वाशी, नवी मुंबई, ब्लॉक नं. , रोड नं. , पिन कोड: 400703 पॅन नं.: AHSPJ1062E
(9) दस्तऐवज करून दिल्याचा दिनांक	15/04/2014
(10) दस्त नोंदणी केल्याचा दिनांक	15/04/2014
(11) अनुक्रमांक, सांड व पृष्ठ	2807/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	21700