

नेवा हाईट्स सह. गृहनिर्माण संस्था मर्यादित

नों. क्र. एन.सी.ओ.एम. / सिडको / एच.एम.जी. (डी.सी.) / ७५६१ / जेटीआर / मज २०१८-१९

पत्ता : भूखंड क्र. ९८, सेक्टर - ८ए, पेरोली, नवी मुंबई - ४०० ७०८.

संदर्भ क्र. Newa/2024-25/02

दिनांक : 05 NOV 2024

The Assistant General Manager,
State Bank of India,
Retail Assets Centralized Processing Cell
Mumbai

We, NEWA HEIGHTS CHS, LTD.

Hereby certify that:

NEWA HEIGHTS CHS. LTD.

- 1) Flat/House No 404 in (name of the Building, if any) situated at/ to be constructed at, PLOT NO. 93, SECTOR-8A, (ward) bearing Survey No. has been allotted to OPP. AIROLI SPORTS ASSOCIATION, AIROLI, NAVI MUMBAI-400 708.
- 2) That the total cost of the house/flat is Rs. 88,00,000/- (Rupees Eighty Eight lakh only only)
- 3) That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts **except the charge of State Bank of India.**
- 4) We confirm that we have no objection whatsoever to additionally mortgaging the flat/house to State Bank of India as security for the additional amount advance by the Bank.
- 5) We have not borrowed from any financial institution for purchase of land or construction of building, have not created, and will not create any encumbrances on the flat/house allotted to him/her/them during the currency of the loan sanctioned/ to be sanctioned by the Bank to him/her/them.
- 6) We are agreeable to accept State Bank of India as a nominee for the flat/house allotted to Mrs. Priyanka (M) and once the nominations favoring the bank has been registered and advice sent to the Bank having done so, we note not to change the same without the written consent of the Bank.
- 7) We further state and undertake to record the charge of the bank on the said flat in our register



नेवा हाईट्स सह. गृहनिर्माण संस्था मर्यादित

[Signature]
अध्यक्ष

[Signature]
राचिव

[Signature]
सजिनदार



Friday, March 11, 2011

12:10:08 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1022

गावाचे नाव ऐरोली

दिनांक 11/03/2011

दस्तऐवजाचा अनुक्रमांक

टनन9 - 01017 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: निलेश मुरलीधर पाटील

नोंदणी फी

:-

16800.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (43)

:-

860.00

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17660.00

आपणास हा दस्त अंदाजे 12:24PM ह्या वेळेस मिळेल

दुय्यम निबधक

सह दु.नि.का-ठाणे 9

बाजार मुल्य: 1675500 रु. मोबदला: 1580000रु.

भरलेले मुद्रांक शुल्क: 66400 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक;

डीडी/धनाकर्ष क्रमांक: 673305; रक्कम: 16800 रु.; दिनांक: 17/02/2011

मुद्रांक शुल्क मिळालेला

लिपीक, सह दुय्यम निबधक ठाणे १ ऐरोली

Verified With Original
तर्फे/कृते भारतीय स्टेट बँक/बँक
For STATE BANK OF INDIA

Rabale T.T.C. (03375)

सूची क्र. दोन INDEX NO. II



दस्तक्रमांक व वर्ष: 1017/2011

Friday, March 11, 2011

12:12:58 PM

दुय्यम निबंधक: सह दु.नि.का-ठाणे 9

नोंदणी 63 म.

Regn. 63 m e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ऐरोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रू. 1,580,000.00 ✓
बा.भा. रू. 1,675,500.00 ✓
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: (झोन - 1/65)सदनिका क्र.404, चौथा मजला,प्लॉट नं.98,नेवा हाईटस,सेक्टर 8ए,
ऐरोली,नवी मुंबई.क्षेत्र 32.463 चौ.मी.कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. इशादित इंटरप्रायजेस तर्फे भागीदार नितीन जोयसर - -; घर/फ्लॉट नं: -;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: से 12, कोपरखैरणे; शहर/गाव: -;
तालुका: -; पिन: -; पॅन नम्बर: ADTPJ5634R.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) निलेश मुरलीधर पाटील - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पेठ/वसाहत: -; शहर/गाव: गोठीवली, पो.घनसोली, ; तालुका: -;पिन: -; पॅन नम्बर: ALKPP6323L.
(2) प्रियंका निलेश पाटील - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: -;पिन: -; पॅन नम्बर: BGMPP0115J.
- (7) दिनांक करून दिल्याचा 11/03/2011
- (8) नोंदणीचा 11/03/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 1017 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 66375.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 16800.00
- (12) शेरा

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

मूल्यांकन पत्रक बां

मूल्यांकन पत्रक बां

Friday March 11 2011
11:54:18AM

मूल्यांकन 2011
जिल्हा ठाणे
प्रमुख मालकी स्थळ 153-गावाचे नाव : एँरोली (नवी मुंबई महानगरपालिका)
संख्या 1/65 - एँरोली नोड सेक्टर नंबर 8 अ
Navi Mumbai/Thane
सर्व इतर -

याषिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदन	काये	दुकान	औद्योगिक
19400 00	43000 00	54000.00	64500.00	54000.00
मिळकतीचे क्ष	38.95	बांधकामाचे व	1-आर सी सी	
मिळकतीचा वा	निवासी सदनिका	उद्ववाहन सुव	आहे	
मिळकतीचा प्र	बांधीव	बांधकामाचा दर	Ground to 4th Floor	
मिळकतीचे वय	0 TO 2 वर्षे	मजला		

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वाषिक मूल्यदर * घसा-यानुसार) * मजला निहाय घट/वाढ
= (43000.00 * 100 / 100) * (100.00 / 100)
= 43000.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
= 43000.00 * 38.95
= 1674850.00

ए कात्रेत अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य - इमारती भोवतीच्या
= A + B + C + D + E + F + G + H
= 1,674,850.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
= 1,674,850.00 /-





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by
Stock Holding Corporation of India Ltd.
Location: Vashi
Signature: [Signature]
Details can be viewed at: www.e-stamp.com

Certificate No. : IN-MH01959212445005J
 Certificate Issued Date : 21-Feb-2011 02:04 PM
 Account Reference : SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM
 Unique Doc. Reference : SUBIN-MHMHSHCIL0102086569277341J
 Purchased by : NILESH MURLIDHAR PATIL
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : FLAT NO-404,4TH FLR,NEWA HEIGHTS,PLOT NO-98,SEC-8
 A,AIROLI,NAVI MUMBAI
 Consideration Price (Rs.) : 15,80,000
 (FifteenLakh Eighty Thousand only)
 First Party : ISHAADIT ENTERPRISES
 Second Party : NILESH MURLIDHAR PATIL
 Stamp Duty Paid By : NILESH MURLIDHAR PATIL
 Stamp Duty Amount(Rs.) : 66,400
 (Sixty Six Thousand Four Hundred only)



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[Signature]

व्यक्तिगत रूप से प्रयुक्त होने पर ही वैध
 कृपया ध्यान दें: यह सिर्फ एक बार ही प्रयुक्त हो सकता है।
 VALID FOR SIX MONTHS ONLY
 Branch: RABALE TRANS-THANA-CREEK I A
 Key: SUBHIQ
 Sr. No: 02200-276063

भारतीय स्टेट बैंक
 State Bank of India
DEMAND DRAFT

म. नं. ५००००००० अधिक के विफल हो जायेगी।
 NOT VALID UNLESS SIGNED BY TWO OFFICERS
 Key: SUBHIQ
 Sr. No: 026064

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11 मे जानेपर ON DEMAND PAY JOINT SUB REGISTRAR THANE *****

JOINT SUB REGISTRAR THANE

या उनके आदेश पर OR ORDER

शुद्ध	ONE	SIX	EIGHT	TWO	ZERO
RUPEES	TENS	TENS	HUNDREDS	TENS	UNITS

PAISE ZERO ONLY

Rs. 16800/- Pp 00

AMOUNT BELOW 10001(1/5)

मूल्य प्राप्त / VALUE RECEIVED

K. K. Singh
 S-16791
 शाखा प्रबंधक / BRANCH MANAGER
 (हस्ताक्षर नमूना क्र० / S.S. NO.)

भारतीय स्टेट बैंक
 STATE BANK OF INDIA
 अद्यक्षा शाखा / DRAWEE BRANCH: COLLECTORATE BRANCH THANE
 कोड क्र. / CODE No: 04319
 IOI 000172673305 Key: SUBHIQ Sr. No: 826684

प्राधिकृत हस्ताक्षरकर्ता / AUTHORISED SIGNATORY
 (हस्ताक्षर नमूना क्र० / S.S. NO.)

11 673305 000002000: 000 672 66

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AGREEMENT FOR SALE

AGREEMENT FOR SALE made and entered in to at VASHI, NAVI MUMBAI on this 11 day of MARCH 2011 BETWEEN M/S. ISHAADIT ENTERPRISES, the Partnership Firm having its registered office at Shop No. 27, Laxmi Narayan Complex, Sector - 12, Koperkhairane, Navi Mumbai - 400 709, hereinafter called the "BUILDERS" [which expression shall unless repugnant to the context or meaning there of be deemed to mean and include the partners for the time being and the last surviving partners, their heirs, executors, administrators and assigns] of the FIRST PART:

[Handwritten signatures]



AND

MR./MRS. Nilesh Muralidhar Patil /
Priyanka Nilesh Patil

Age 30/27 year, Indian inhabitant having his/her/their/its address at
Shramsafalya Near Narayan Furniture
Works. At Gothivali, Post Ghansoli, 400701

hereinafter called and referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and includes his/her/its/their respective heirs, executors, administrators, successors and assigns) of the SECOND PART.

WHEREAS:

- A] The City & Industrial Development Corporation of Maharashtra Ltd., (hereinafter referred to as "CIDCO") is the New Town Development Authority declared for the area designated as a site for new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "The said Act"))
- B] The State Government in pursuant to Section 113 (A) of the said Act, acquiring lands described therein and vesting such lands in the CIDCO for development and disposal.
- C] Mr. Eknath Pundalik Mhatre and three others have requested the CIDCO to grant lease of a piece or parcel of land in lieu of the land acquired and vested in CIDCO by the State Government and described hereinafter.
- D] The CIDCO has agreed to grant a lease of all that piece or parcel of land measuring 979.89 sq.mts. bearing Plot No.98, Sector 8A, Airoli, Navi Mumbai and described in the Schedule hereunder written and annexed here to as schedule -I.

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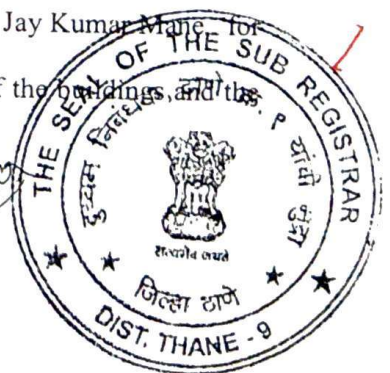
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संघा पर्यादित

- E] The said Mr. Eknath Pundalik Mhatre and three others have paid on 11-05-2009 to the sum of Rs.32,830/- (Rupees Thirty Two Thousand Eight Hundred Thirty only) being the full premium required to be paid by to the CIDCO.
- F] CIDCO by an Agreement to Lease dated 4th June 2009 duly registered under Serial No.TNN-9/917 of 2009 entered with Mr. Eknath Pundalik Mhatre and three others have agreed to demise and grant lease of the said property on the terms and conditions mentioned therein.
- G] CIDCO has handed over the vacant possession of the said property to Eknath Pundalik Mhatre and three others on 4th June 2009.
- H] By Tripartite Agreement dated 15th July 2009 duly registered under serial No.TNN-6/2440 of 2009 CIDCO with the consent of Eknath Pundalik Mhatre and three others have agreed to grant lease in respect of the said property in favor of the Developers on the same terms and conditions as contained in the Agreement to lease dated 4th June 2009 entered between CIDCO and Eknath Pundalik Mhatre and three others.
- I] Pursuant to the said Tripartite Agreement dated 15th July 2009 the Builders were put in possession of the said property.
- J] The Builders have submitted the plan for the development to the Navi Mumbai Municipal Corporation (NMMC) and NMMC has approved the plan and granted the Commencement Certificate bearing No.4635 dated 16th December 2009 to develop the said property as per the Plan and specifications approved therein and subject to the conditions mentioned therein.
- K] The Builders have entered into a standard agreement with Architects M/s. Dimensions Architects Pvt. Ltd., registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.
- L] The Builders have appointed a structural Engineer M/s. Jay Kumar Mane, for the preparation of the structural designs and drawing of the buildings, and the

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Builders have accepted the professional supervision of the Architect and the structural Engineer till the completion of the buildings.

- M] The Builders have the sole and exclusive right to sell premises constructed thereon and to enter into agreement with the Purchasers of the flats and to receive the sale price in respect thereof and also to allot parking spaces. The Purchaser of flat/parking spaces for the sake of brevity is referred to as "Said Flat".
- N] The Purchaser has demanded from the Builders and the Builders have given inspection to the Purchaser of all the documents of the title relating to the said property, plan, design and specifications prepared by the Builders' Architect and of such other documents as are specified under the Maharashtra Ownership Flats Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 (hereinafter referred to as the "Said Act") and the rules made there under and whereas the purchaser has satisfied himself/herself/themselves prior to the execution of this agreement ,about the title of the builders of the said land and he/she/they have no objection for the same.
- O] The copy of the Certificate of Title issued by Mr. G.S. Bhatt Advocate for the Builders to the said property on which the building is to be constructed and Commencement Certificate issued by NMMC has been annexed hereto and marked Annexure "A & B" respectively.
- P] The Builders have got approved from the NMMC the plans, specifications, elevations, sections and details of the said building.
- Q] While sanctioning the said plans NMMC and/or Government Authorities have laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the Builders while developing the said property and upon the observance and performance of which only the

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completion and occupation certificate in respect of the said building shall be granted by the concerned authorities.

R] The Builders intend to start construction of the said building having stilt and 13 storeys or more in accordance with the sanctioned plans to be known as "NEWA HEIGHTS".

S] The Builders is desirous of selling the Flats in the above said building/s on ownership basis and the Purchaser being interested in purchasing a Flats on ownership basis in the said building and approached Builders and a talked regarding sale transaction of the Flat. After the discussion Builders agrees to sell and the Purchaser agrees to purchase a Flat No. 404 on the 4th floor, admeasuring carpet area thereabout 349.48 Sq.ft. equal to 32.46 Sq.Mtr. in wing ~~with~~ without covered/open parking in the building known as NEWA HEIGHTS which is being constructed on the Said Land and more particularly described in the schedule - II and Annexure - "C" written hereunder (hereinafter referred to as "THE SAID PREMISES") for the total Lump Sum Consideration of Rs. 1580000/- Rupees (Fifteen Lakh Eighty thousand Only) including/excluding amenities under the terms and conditions as mutually settled and agreed between the parties as appearing herein below.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY

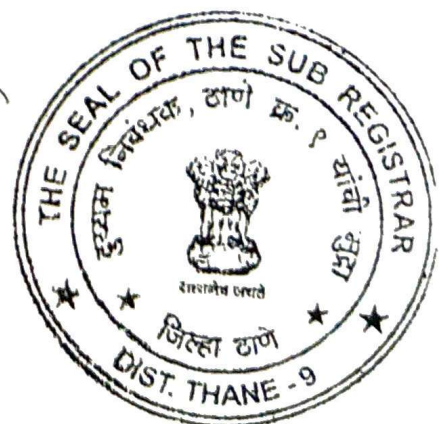
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Builders has proposed to construct multistoried building with comprising of stilt plus 13 storey's or more on the said property in accordance with the plans, designs and specifications approved by the NMMC which have been seen by the Purchaser with only such variations and modifications as the Builders may consider necessary or for variation of storey's of the building or as may be required by the NMMC or the Government to be made in them or any of them.

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It is expressly agreed by and between the parties hereto that in respect of the above payments, time of payment according to the schedule of payment is the essence of the contract.

3. The Purchaser agrees to pay to the Builders interest at the rate of @24(Twenty Four) % p.a. percent per annum on all the amounts which becomes due and payable by the Purchaser to the Builders under the terms of this agreement from the date the said amount becomes due and payable by the Purchaser to the Builders.

B) The Purchaser/s have also agreed to pay the stamp duty & registration charges in respect of the Said Premises incidental to the execution of this Agreement. Service Tax, Vat or Other Taxes if any levied by the Government are payable by the purchaser/s.

C) In addition to the above Sale Consideration the Purchaser has/have to pay to the Builders the other charges for:

- i) Legal charges for documentation.
- ii) Formation and registration charges for the Society or Limited Company.
- iii) MSEB Meter deposit & electric connection/electric sub-station, cable laying charges.
- iv) Water Resources charges.
- v) CIDCO Development charges.
- vi) CIDCO infra-structure Development Charges.
- vii) CIDCO Transfer charges.
- viii) Building maintenance Deposit.

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Amounting to total Consideration for all the above item is Rs. 81250/-
(In Words - Eighty one thousand two hundred fifty only.)

(D) The Purchaser/s agrees to and bind himself/ herself/ themselves to pay the taxes or any other to the Builders his/her/their proportionate share in proper

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agreement. In any of the aforesaid event, the Purchaser shall personally be liable and responsible for civil and criminal liabilities and/of for any action and/or proceedings which may be initiated by NMMC/CIDCO or any other Authority and shall always keep indemnified the Builders as against all such actions proceedings, penalty or otherwise of any nature whatsoever.

16. As soon as the building is notified by the Builders as complete or on the issue of occupation or part occupation certificate in respect of the Flat therein by the NMMC each of the acquirers of flat in the building including the Purchaser shall pay the balance of price payable by him/her for the flat agreed to be acquired by him/her within 7 days of notice being sent to individually or being/put up at some prominent place in the said building. If any of the acquirers of flat including the Purchaser fail to pay the agreed price or the balance of the agreed price as aforesaid the Builders will be entitled to forfeit the amounts previously paid by such defaulting acquirers of flat who shall lose all rights in the premises agreed to be acquired by him/her.

17. The Builders shall under normal conditions construct the said Building "NEWA HEIGHTS" as per the aforesaid sanctioned building plans. The Builders agree that it shall be the liability of the Builders to construct the said building according to the plans and specifications approved by the NMMC.

As recited above, the said Building will have with stilt and 13 storeys. As stilt on ground floor and residential flats on the upper 13 floors. If the FSI in the locality is increased or otherwise TDR becomes available to the

Builders for further construction and/or the Builders decide to vary/amend the said sanctioned plan and if the NMMC permits construction of additional floors and/or additional flats and/or amendment to the said sanctioned building plans, then and in such event, the Builders shall be entitled to and

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Prjendra

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THE FIRST SCHEDULE ABOVE REFERRED TO:

SCHEDULE - I

ALL THAT PLOT OF LAND admeasuring 979.89 sq. meter bearing Plot No.98, Sector 8A of village Airoli, Navi Mumbai and bounded.

On or towards North by : Plot No.97 ✓

On or towards South by : Plot No.99 ✓

On or towards West By : 15 mt. Wide Road ✓

On or towards East by : Plot No.96 ✓

SCHEDULE - II

The Flat No. 404 on the 4th floor, admeasuring carpet area thereabout 349.43 Sq.ft. equal to 32.463 Sq.mtr. in wing A/B/C with or without covered/open parking in the building known as "NEWA HEIGHTS" standing on Plot No. 98, in Sector No.8A, of 12.5% Airoli G.E.S Scheme, Tal. Dist. Thane, Navi Mumbai,

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IN WITNESS WHEREOF the parties hereto have hereunto set and sub
hands this day and year first hereinabove mentioned.

SIGNED AND DELIVERED BY
the within named BUILDERS
M/s. ISHAADIT ENTERPRISES
through its Partner

M/s. R. Joiso
(PAN NO. ADTPJ 5634 R)

In the presence of:

1. Mr. Ashok Gopal Patil

2. Mr. Murlidhar Madhav Patil

SIGNED AND DELIVERED BY
the within named "THE PURCHASER/S"

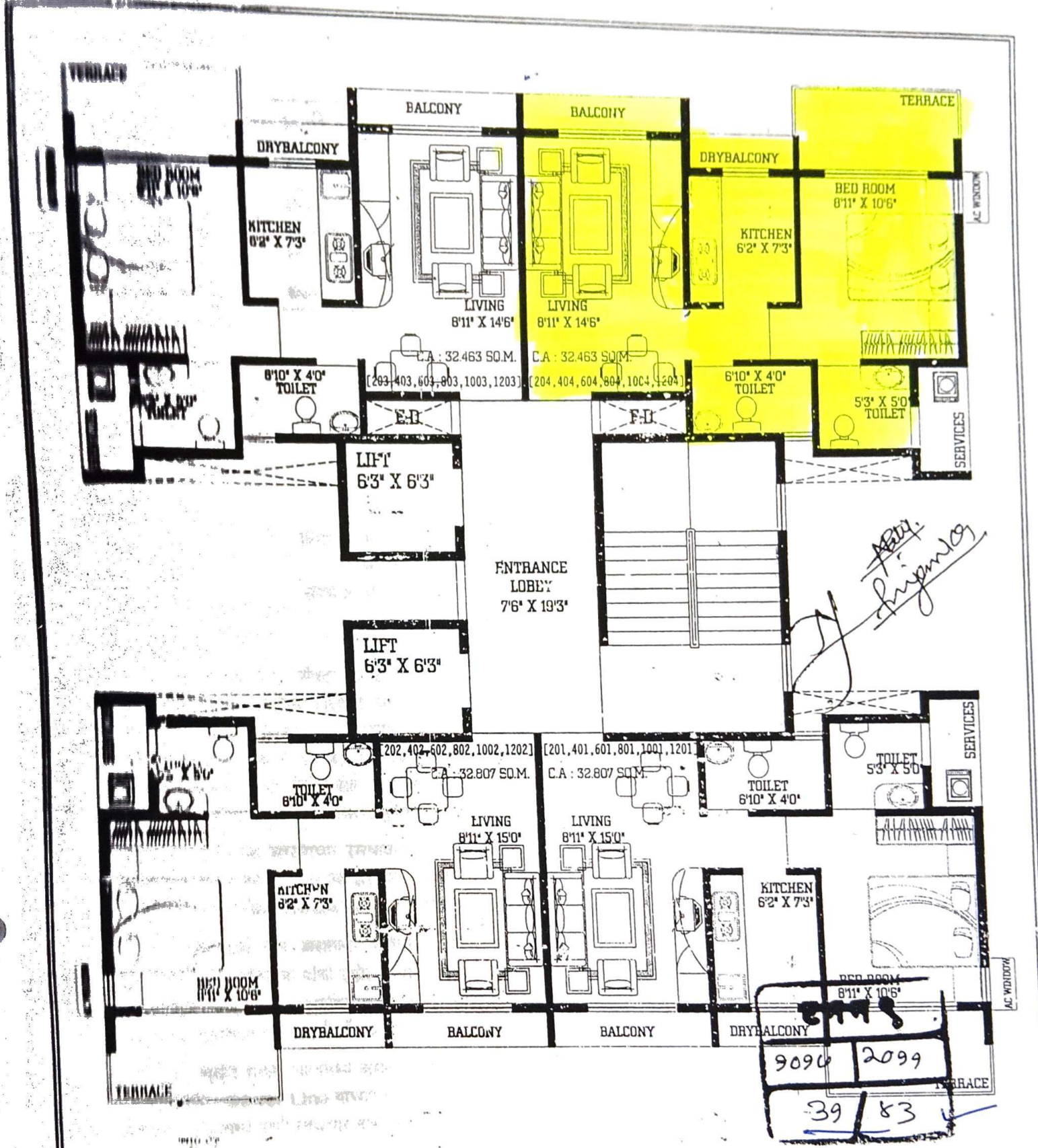
Mr./Mrs. Nilesh Murlidhar Patil
Priyanka Nilesh Patil

(PAN NO.)

In the presence of.....

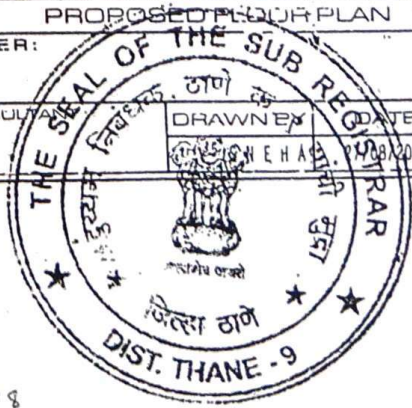
1. Ashok Gopal Patil

2. Mr. Murlidhar Madhav Patil



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	PROJECT: RESIDENTIAL	TITLE: PROPOSED FLOOR PLAN	
	PHASE: 08 SEC: 8A	DEVELOPER:	
	NAME: ATROLI CITY: NAVI MUMBAI	R.C.C. CONSULTANT:	
	LEVEL: TYPICAL LVL. PLAN	DRAWN BY: E.H.A.S. 28/09/2009	
TYPICAL LEVEL: [2,4,6,8,10,12 FLOORS]		DIMENSIONS ARCHITECTS PVT. LTD. Studio: Plot No 99, Near Sugar Vihar, Sector - 8, Vashi, Navi Mumbai - 400 703 India Tel: - 91-22-2782 3141 Fax: 91-22-2782 3641 E-mail: info@dimensionsarchitect.com Website: dimensionsarchitect.com	



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/वा.ए./प्र.क्र.ए- १०५७८/७६३५ /२००९

दिनांक :- १६/१२/२००९.

जागतिक
नवी मुंबई महानगरपालिका
भूखंड क्र. ९८, सेक्टर क्र. ८ए, गा.वि.यो., ऐरोली, नवी मुंबई

नसंक्र. - नमुंमपा/वि.प्र.क्र. ९८८/२००९

प्रकरण क्र. ए - १०५७८

विषय :- भूखंड क्र. ९८, सेक्टर क्र. ८ए, गा.वि.यो., ऐरोली, नवी मुंबई या जागेत निवासी
कारणासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. - २४/०८/२००९ रोजीचा अर्ज

भावीपध.

भूखंड क्र. ९८, सेक्टर क्र. ८ए, गा.वि.यो., ऐरोली, नवी मुंबई या जागेत निवासी कारणासाठी बांधकाम परवानगी देणेबाबतच्या प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनीयम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत मिळविणारे बांधकामासाठी जोडीत आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

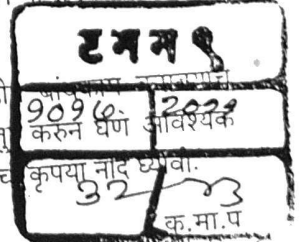
पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

सांख्यिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सांख्यिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास काळजीवित येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणुन संबंधित भूखंड धारकाने कुंपण घ्यावे. बांधकाम सुरु झाल्याने अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणुन संबंधित भूखंड धारकाने कुंपण घ्यावे. बांधकाम सुरु झाल्याने अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणुन संबंधित भूखंड धारकाने कुंपण घ्यावे.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही सतत आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होणेसाठी भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

दुमारीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेराडार अथवा वाढी बांधकाम नकाशे मंजूर नसल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर नसल्यास मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कडकपणे खोत्रेरील, याच



"जन्म अशो वा मरण आवश्यक"

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरिता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकानानुसार त्यांचे तात्पुरते डीपलेटसह सोपे करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शीडल्स डीपलेट करण्यास करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लोकांमध्ये पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेट स्वखर्चाने काढून टाकणेत यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नांव, ठेकेदाराचे नाव, बांधकाम क्षेत्राचे नाव, बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व पुरवठाची प्रमाणांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

- अह १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील - नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/ विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर जालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक/खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबोस काही हानी पोहोचली असल्यास सदर बाबी पुर्वत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.

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आपला	

(संजय शां. बाणाईत)

प्रत माहितीसाठी:-

- १) डायमेन्शन्स , वास्तुविशारद
भूखंड क्र. १९, सेक्टर - ८, वाशी, रांगर विहार, नवी मुंबई
- २) मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
- ३) विभाग अधिकारी, नमुंमपा, ऐरोली



(संजय शां. बाणाईत)
सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

NMMCO/TPD/BP/Case No. A -10578/4635/09 ✓

DATE:- 16/12/2009 ✓

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. Ishaadit Enterprises on Plot No. 98, Sector No. 8A, G.E.S., Airoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building. ✓

Total Built Up Area = Resl. - 1461.143 M² (No of Units - Residential -51 Nos.) ✓

F.F.I. = 1.50

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 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.

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- a) The amount of S.D. Rs.5,000/- S.D. Rs.19,598/- for Mosquito Prevention's. Rs.19,598/- for debris & S.D. Rs.5,000/- 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.
- b) 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 :-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - Exit from lift lobby shall be through a self closing smoke stop door.
 - There shall be no other machinery in the lift machinery room.
 - For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - 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.
 - Electrical cables etc. shall in separate ducts.
 - Alternate sources of electric supply or a diesel generator set shall be arranged.
 - Hazardous material shall not be stored.
 - Refuse stamps or storage places shall not be permitted in the staircase wall.
 - Fire fighting application shall be distributed over the building.
 - 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.

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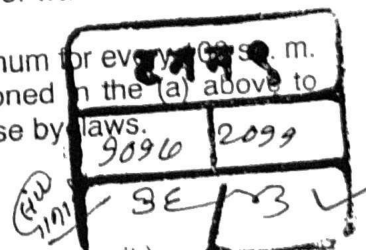


- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be taken.
- 22) This Commencement Certificate is valid up to plinth level only. The further order will be given after the 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 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 dt.03/06/2013 as per conditions mentioned in CIDCO Agreement dt.04/06/2009 respectively 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) 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/2671/2009 dated 05/11/2009 by Deputy Chief fire officer NMMC, Navi Mumbai.
- 29) 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.
- 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-230/01/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. in the (a) above to laws. 9096 2009 provide or to maintain Rain Water Harvesting as required under these by



(Sanjay S. Banait)
Assistant Director of Town Planning
Navi Mumbai Municipal Corporation.



G. S. Bhat

B.Sc., LL. M. ✓

ADVOCATE HIGH COURT ✓

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Date _____

Regd. A. D. / U. C. P. / Hand Delivery

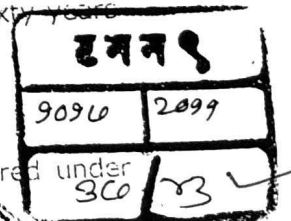
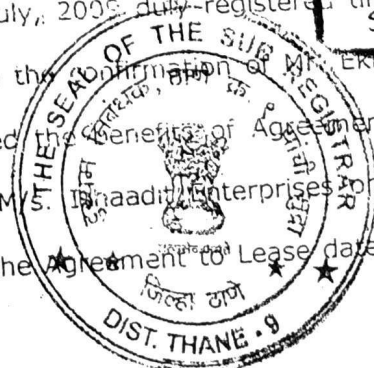
TO WHOMSOEVER IT MAY CONCERN ✓

RE.: All that Plot of Land admeasuring 979.89 sq.mt.
bearing Plot No.98, Sector 8A, Airoli, Navi Mumbai
developed by M/s. Ishaadit Enterprises, the
partnership firm. ✓

I have investigated the title of M/s. Ishaadit Enterprises to the above
referred plot by causing to take search in the concerned office of Sub-
registrar and verifying documents.

It is revealed from the Documents that by an Agreement to Lease
dated 4th June, 2009, duly registered under Serial no.TNN-9/917 of 2009,
CIDCO has agreed to grant lease of in respect of the above referred Plot of
Land to Mr. Eknath Pundalik Mhatre and 3 Others for a period of sixty years
on the terms and conditions mentioned therein.

By Tripartite Agreement dated 15th July, 2009, duly registered under
Serial no.TNN-6/2440 of 2009, CIDCO with the confirmation of
Pundalik Mhatre and 3 others has assigned the benefits of Agreement to
Lease dated 4th June, 2009 in favour of M/s. Ishaadit Enterprises on the
same terms and conditions mentioned in the Agreement to Lease dated 4th
June, 2009.



Correspondence only at Mumbai Office