

28/02/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4
दस्त क्रमांक : 1857/2013
नोंदणी :
Regn:63m

गावाचे नाव : 1) उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4278960
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3523000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र 1003 दहावा मजला तेजस हाईट्स भूखंड क्र 19 सेक्टर क्र 17 उलवे - क्षेत्रफळ 74.232 चौ मी बांधीव + स्टिल्ट कार पार्किंग नं 01((Plot Number : 19 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 74.23 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स तेजस इंटरप्रायजेस तर्फे प्रोप्रा संग्राम विलासराव पाटील तर्फे कु मु अजय दत्तात्रय साबळे वय:-32; पत्ता:-, -, 1805 अंबियन्स कोर्ट प्लाॉट नं 02 सेक्टर 19 डी वाशी नवी मुंबई, -, -, Sanpada, Maharashtra, Thane, Non-Government. पिन कोड:-400705 पॅन नं:-AGRPP9755E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रविण श्रीधर जयदेवकर वय:-44; पत्ता:-, -, 03 कोयना हरिकृपा सोसा गोवंडी (ईस्ट) मुंबई, -, -, Govandi, Maharashtra, Mumbai, Non-Government. पिन कोड:-400088 पॅन नं:-AAAPJ8432D 2): नाव:- रश्मी प्रविण जयदेवकर वय:-37; पत्ता:-, -, 03 कोयना हरिकृपा सोसा गोवंडी (ईस्ट) मुंबई, -, -, Govandi, Maharashtra, Mumbai, Non-Government. पिन कोड:-400088 पॅन नं:-AHL PJ7153P
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2013
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2013
(11) अनुक्रमांक, खंड व पृष्ठ	1857/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	213950
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक वर्ग २
पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT FOR SALE made and entered into at _____, Navi Mumbai, on this 27th day of Feb. 2012

M/S. TEJAS ENTERPRISES through its Proprietor, M. VILASRAO PATIL having his Permanent Account No. ACERPP9758B and having his office at 1805, The Ambience Court, Plot No - 2, Sector - 19B, U.P. RTO Office, Vashi, Navi Mumbai - 400705, hereinafter referred to as "the Builder" (which expression shall unless if be repugnant to the context or the meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns), of the ONE PART



For Tejas Enterprises AND

[Signature]
Proprietor

[Signature]
[Signature]

MR. PRAVIN SHRIDHAR JAYDEOKAR age 44 years having his/her/their permanent account no. AAAPJ8432D AND MRS. RASHMI PRAVIN JAYDEOKAR age 37 years having his/her/their permanent account no. AHL PJ7153P both Indian inhabitant residing at 03, Koyna Harikrishna CHS, Opp. Dena Bank, Govandi (E), Mumbai-400 088, hereinafter referred to as "the Purchaser/s" (which expression shall unless repugnant to the context or

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meaning thereof be deemed to mean and include his/their/heirs, executors, administrators and permitted assigns), of the OTHER PART.

AND WHEREAS The City and 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 the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power vested under Sub - Section 1 and 3A of Section 113 of Maharashtra Regional & Town Planning Act 1966 (Mah Act No XXXVII of 1966) (hereinafter referred to as "the said Act").



AND WHEREAS the State Government of Maharashtra in pursuance to Section 113(A) of the said Act acquired the land for the town of Navi Mumbai and vested such lands in the Corporation for development & disposal.

AND WHEREAS by an allotment letter dated 10/10/2008 issued by the CIDCO to 1) SHRI. JANARDAN GANPAT DESHMUKH, 2) SHRI. EKNATH GANPAT DESHMUKH, 3) SHRI. RAMCHANDRA GANPAT DESHMUKH (hereinafter referred to as "the Original Licensees"), the Corporation agreed to

therein and in pursuance thereof the Corporation handed over possession of the said Plot to the Original Licensees.

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AND WHEREAS by a Tripartite Agreement dated 23/07/2010 made and entered between the Corporation, the Original Licensees and the Builder registered with the Sub-Registrar of Assurances Panvel 2 under Sr. No. URAN/07373/2010 on 23/07/2010, CIDCO agreed to transfer the leasehold right and interest of the Original Licensee in favour of the Builder in respect of the said Plot on the terms and conditions contained therein.

AND WHEREAS by final order dated 26/07/2010 issued by CIDCO to the Builder, CIDCO has recorded the name of the Builder as a Licensee in respect the said Plot in its records.

AND WHEREAS the Builder through his Architect Design 2000 has prepared Building Plans by proposing to construct a building of ground plus fourteen upper floors consisting of 39 residential units and 1 commercial units. The Builder has submitted to CIDCO and other authorities the building plans specifications and designs pursuant to which CIDCO has granted a Commencement Certificate vide its Letter No. CIDCO/BP/ATPO/1467 dated 12/10/2010 to the Builder, a copy whereof is annexed hereto and marked Annexure "A".



For Tejas Enterprises

Proprietor

- 45) The Courts in Panvel alone shall have exclusive jurisdiction to try, entertain and dispose off the disputes between the Purchaser/s and the Builder.

THE FIRST SCHEDULE HERINABOVE REFERRED

ALL THAT piece or parcel of land known as Plot No. 19, Sector-17, admeasuring about 1549.66 Sq. Mtrs., in Village-Ulwe Node, Taluka- Panvel,

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Dist- Raigad.	
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Towards the North by : Plot No.20

Towards the South by : 24.00 Mt. Wide Road

Towards the East by : 24.00 Mt. Wide Road

Towards the West by : Plot No.18

THE SECOND SCHEDULE HEREINABOVE REFERRED

All that Residential/Commercial Premises bearing Flat No.1003 on 10th Floor, admeasuring 74.232 sq. mtrs., built up area inclusive of the area of lofts, common premises and terrace, Passages, lifts and recessed spaces below window sills,

staircase common passage and any other area used as amenity etc. in the

building to be know as "TEJAS HEIGHTS" along with and Stilt Car Parking

Now lying being and situate at the land more particularly described in the First

Schedule hereinabove written being Plot No. 19, Sector-17, in Village-Ulwe Node,

Taluka- Panvel, Dist- Raigad.

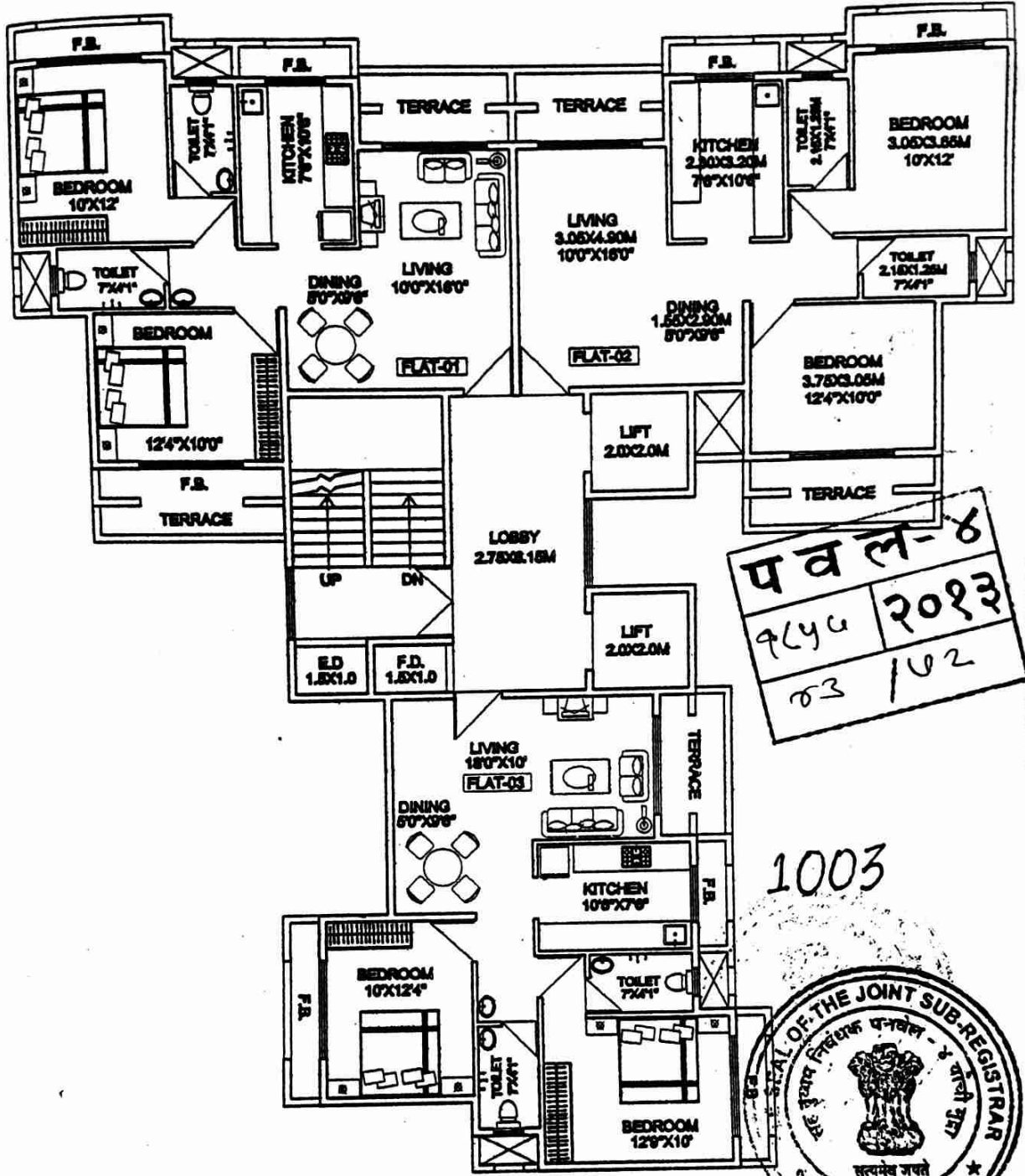


For Tejas Enterprises

Proprietor

[Handwritten signature]

24.0M WIDE ROAD



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1003



PYNEAL FLOOR PLAN
(2ND, 4TH, 6TH, 8TH, 10TH, 12TH & 14TH)

FLOOR	10TH FLOOR	SIGN OF VENDOR	SIGN OF PURCHASER
FLAT NO.	1003	For Tejas Enterprises Proprietor	
AREA			
TERRACE AREA			
TOTAL			
	PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT 19, SECTOR-17, ULWE, NAVI MUMBAI		TEJAS HEIGHTS
	DEVELOPER M/S TEJAS ENTERPRISES A/8, MANGAL TOWER, PLOT 58, SECTOR-17, VASHI, NAVI MUMBAI TEL: 2789 2198, 6791 8800		DESSIN 2000 ARCHITECTS & INTERIOR DESIGNERS 220, VARDHMAN CHAMBERS, PLOT-84 SECTOR-17, VASHI TEL:- 27896864

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Ref. No. To, CIDCO/ATPO(BP)/ 7466 = =
 ✓ M/s. Tejas Enterprises
 Prop. Shri Sangram Vilasrao Patil,
 A/3, Mangal Tower, Plot No.53,
 Sector-17, Vashi, Navi Mumbai

Date: 12 OCT 2010

ASSESSMENT ORDER NO.503/2010-11 REGISTER NO.02 PAGE NO.503

SUB:- Payment of development charges for Residential Building on Plot No. 19 Sector 17 at Ulwe (12.5% scheme), Navi Mumbai.

- REF:- 1) Your architect's application dated 02/08/2010 & 17/09/2010.
 2) Transfer order issued by M(TS-II) vide letter dtd.26/07/2010
 3) Fire NOC issued Fire Officer, CIDCO vide letter dtd.17/09/2010
 4) Maveja NOC issued by AEO, CIDCO vide letter dtd.21/09/2010
 5) 50% IDC paid of Rs.7,75,000/- vide Challan No.121801 dtd.17/09/2010

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ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(OFFICE ORDER NO. CIDCO/ADM/2449/DATED/18/11/92)

1. Name of Assessee :- M/s. Tejas Enterprises, Prop. Shri Sangram Vilasrao Patil,
2. Location :- Plot No.19, Sector-17 at Ulwe (12.5% scheme),
Navi Mumbai
3. Land use :- Residential
4. Plot area :- 1549.60 Sq. mtrs
5. Permissible FSI :- 1.5
6. AREA FOR ASSESSEMENT:-
- A) FOR COMMERCIAL :-
- i) Plot area :- 210.513 Sq.mtrs..
- ii) Built up area :- 315.77 Sq.mtrs.
- B) FOR RESIDENTIAL :-
- i) Plot area :- 1339.147 Sq.mtrs.
- ii) Built up area :- 1981.37 Sq.mtrs
7. DEVELOPMENT CHARGES:-
- A) FOR COMMERCIAL :-
- i) Plot area :- 210.513 Sq.mtrs. X Rs. 60/- = Rs.12630.78
- ii) Built up area :- 315.77 Sq.mtrs. X Rs. 80/- = Rs.25261.60
- TOTAL = Rs. 37892.38
- B) FOR RESIDENTIAL :-
- i) Plot area :- 1339.147 Sq.mtrs. X Rs. 30/- = Rs.40174.41
- ii) Built up area :- 1981.37 Sq.mtrs X Rs. 40/- = Rs.79254.80
- TOTAL = Rs. 119429.21
- 8) Total Assessed development Charges:-7(A)+7(B)=Rs.157321.59 Say Rs. 157321/-
- 9) Date of Assessment :- 29/09/2010
- 10) Due date of completion :- 28/06/2010 to 27/06/2014
- 11) Development charges paid of Rs.1,60,000/- vide Challan No.121801 dtd.17/09/2010

Yours faithfully

(R. B. Patil)

Add. Town Planning Officer(3P)
 (Navi Mumbai & Khopta)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE:

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

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

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

PHONE : +91-22-6791 0100

FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/ 1467 = -

Date: 12 OCT 2010

 To,
 M/s. Tejas Enterprises
 Prop. Shri Sangram Vilasrao Patil,
 A/3, Mangal Tower, Plot No.53,
 Sector-17, Vashi, Navi Mumbai

पवना

7/9/2010

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Sub- Development Permission for Residential Building on Plot No.19, Sector-17 at Ulwe (12.5% scheme), Navi Mumbai.

- REF: 1) Your architect's application dated 02/08/2010 & 17/09/2010.
-
- 2) Transfer order issued by M(TS-II) vide letter dtd.26/07/2010
-
- 3) Fire NOC issued Fire Officer, CIDCO vide letter dtd.17/09/2010
-
- 4) Maveja NOC issued by AEO, CIDCO vide letter dtd.21/09/2010
-
- 5) 50% IDC paid of Rs.7,75,000/- vide Challan No.121801 dtd.17/09/2010

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No.19, Sector-17 at Ulwe (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Ulwe CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 250 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

The Developers / Builders shall take all precautionary major for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

Since, you have paid 50% IDC paid of Rs.7,75,000/- vide Challan No.121801 dtd.17/09/2010, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you

Yours faithfully

(R. B. Patil)

 Add. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)


CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Tejas Enterprises

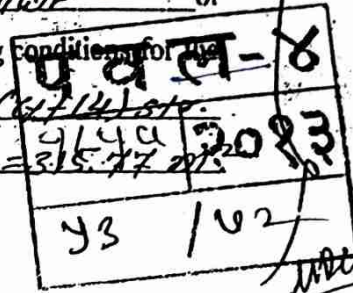
prop. sbxi - Sangram Vilasrao patil

Unit/Plot No. 19 Road No. --- Sector 17 Node U101 of

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (G+14) etc.

Residential BUA = 1981.37 m², Comm. BUA = 315.77 m²
Total BUA = 2297.57 m²

(Nos. of Residential Units 37 Nos. of Commercial units 11)

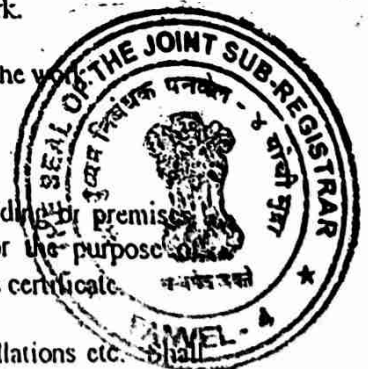


1. This Certificate is liable to be revoked by the Corporation if :-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.



3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

7. The amount of Rs. 8000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

8. Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July,1994 for all buildings following additional conditions shall apply.

i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-



a) Name and address of the owner/developer, Architect and Contractor.

b) Survey Number/City survey Number. Plot Number/Sector & Node of Land with reference alongwith description of its boundaries.

c) Order number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.

d) Number of Residential flats/Commercial Units with areas.

e) Address where copies of detailed approved plans shall be available for inspection.

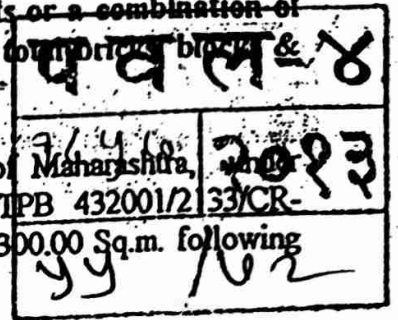
ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/233/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 / amenities 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. 100/- 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 structures as required under these byelaws.

C.C.TO: ARCHITECT

Desia 2000

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/NI/KLM/DRON)
4. EE(WS)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai

