

336/4096

गावती

Original/Duplicate

Tuesday March 21, 2023

नोंदणी क्र. 39M

8:30 PM

Regn. 39M

गावती क्र. 4324 दिनांक 21/03/2023

गावाचे नाव नेरुळ

दस्तावेजाचा अनुक्रमांक: टनन6-4096-2023

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अशफाक अहमद रईस खान --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:44 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

वाजार मूल्य: रु.27515225.92/-

मोबदला रु.28500000/-

भरलेले मुद्रांक शुल्क : रु. 1710000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2103202318059 दिनांक: 21/03/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017160022202223E दिनांक: 21/03/2023

वॅकेचे नाव व पत्ता:

मुळ दस्तावेज परत दिला

सह दुय्यम निबंधक, ठाणे क्र. ६
मुळ दस्तावेज परत मिळाला

पक्षकाराची सही



21/03/2023

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि.ठाणे 6

दरम क्रमांक : 4096/2023

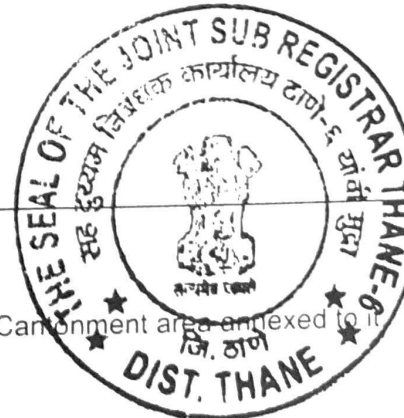
नोंदणी

Regn.63m

गावाचे नाव : नेरुळ

(1)विनाखाचा प्रकार	करारनामा
(2)मोबदला	28500000
(3) वाजारभाव(भाडेपट्टयाच्या मानितपट्टाकार आकारणी देतो की पट्टेदार ने मुद करावे)	27515225.92
(4) भू-मापन,पॉटट्रिस्मा व क्रमांक(अमल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र 26/283,दर 134300/- प्रति चौ मी सदनिका क्र 1201,वारावा मजला,जी विंग,19 ईस्ट,प्लॉट नं 52,मेक्टर 19 ए,नेरुळ,नवी मुंबई,ता. व जि. ठाणे,क्षेत्र 164.422 चौ. मी. कार्पेट एरिया + 3 कार्पेटिंग सह. ((Plot Number : 52 ; SECTOR NUMBER : 19A ;))
क्षेत्रफळ	1) 164.422 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तावेज करून देणा-या/लिहून ठेवणा-या काराचे नांव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे मोरेश्वर डेव्हलपर्स तर्फे भागीदार कल्पेश मनजी पटेल तर्फे कु. मु. मंगेश शंकर खंदारे - - वय:-34. पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं 52 मेक्टर 19 ए वंडर पार्क जवळ अपोलो हॉस्पिटल्स समोर नेरुळ नवी मुंबई, महाराष्ट्र, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- ABJFM0137G
दस्तावेज करून घेणा-या पक्षकाराचे व किंवा वाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अशफाक अहमद रईस खान - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.104, बी-9, सरस्वती कॉम्पोपोलिटन सी एच एम, प्लॉट नं.17, मेक्टर 19ए, नेरुळ ईस्ट, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AMPPK2153H 2): नाव:-एजाज रईस खान - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र.104, बी-9, सरस्वती कॉम्पोपोलिटन सी एच एम, प्लॉट नं.17, मेक्टर 19ए, नेरुळ ईस्ट, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BKMPK6966J
दस्तावेज करून दिल्याचा दिनांक	21/03/2023
दस्त नोंदणी केल्याचा दिनांक	21/03/2023
अनुक्रमांक,खंड व पृष्ठ	4096/2023
वाजारभावाप्रमाणे मुद्रांक शुल्क	1710000
वाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६



न्यायनामाठी विचारान घेतलेला तपशील:-

द्वारांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202303218777

21 March 2023,07:44:25 PM

मूल्यांकनाचे वर्ष 2022
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 26 / 283- नरुळ नॉड सेक्टर नंबर 19, 19अ, (नरुळ मल्ले स्टेशनलाग
क्षेत्राचे नाव Navi Mumbai Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.

खुला जमिनी	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मात्रमापनाचे एकक
50000	134300	154400	207400	154400	चौ मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधकामाचा दर-	बांधकाम
बांधकामाचे वर्गीकरण- उद्रवाहन सुविधा -	1-आर सी सी आर	मिळकतीचे वय - मजला -	0 TO 2वर्षे 11th to 20th Floor		Rs 26

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.144372/-

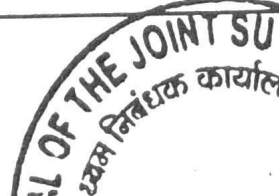
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= ((144372-50000) * (100 / 100)) + 50000)
= Rs.144372/-

A) मुख्य मिळकतीचे मूल्य
= वर्गीत प्रमाण मूल्य दर * मिळकतीचे क्षेत्र
= 144372 * 180.86
= Rs.2611119.92/-

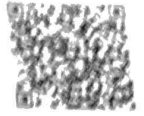
E) बंदित वाहन तळाचे क्षेत्र
बंदित वाहन तळाचे मूल्य
41.82चौ. मीटर
= 41.82 * (134300 * 25/100)
= Rs.1404106/-

Applicable Rules = 3, 9, 18, 19, 15

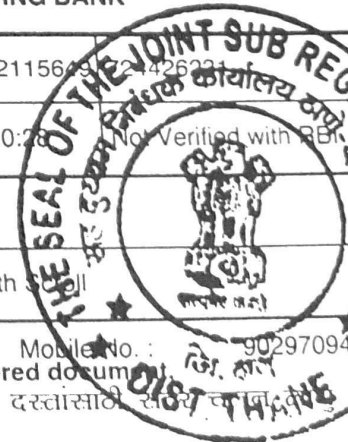
एकत्रित अंतिम मूल्य
- मुख्य मिळकतीचे मूल्य + तळपगचे मूल्य + पडनेनाईन मजला क्षेत्र मूल्य + तळपगच्या मजलीन मूल्य (खुली बाळकती) + बांधकाम मजलीन मूल्य + बंदित वाहन तळाचे मूल्य + खुल्या जमिनीचे मूल्य
+ वाहन तळाचे मूल्य + इबागती भावतीच्या मूल्या जागण मूल्य + बंदित बाळकती + मजलीन (न. 1) मजला
= A + B + C + D + E + F + G + H + I + J
= 2611119.92 + 0 + 0 + 0 + 1404106 + 0 + 0 + 0 + 0 + 0
= Rs.27515226/-
= [] दोन कोटी पंधाहत्तर लाख पंधरा हजार दोन शें सव्वीस /-



CHALLAN
MTR Form Number-6



MH0121600222022201		BARCODE	Date 21/03/2023 18:53:10		Form ID 252
Inspector (General) Of Registrations			Payer Details		
Stamp Duty			TAX ID / TAN (If Any)		
Registration Fee			PAN No.(If Applicable) AMPPK2153H		
THANE THANE NO 6 JOINT SUB REGISTRAR			Full Name ASHFAQ AHMED RAIS KHAN		
THANE			Flat/Block No. FLAT NO.1201, 12th FLOOR, G WING, 19 EAST		
2022-2023 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street PLOT NO.52, SECTOR 19A, NERUL		
6401	Stamp Duty	1710000.00	Area/Locality NAVI MUMBAI		
6301	Registration Fee	30000.00	Town/City/District		
			PIN 4 0 0 7 0 6		
			Remarks (If Any)		
			PAN2=ABJFM0137G~SecondPartyName=MORESHWAR		
			DEVELOPERS~CA=28500000		
			Amount In Words Seventeen Lakh Forty Thousand Rupees Only		
			17,40,000.00		
Payment Details			FOR USE IN RECEIVING BANK		
IDBI BANK			Bank CIN Ref. No. 69103332023032115603		
Cheque-DD Details			Bank Date RBI Date 21/03/2023-17:00:28		
DD No.			Bank-Branch IDBI BANK		
Name of Bank			Scroll No. , Date Not Verified with		
Name of Branch					



Document ID : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 90297094

चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Handwritten signatures and initials

ट. न. न.
१००६ २०

AGREEMENT FOR SALE

FLAT NO. 1201, 12th FLOOR, WING G

BLDG. KNOWN AS "19 EAST"

PLOT NO.52, SECTOR 19A, NERUL, NAVI MUMBAI.



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३	३०६

CARPET AREA IN SQ MTRS. : 164.422

SALE PRICE : Rs.2,85,00,000/-

STAMP DUTY : Rs.17,10,000/-

REGISTRATION FEE : Rs.30,000/-

This **AGREEMENT FOR SALE** is made and entered into at NAVI MUMBAI, on this the 21st day of March, 2023.

Kalpana
12/21

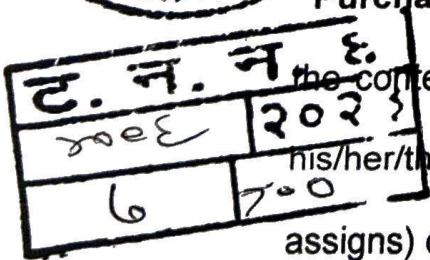
Atul 1 *Atul*

BETWEEN

M/s. MORESHWAR DEVELOPERS, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having PAN No.ABJFM0137G and having its administrative office at PLOT NO.52, SECTOR 19A, NEAR WONDER PARK, OPP. APOLLO HOSPITALS, NERUL, NAVI MUMBAI, 400 706. through its Partner MR.KALPESH MANJI PATEL, hereinafter referred to as "The Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof include the partners of the said firm for time being, surviving partner or partners and heirs, executors, administrators of last surviving partner or partners and his or their assigns) of the **ONE PART**

AND

1. MR.ASHFAQ AHMED RAIS KHAN aged 39 (having Permanent Account Number: AMPPK2153H) (AADHAR NO. 7489 6015 2890)
2. MR.AZAJ RAIS KHAN aged 33 (having Permanent Account Number: BKMPK6966J) (AADHAR NO. 3600 7540 7947) Indian citizens, residing at FLAT NO.104, B-9, SARASWATI METROPOLITAN CHS, PLOT NO.17, SECTOR 19A, NERUL (E), NAVI MUMBAI 400 706. Hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, successors, executors, administrators and assigns) of the **OTHER PART**.



The Promoter and Purchaser/s shall be collectively referred to as "Parties" and individually as "Party".

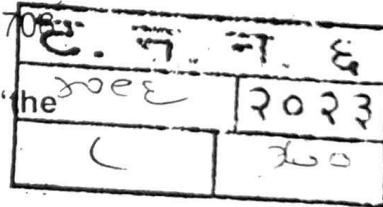
Kalpesh
[Signature]

Ashfaq
[Signature]

Azaj
[Signature]

WHEREAS:

- A. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt company within the meaning of the Companies Act, 1956. (1 of 1956) (hereinafter referred to as the "Corporation") having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021 is a New Town Development Authority, under the provisions of sub-section 1 and 3A of section 113 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said MRTP Act").
- B. By virtue of being the Development Authority, the Corporation has been empowered under section 118 of the said MRTP Act to dispose-off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said MRTP Act.
- C. Pursuant to the above, the Corporation, on 20th June, 2018 floated a public tender being Scheme No.: MM-I/03/NL/2018-19 *inter alia* inviting public at large to bid for the purpose of grant of lease of a Residential cum Commercial Plot at Nerul, Navi Mumbai being Plot bearing No. 52, Sector 19A, Nerul east, Navi Mumbai- 400708 measuring 13,619.47 sq. meters (herein referred to as "the said Plot").
- D. Upon the aforesaid tender document being floated by the Corporation, the Promoter, along with other bidders bid for acquiring the leasehold rights with respect to the said Plot. After completion of the bidding process, the Promoter was declared as the highest bidder.



Kalpana
Joshi

Atul Kumar

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E Accordingly, on 13th August, 2018, the Corporation issued an Allotment Letter in favour of the Promoter *inter alia* allotting to the Promoter the leasehold rights with respect to the said Plot on the terms and conditions and for the lease premium as more particularly stated in the said Allotment Letter.

F. As per the terms of the aforesaid Allotment Letter being Allotment Letter dated 13th August, 2018 bearing Reference No. 1541/1000078/63, the Promoter has paid the entire lease premium along with delayed payment charges (DPC) as provided for in the said Allotment Letter dated 13th August, 2018.

G. Thereafter, by an Agreement to Lease dated 14th June, 2019 (hereinafter referred to as "the said Agreement to Lease") executed between the Corporation and the Promoter herein, the Corporation has granted the Promoter herein license to enter upon the said Plot which is more particularly described in the **FIRST SCHEDULE** hereunder written for such lease premium and upon

such terms and conditions as mentioned in the said Agreement to Lease and upon covenants mentioned therein for a period of 60 years with a right to develop the same as permissible under General Development Control Regulations for New Bombay, 1975.

The said Agreement to Lease is registered with the Sub-Registrar of Assurances vide document no. TNN6-7703-2019 and Receipt No. 8269 dated 14-06-2019.



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H. Upon execution of the said Agreement to Lease, the Corporation granted permission to the Promoter to enter upon the said Plot for the purpose of erecting buildings.

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[Handwritten signature]

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- I. The Promoter has the sole and exclusive right to sell the flats in the buildings to be constructed on the said Plot and to enter into agreement/s with the prospective Purchaser/s and to receive the sale price in respect thereof
- J. The Promoter has entrusted the architectural works to "M/s Soyuz Talib Architects Private Limited (STAPL)" (hereinafter referred to as the "Architect") to develop, design, to prepare layout and specifications for construction of the buildings on the said Plot.
- K. The Promoter has appointed a structural engineer, M/s. Structural Concepts (hereinafter referred to as "the Structural Engineer") for the preparation of the structural designs and drawings of the buildings to be constructed on the said Plot and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the buildings to be constructed on the said Plot.
- L. Navi Mumbai Municipal Corporation (hereinafter referred to as "NMMC"), by its letter bearing No. NMMC/TPO/BP/Case No. 20191CNMMC15819/3730/2019 dated 24th September, 2019 issued the Commencement Certificate which is annexed hereto and marked as "Annexure A" and further Commencement Certificate by its letter bearing No. NMMC/TPO/BP/3339/2022 dated 18th October, 2022 which is annexed hereto and marked as "Annexure A-1", whereby it granted its permission to develop the said Plot and to construct buildings on the said Plot for residential cum commercial purpose subject to the terms and conditions as contained therein and thereby approved and sanctioned the plans in respect of the said project named "19 EAST" consisting of 3



Kalpana Talib

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A. A. Khan

AKAS

X The Purchaser/s intends to purchase and the Promoter has offered for sale to the Purchaser/s, Flat bearing No.1201, admeasuring 164.422 sq. meters. Carpet area as per RERA, on the 12th floor in Wing G in the said Project, "19 EAST" along with 3 (THREE) car parking car parking (hereinafter referred to as "the said Flat") being constructed on the said Plot by the Promoter.

Y. On demand from the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said Plot and the plans, designs, permissions and specifications prepared by the Promoter's Architect and of such other documents as are specified under the said Act and the Rules and Regulations made there under.

Z. The Purchaser/s has/have seen the approved plans as prepared by the Architect and the Purchaser/s is/are aware that the Promoter may change the said building plans from time to time and/or as may be required by NMMC and/or all other concerned authorities while giving the approval to the same and/or at any and from time to time thereafter. A Layout Plan of the said plot is annexed hereto and marked as "Annexure D".



AA	
ह. न. न. ६	२०२३
१३	१००

The copy of the floor plans and specification of the said Flat to be purchased by the Purchaser/s as sanctioned and approved by NMMC has been annexed hereto and marked as "Annexure E". The said Flat is more particularly described in SECOND SCHEDULE hereunder written.

Kalpana
1/17/21

AA

AA

BB The carpet area of the said Flat is **164.422 Sq. Meters** and "carpet area" means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under the services shafts, exclusive balcony appurtenant to the said Flat for the exclusive use of the Purchaser/s but includes the area covered by the internal partition walls of the said Flat. In addition thereto, the Purchaser/s shall be entitled to use the additional area of balcony, servant's quarter and wash area aggregating to 45.175 sq. meters for his/her/its/their exclusive use.

CC. The parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this agreement and all applicable laws, are now willing to enter into this agreement on the terms and conditions appearing hereinafter.

DD. Prior to the execution of these presents, the Purchaser/s has paid to the Promoter a sum of **Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY)** towards the said Flat agreed to be sold by the Promoter to the Purchaser/s being the part payment of the sale consideration of the said Flat agreed to be sold by the Promoter to the Purchaser/s in advance payment or application fee (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) and the Purchaser/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



EE. Under Section 13 of the said Act, the Promoter is required to execute a written agreement for sale of the said Flat with the Purchaser/s being these presents and also to register the said agreement under the Registration Act, 1908.

Kalpana Jadhav

A. A. Khan

Alha

11 In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties the Promoter hereby agrees to sell and the Purchaser/s hereby agrees to purchase the said Flat for a total Consideration of RS 2.85.00.000/. (RUPEES TWO CRORE EIGHTY FIVE LAKHS ONLY).

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1 The Promoter shall construct the said Project, "19 EAST" consisting of 3 buildings of stilt plus 14 floors. The 3 buildings consist of 8 Wings being Wing No. A to Wing No. H and Commercial Shops/Offices on the Ground Floor out of 8 wings, Wing No. A to Wing No. F mentioned herein have 2 Basements, 1 Podium and Stilt/Ground plus 14 Floors in each wing (G+14), Wing G consists of Stilt/Ground plus 14 Floors in wing (G+14) and Wing H consist of Robotic Parking and Stilt/Ground plus 14 Floors in wing (G+14) to be constructed on the said Plot in accordance with the plans, designs and specifications approved and sanctioned by the NMMC along with internal and external amenities a list whereof is hereto annexed and marked as "Annexure F" and which have been seen and approved by the Purchaser/s, with only such variations and modifications as the Promoter may consider necessary and/or beneficial or as may be required by the NMMC. Provided that the Promoter shall have to obtain prior permission or consent in writing of the Purchaser/s in respect of such variations or modifications which may adversely affect the



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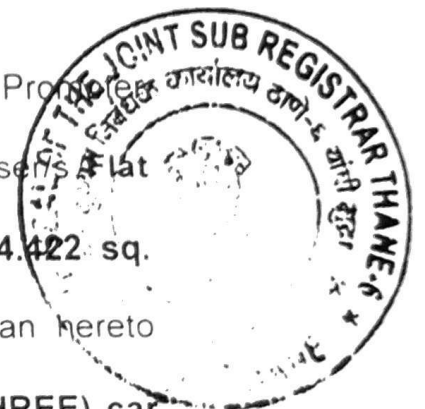
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Purchaser's Flat (as defined herein below) except any alteration or addition as may be required by any Government Authorities or due to change in law. Needless to state that the Purchaser/s is/are bound by all orders, acts, rules and regulations passed by Governmental/Statutory authorities. Accordingly, in case the Promoter is bound to make any alterations, amendments or changes to the layout and/or the said Flat in compliance with such order/act/rules or regulation passed by any of the governmental or statutory authority, the Purchaser/s hereby consent/s that he/she/it/they will be bound by any such amendment, change or alteration carried out by the Promoter.

2. The Purchaser/s hereby agree/s that he/she/it/they has/have fully satisfied himself/herself/itself/themselves about the title of the Promoter to the said Plot and shall not raise any objection with respect to the same.

3. The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s Flat No. 1201 in Wing G on 12th Floor, measuring 164.422 sq. metres RERA carpet area as shown in the floor plan hereto annexed and marked "Annexure E" along with 3 (THREE) car parking and along with right to use common premises, passage, lifts in the said Project and other common utility areas in the said Project being constructed on the said Plot for a total consideration amount of RS.2,85,00,000/- (RUPEES TWO CRORE EIGHTY FIVE LAKHS ONLY).



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4 Prior to the execution of this Agreement, the Purchaser/s has paid a sum of **Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY)** as booking amount adjustable towards the total consideration amount of the said Flat agreed to be sold by the Promoter to the Purchaser/s. The Purchaser/s shall pay to the Promoter the total consideration of **RS.2,85,00,000/- (RUPEES TWO CRORE EIGHTY FIVE LAKHS ONLY)**. as follows;

i. **Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY)**, paid by Purchaser/s to the Promoter prior to the execution hereof (the payment and receipt whereof the Promoter doth hereby admits and acknowledges).

ii. The balance consideration of **RS.2,78,00,000/- (RUPEES TWO CRORE SEVENTY EIGHT LAKHS ONLY)** shall be paid as per the following schedule:-

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MORESHWAR DEVELOPERS-

19 EAST

PLOT NO.52, SECTOR-19-A, NERUL (EAST), NAVI MUMBAI -
400706.

Purchaser/s

NAME: 1. MR.ASHFAQ AHMED RAIS KHAN

2. MR.AZAJ RAIS KHAN

ADDRESS: FLAT NO.104, B-9, SARASWATI COSMOPOLITAN
CHS, PLOT NO.17, SECTOR 19A, NERUL (E), NAVI MUMBAI
400 706.



It shall be the duty of the Purchaser/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by registered post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser/s, as the case may be.

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56. That in case there are joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her/it which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

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A.A.H.M.

57 The charges towards stamp duty and registration of this Agreement shall be borne by the Purchaser/s

58 Any dispute between Parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Authority as per the provisions of the said Act, Rules and Regulations there under

FIRST SCHEDULE

Details of the said Plot

ALL THAT piece or parcel of land known as **PLOT NO. 52, SECTOR – 19 A** at **NERUL EAST, NAVI MUMBAI - 400706** admeasuring **13619.47**

Square meters or thereabouts and bounded as follows that is to say:

On or towards the North by - Proposed Road

On or towards the South by -30 Meters Wide Road

On or towards the East by - Service corridor and 32 Mtr. wide Road

On or towards the West by -Proposed Road

And delineated on the plan annexed hereto and shown thereon by a

red color boundary line



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SECOND SCHEDULE

Details of the said Flat

Flat No. 1201 on the 12th Floor, in Wing G, admeasuring 164.422 Square meters (RERA Carpet Area) in the Building/Project Known as "19 EAST" to be constructed on Plot No. 52, Sector -19A at NERUL EAST, NAVI MUMBAI -400706 admeasuring 13619.47 Square meters or thereabouts and which is more particularly described in the First Schedule mentioned hereinabove.

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said Flat
Wing G, admeasuring 164.422
in the Building/Project Known as
No. 52, Sector -19A at NERUL
measuring 13619.47 Square meters
particularly described in the First

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IN WITNESS WHEREOF Parties hereinabove named have
their respective hands and signed this Agreement for Sale at N
MUMBAI in the presence of attesting witness, signing as such on
the day first hereinabove written

Signed, sealed and delivered

By the within named "PROMOTER"

M/s. MORESHWAR DEVELOPERS

Through its partner,

MR. KALPESH MANJI PATEL

Kalpesh Manji



In the presence of

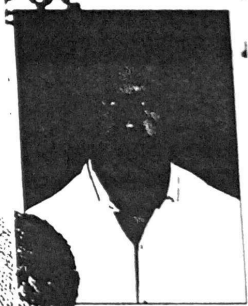
1. *[Signature]*
2. *[Signature]*

Signed, sealed and delivered

By the within named "PURCHASER/S"

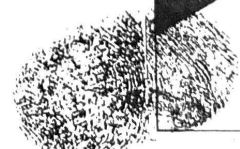
1. MR. ASHFAQ AHMED RAIS KHAN

Ashfaq



2. MR. AZAJ RAIS KHAN

Azaj



In the presence of

1. *[Signature]*
2. *[Signature]*

नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमूमपा मुख्यालय, भूखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४००६१४,
दूरध्वनी : ०२२-२७५६७०७० / १ / २ / ३ / ४ / ५
फॅक्स : ०२२-२७५७७०७०

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 - 27577070

जा. क्र. नमूमपा./नरवि./बां.प./प्र.क्र. 20191CNMMC15819/3430/2019
दिनांक - 28/02/2019

प्रति,
मे. मोरेश्वर डेव्हलपर्स,
भूखंड क्र. ५२, सेक्टर क्र. १९ ए,
नेरुळ, नवी मुंबई.

प्रकरण क्र. 20191CNMMC15819

विषय - भूखंड क्र. ५२, सेक्टर क्र. १९ ए, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य या कारणासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ - आपला वारतुविशारद यांचा दि. १२/०७/२०१९, २९/०८/२०१९ व २९/०९/२०१९ रोजीचा प्राप्त अर्ज.

महोदय.

भूखंड क्र. ५२, सेक्टर क्र. १९ ए, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी व वाणिज्य उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१) (३) मधील तरतुदीनुसार सदर पत्रातील १ ते ६ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पूर्तता/पालन करणेचे अटीसापेक्ष प्रकरणी बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

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

सार्वजनिक स्वरुपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षण जागेवरील बांधकाम करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची नोंद घ्यावी. जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेची सुरक्षा होणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची नोंद घ्यावी. बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षण जागेवरील बांधकाम करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून घ्यावी. पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची नोंद घ्यावी. इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शेडस् टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेड रचवण्याचे काढून टाकणेत यावी.



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“जन्म असो वा मरण आवश्यक नोंदणीकरण”

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 १) प्रस्तुत भूखंडावर इमारतीचे बांधकाम करीत असताना बांधकामामुळे आजुबाजुच्या नागरीकांना त्रास होऊ नये यासाठी तसेच बांधकाम प्रगतीपत्रावर असाताना बांधकामावरील मजूर अथवा संपन्न
 कालावधीत बांधकामाच्या सुविधांसाठी National Building Code मधील तरतुदींचे तसेच बांधकाम
 संपन्न बांधकामावर बांधकाम मालकीच्या भूखंडावर तालु असलेल्या बांधकामामुळे निर्माण
 सदरची जबाबदारी राहिली.

२) प्रस्तुत भूखंडावर भोगवता प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस त्रास
 संपन्न बांधकामाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही
 जबाबदारी असल्यास सदर बाबी पूर्वतः करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची / विकासाकाची
 भोगवता प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही. याची नोंद घ्यावी.

३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीक
 अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा सा
 प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.

४) आपण आपले नियोजित इमारतीचे बांधकाम प्रत्यक्ष सुरु करण्यापूर्वी आपण सादर केलेल्या हमीपत्रा
 बांधकाम करताना आवश्यक असणाऱ्या कामगारांच्या कुटुंबामधील ६ ते १४ वर्ष वयोगटातील मुले प्राथ
 शिक्षणापासून वंचित राहू नये या दृष्टीने त्यांच्या प्राथमिक शिक्षणाची सोय उपलब्ध होत असल्याची खातर
 करणे अनिवार्य आहे. तशाप्रकारे कामगारांच्या कुटुंबाची व्यवस्था करण्याची आपली अथवा आपले द्वारा नि
 केलेल्या कंत्राटदाराची सर्वस्वी जबाबदारी आहे, याची कृपया नोंद घ्यावी.

५) तसेच बांधकाम सुरु करणेपूर्वी खालील बाबींची पूर्तता करणे आवश्यक असून सदरचे नाहरकत दाखले प्र
 केलेनंतर या कार्यालयास प्रथमतः अवगत करावे व त्यानंतरच प्रत्यक्ष बांधकामास सुरुवात करावी.

अ) प्रस्तावित बांधकामक्षेत्र २०,००० चौ.मी. पेक्षा जास्त असल्याने पर्यावरण विभागाचे नाहरकत प्रमाणपत्र सा
 करणे आवश्यक आहे.

ब) विभागीय वन अधिकारी, मुंबई कांदळवन संसाधारण घटक यांनी दिनांक १०/०५/२०१८ च्या अधिसूचने
 अनुसरून दिनांक १६/०४/२०१९ रोजीच्या पत्रान्वये उक्त भूखंड ठाणे खाडी फ्लेमींगो अभयारण्याच्या मान
 पर्यावरण संवेदशिल (ECO Sensitive Zone) क्षेत्रात येत असून बांधकामक्षेत्र २०,००० चौ.मी. पेक्षा जा
 असल्याने उक्त भूखंडावरील बांधकामास राज्य वन्यजीव मंडळ (State Board of Wild life) व राष्ट्रीय
 वन्यजीव मंडळ (National Board of Wild life) यांच्या स्थायी समितीची (Standing Committee)
 परवानगी घेणे बंधनकारक आहे

प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणा
 ये निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.

प्रतः माहितीसाठी :-
 स्टेपल, वास्तुविशारद,
 ४०५/१४०६, भूखंड क्र. ५, सेक्टर १९, सानपाडा,
 नवी मुंबई-४००७०५.

आपला,


(हेमंत रा. ठाकूर)
 सहाय्यक संचालक, नगररचना
 नवी मुंबई महानगरपालिका



न. ६
 २०२३
 ७००

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

NO.NMMC/TPO/BP/Case No. 20191CNMMC15819/373 d/ 2019

DATE : 24/09/2019

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. Moreshwar Developers, Plot No. 52, Sector 19 A, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Summary of Proposal :-

Plot Area	:	13619.470 m ²	
F.S.I.	:	1.50	
Permissible BUA	:	20429.205 m ²	
Total Built Up Area (Main Building)	:	Residential	17788.530 m ²
	:	Commercial	2637.694m ²
	:	Total Built Up Area	20426.224 m²
No. of Shops (Main Building)	:	81 Nos	
No. of Residential Unit (Main Building)	:	313 Nos	
Proposed Building (Main Building)	:	Lower basement	Parking
	:	Upper basement	Parking
	:	Gr. Floor	Commercial+Stilt
	:	1st Floor	RG + Society Office + Fitness Centre + Partly Residential + Stilt
Permissible Built Up Area EWS/LIG (20% of Zonal FSI)	:	2 nd to 14 th Floor	Residential
	:	Residential	4085.841 m ²
Proposed Built Up Area EWS/LIG	:	Residential	3054.336 m ²
Proposed Built Up Area EWS/LIG (Main Bldg.) (Utilize 1/4th of the total 20% of zonal FSI As per Notification as on dated 08/11/2013 Sr. No. 2/d)	:	Residential	1005.160 m ²
	:	Total Built Up Area	4059.496 m²
No. of Residential Unit EWS/LIG	:	35 Nos	
Proposed Building EWS/LIG	:	Ground Floor	Stilt
	:	1 st to 7 th Floor	Residential

- 1) The Certificate is liable to be revoked by the Corporation if :
- The development work in respect of which permission is granted under the Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the conditions imposed by the Corporation is contravened.
 - 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 45 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) **THE APPLICANT SHALL :**

- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - Give written notice to the Municipal Corporation regarding completion of work.
 - 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 ration) 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.



Handwritten signature and date: **ड. न. म. ढ**
2023

Handwritten signature: *Shreeraj*

DATE: 24/09/2019

NO. NMMC/TPO/BP/Case No. 2019/CNMMC/15819/373 of 2019

- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors, 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 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 section before completion of plinth work.
- 8) The amount of S.D. Rs. 9,85,143/- S.D. Rs. 2,72,390/- for Mosquito Prevention's Rs. 2,72,390/- for the & S.D. Rs. 68,500/- 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 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 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 the following additional conditions shall apply :-

- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
- 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 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 no 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 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. Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect shall be held responsible for breach of any condition of lease Agreement of CIDCO.

15) Applicant / Architect and Structural Engineer concerned are fully responsible for the construction of the building as per approved building plan. Structural design, Stability building construction which should confirm to withstand an earthquake of Highest intensity in seismic zone IV. Occupancy Certificate for the proposed building will not be granted unless the house Drainage is connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.



- 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 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 dated 13/06/2023 as per condition mentioned CIDCO Agreement dated 14/06/2019 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 and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/5242/2019 dated 20/09/2019 by Station officer (I/C) Fire, NMMC.
- 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 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/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 approved 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.



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : मुख्य कार्यालय भुखंड क्र. १
 किल्ले गांवाताना वनक, धांधडीच संकशः सेक्टर १९ए,
 पी.बी.डी. बेल्गापुर, नवी मुंबई - ४०० ६१४
 दुरधनी : ०२२ २७५६ ७०७०-१/२/३/४/५
 फॅक्स : ०२२ २७५ ७००००

Head Office - Plot No. 1
 Near Plot: Gaothan, Palmbeach Junction
 Sector 19A, CHD Belapur, Navi Mumbai - 400 614
 Tel: 022 2756 7070-1/2/3/4/5
 Fax: 022 2757 7070

ना क्र नमूना/नर्गस/बा प / ११११ / २०२२
 दिनांक १८/१०/२०२२

प्रति,
 मे. मोरेश्वर डेव्हलपर्स,
 भुखंड क्र. ५२, सेक्टर १९ए
 नरुळ, नवी मुंबई.

विषय : नवी मुंबई, नरुळ नोडमधील सेक्टर १९ए, भुखंड क्र. ५२ या भुखंडावर निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबत.
संदर्भ : आपले वास्तुविशारद मे. स्टेपल (सोयुझ तालिब) आर्किटेक्ट्स यांचा दिनांक २१/०९/२०२२, २१/०९/२०२२ व २३/०९/२०२२ रोजी प्राप्त अर्ज

महोदय,

नवी मुंबई, नरुळ नोडमधील सेक्टर १९ए, भुखंड क्र. ५२ या भुखंडामध्ये निवासी व वाणिज्य या वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील सदरभाषित अर्जांन्वये प्राप्त झालेला आहे. संदर्भाधिन भुखंडावर निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि. ०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दिनांक ०३/१२/२०२० पासून नवी मुंबई महानगरपालिका क्षेत्रामाठी लागू असलेल्या एकात्रकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भुखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रांतून १ ते २४ अटी व सुधारीत बांधकाम प्रमाणपत्रांतून पुर्तता/पालन करणेचे व खालील अटीसापेक्ष बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

- पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- सार्वजनिक स्वरुपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता देण्यात यावी. अशाप्रकार बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत सर्वांधत विभागाम कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.
- बांधकाम सुरु असताना जागेवर्गल रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित मालकांक/ भुखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर हाऊ नये म्हणून नवी मुंबई भाषिक कंपनी भित बांधून त्या ठिकाणां अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकार्य करताना दख्खत घ्यावे. कार्यदेशीर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- भुखंड सखल भागामध्ये असल्यास जमोनीची पातळी (Ground Level) भरणी करून उंच करणे जमोनीची पातळी हा रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळयाचे पाणी व मलनिःस्सारण योयपणे होऊन भुखंडामध्ये पाणी साचणार नाही अशी भुखंडाची पातळी तयार करावी.
- इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फरफार अथवा वाढीचे बांधकाम करणेना असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशा मंजूर करून घ्यावे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कादद्यातील तरतुदीनुसार कारवाईस पात्र राहाल, याची कृपया नोंद घ्यावी.
- इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भुखंडाचे हद्दीत आरायण दुरुपस्थान न तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भुखंडाचे एका धाजुचे सामासिक अंतराने निवासीकरीता मजुरांकरिता करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेंदलचे पृढाल कामे करणस परवानगी देणार नाही. तसेच भाषिक प्रमाणपत्रासाठी अर्ज करणाऱ्या सदर शंड स्वधुचान कोडून टाकणेत यावी



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

NO. NMMC/TPO/BP/³³³⁹/2022

DATE: 18/10/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd December 2020, Permission is hereby granted under Section 45(1) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Moreshwar Developers, Plot No.52, Sector 19A, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area = 13619.470 M², as per UDCPR Table 6G Msx. Building Potential on Plot including in situ FSI = 3.50, and ancillary FSI (60% & 80%) accordingly Permissible Built Up Area = 76677.616 M², Proposed Up Area Residential - 50959.744 M² + Commercial 3142.663 M² Total Proposed Built up Area = 54102.407 M², Residential cum Commercial Building, Number of Residential Unit : 383 Nos. & Commercial Unit : Shop - 85 Nos. (As per 'p' Line Concept of Unified Development Control & Promotional Regulation)

- 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) The owner shall give intimation in the prescribed form in Appendix to the M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
 - 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 ration) 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.



2022	2022
60	20

not only on the Applicant but also its

DATE: 18/10/2022

NO NMMC/TFO/RP/2022

- 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.11,87,606/-, S.D. Rs.2,72,390/- for Mosquito Prevention's Rs.2,72,390/- for debris & S.D. Rs.68,500/- 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 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 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) 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.
- 13) 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, building construction quality, which should confirm to withstand an earthquake intensity in seismic zone IV.
- 14) The Occupation 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 the Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 15) Application for completion /occupation Certificate shall be accompanied with the plan as constructed on done on the site.
- 16) Area of required parking spaces as shown in approved plan should be marked with the lines of permanent nature with numbering.
- 17) 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.
- 18) The construction 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.
- 19) 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 prevention activities, construction of over-head tanks etc.
- 20) The construction...



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P.G.DANAVALE

(B.COM. L.L.B.)

ADVOCATE HIGH COURT MUMBAI

Office Shop No. 2, Plot No. 21 Enkey Square CHS Ltd. Sector 16 Koperkhairane East, Mumbai - 400 709

Mob. 8082018739

E-mail pandurangad.2007@rediffmail.com



Date 15/10/2019

TO WHOMSOEVER IT MAY CONCERN

Sub: Title Certificate of Moreshwar Developers with respect to Plot bearing No. 52, Sector 19A, Nerul east, Navi Mumbai- 400706 admeasuring 13.619.47 sq. meters (hereinafter referred to as "the said Plot")

I have been requested by Moreshwar Developers, a Partnership firm formed under provisions of the Indian Partnership Act, 1932, consisting of (1) Mr. Bhogilal Mayji Vora, Mr. Rocky Rasiklal Vora, (3) Mr. Dharmendra Manji Patel, (4) Mr. Kalpesh Manji Patel, (5) Mr. Mahesh Narayan Gothi, (6) Mr. Mitesh Naran Gothi, (7) Mr. Hiren Shamji Ravariya, (8) Mr. Ambavi Mahadev Gothi (9) Mr. Anil Bachubhai Arthiya, (10) Mr. Kishore Bhachubhai Mujal and (11) Mr. Ishwardal Ratilal Thakkar having partnership PAN No. ABJFM137G and having their administrative office at Plot bearing No. 52, Sector 19A, Nerul east, Mumbai- 400706, to investigate their title with respect to the said Plot and issue a title certificate in their favour in this regard.



Handwritten notes and stamps: 'C. N.', '137G', '15/10/2019', and a signature 'Elo'.

Pursuant to the above request made by Moreshwar Developers, I have investigated their title to the said Plot and my findings with respect to the same are as follows -

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt company within the meaning of the Companies Act, 1956 (1 of 1956) hereinafter referred to as the "Corporation" (having its registered office at Sumat, 2nd Floor, Nariman Point, Mumbai-400 021) is a New Town Development Authority under the



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number
P51700025055

Project: 19 EAST, Plot Bearing / CTS / Survey / Final Plot No.: 52 at Navi Mumbai (M Corp.), Thane, Thane, 400706.

1. **Moreshwar Developers** having its registered office / principal place of business at Tehsil: **Thane, District Thane**
Pin: **400706**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 18/03/2020 and ending on 18/03/2023, unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date 03-01-2023 15:48:03

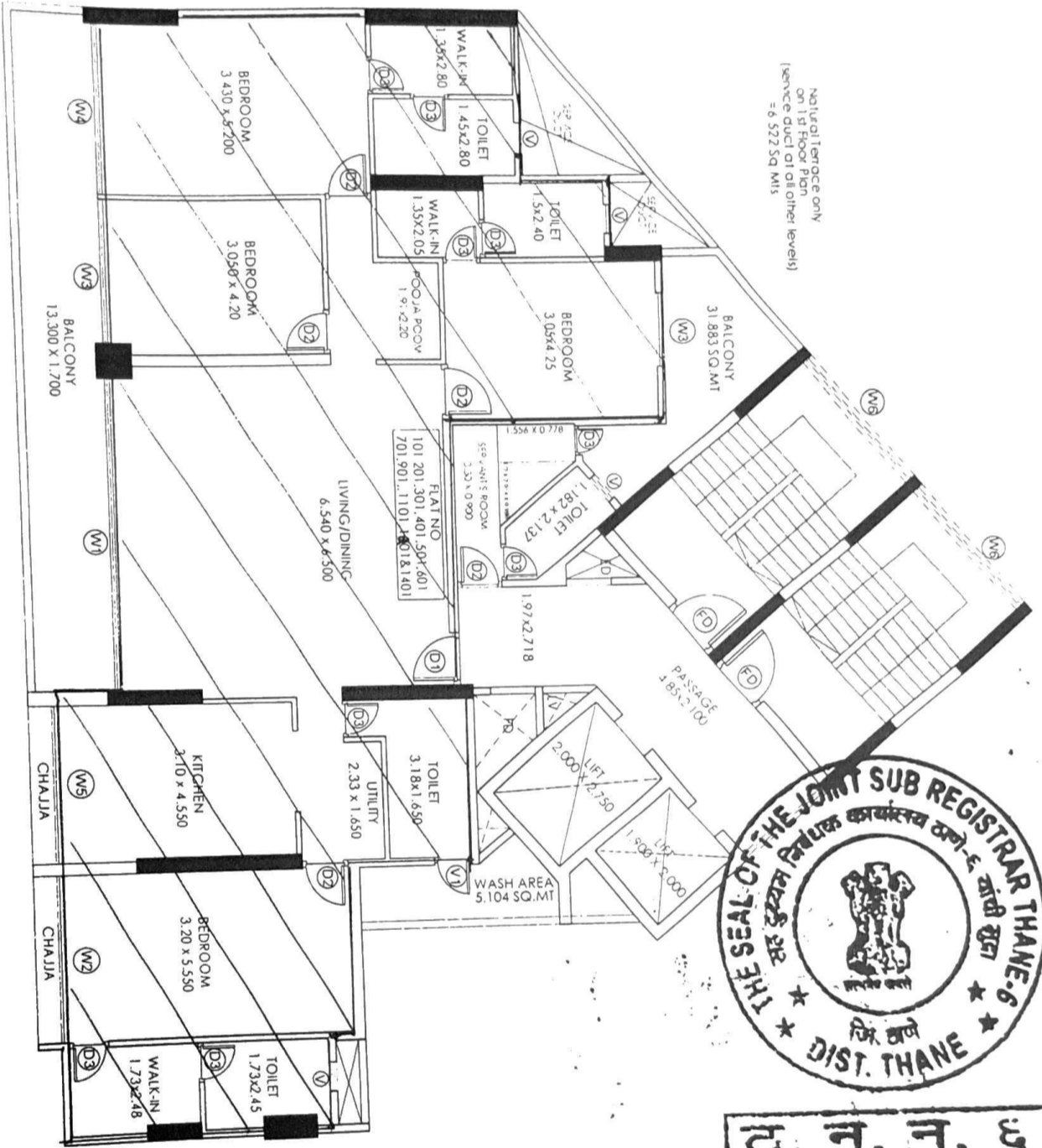
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 03/01/2023

Place: Mumbai

19 EAST

1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, 14TH FLOOR PLAN (WING - G)



Natural Terrace only
 on 1st Floor Plan
 (service duct at all other levels)
 = 6.522 Sq. Mts



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FLAT NO. 1201

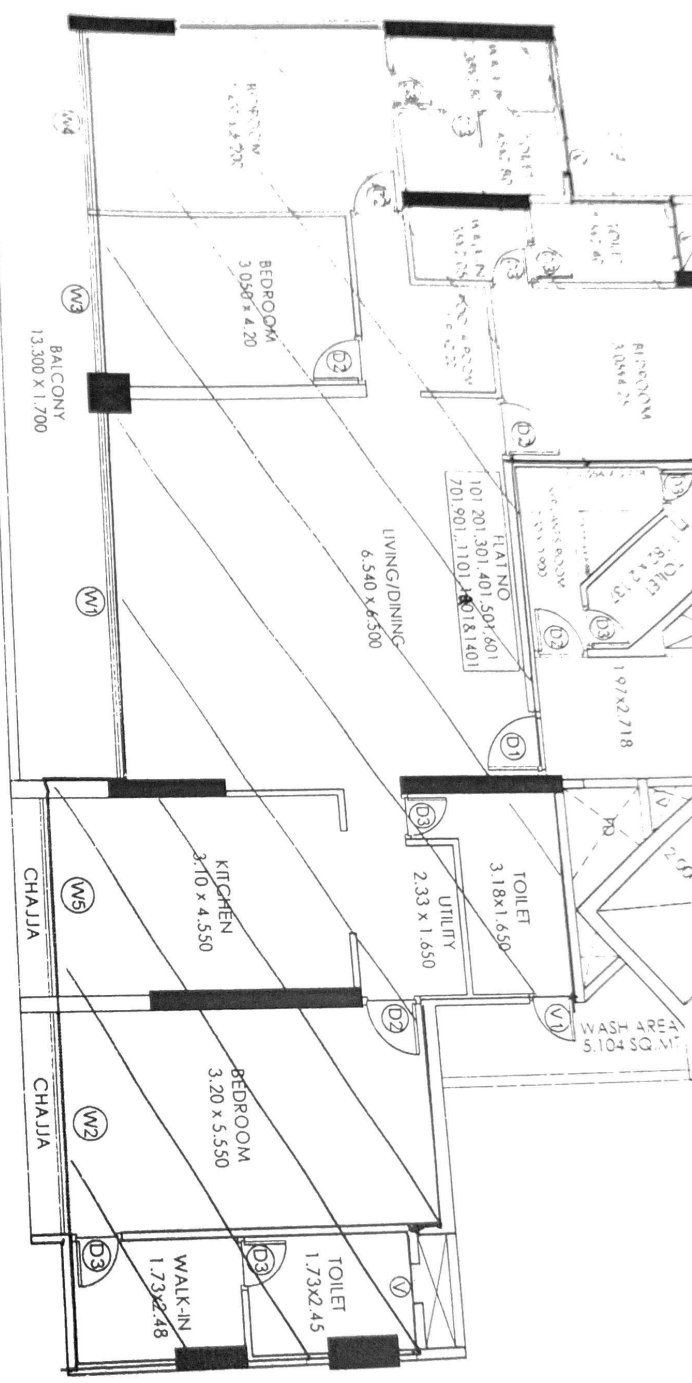


Kalpana
Talwar

At Akh *Okra*

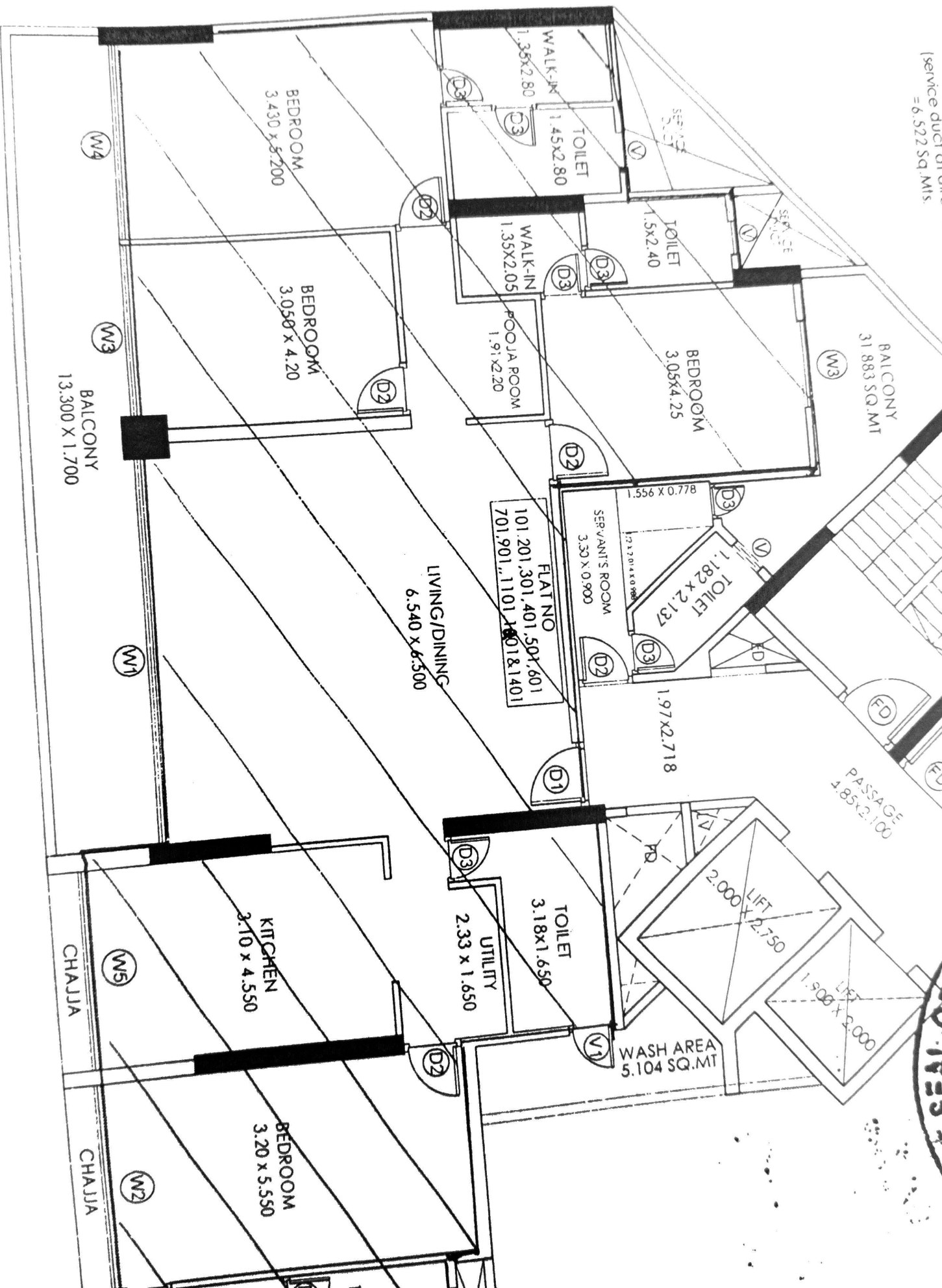
9 EAST

1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, 14TH FLOOR PLAN (WING - G)



FLAT NO. 1201

Service duct on unit
= 6,522 Sq. Mts



25.11.2022

CARPET AREA STATEMENT (AS PER MUNICIPAL)

This is to certify that carpet areas of the Shops/Flats on Plot No. - 52, Sector - 19A, Nerul, Navl Mumbai
As per Plans approved by NMMC vide letter for Development Permission and Commencement Certificate
No. - NMMC / TPO/BP/3339/2022 dated 18/10/2022 admeasure as follows:-

RESIDENTIAL (WING - G)					
FLOOR NO.	FLAT No.	CARPET AREA AS PER RERA (In Sq. Mts.)	BALCONY (In Sq. Mts.)	SERVANTS ROOM AREA (In Sq. Mts.)	WASH AREA (In Sq. Mts.)
1 st to 14 th	01	164.422	31.883	8.188	5.104

RESIDENTIAL (WING - H)				
FLOOR NO.	FLAT No.	CARPET AREA AS PER RERA (In Sq. Mts.)	BALCONY (In Sq. Mts.)	NATURAL TERRACE (In Sq. Mts.)
1 st	01	202.046	26.615	176.217
	02	100.912	9.294	0.000
	03	100.912	9.294	22.809
	04	90.075	9.164	0.000
2 nd , 3 rd , 4 th , 5 th , 6 th , 7 th , 9 th , 10 th , 11 th , 12 th & 14 th	01	202.046	26.615	0.000
	02	100.912	9.294	0.000
	03	100.912	9.294	0.000
	04	90.075	9.164	0.000
8 th & 13 th	01	202.046	26.615	0.000
	02	100.912	9.294	0.000
	03	143.273	14.319	0.000
	04			

REFUGE AREA



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