

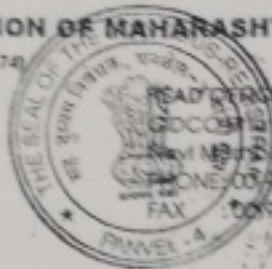
CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(ICIN - 099999 MH 1970 SOC - 014574)

REGD. OFFICE:

"NORMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509



READY OFFICE:

CIDCO Building, CSO Belpat,
New Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. CIDCOBP-11018/TPO (NM)/2017 **2624**]

Date: **21 JUL 2017**

To,
M/s. Om Sai Construction,
Through its Partners Mr. Manish M. Bathija & Others Two,
B-471, Perivalka, Sector-17, Vashi, Navi Mumbai.

ASSESSMENT ORDER NO. 27/2017-18 REGISTER NO. 21, PAGE NO. 27.

SUB: - Payment of amended development charges for Residential Building on Plot No.1, 1-A, 1-B/1, 1-B/2, 1-B/3 & 1-B/4, Sector- 34A at Kharghar (12.5% Scheme), Navi Mumbai.

- Ref: - 1) Your architect's application dated 21/06/2017
2) Earlier C.C. granted by this office vide letter No.CIDCOIATPO/SP/2012/2478, dt. 30/03/2012
3) Delay Condonation NOC issued by M(TS-II) vide letter dt. 03/02/2012
4) Final Transfer order issued by M(TS-II) vide letter for Plot No.1, dt. 27/11/2007, Plot No.1-A, dt. NIL, Plot No.1B/1, dt. 05/07/2011, Plot No.1B/2, dt. 19/10/2010, Plot No.1B/3, dt. 13/01/2011 & Plot No.1B/4, dt. 25/10/2010
5) Extension in time limit NOC issued by M(TS-II) vide letter dt.21/07/2017
6) PSIDC NOC issued by EE(Ewd-I) vide letter dt. 29/02/2012
7) Amalgamation NOC issued by M(TS-II) vide letter dated 25/01/2012
8) Fire NOC issued by Fire Officer, CIDCO vide letter dt. 30/03/2012
9) Revised MSEDCL NOC issued by Pri-UTech, vide letter dt.17/06/2017
10) 50% IDC Paid of Rs.68,79,775/- vide Receipt No.8063, dt. 29/03/2012

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES,

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1.	Name of Assessee	- M/s. Om Sai Construction, Through its Partners Mr. Manish M. Bathija & Others Two,
2.	Location	- Plot No. 1, 1-A, 1-B/1, 1-B/2, 1-B/3 & 1-B/4, Sector- 34A at Kharghar (12.5% Scheme), Navi Mumbai
3.	Land use	- Residential
4.	Plot area	- 13759.550 Sq. mtrs
5.	Permissible FSI	- 1.50
6.	Rates as per Stamp Duty Ready Reckoners for Sec-34-A, Kharghar	- Rs.27,500/- Sq.mtrs. (For the year 2012) Rs.33,400/- Sq.mtrs. (For the year 2017)
7.	AREA FOR ASSESSMENT FOR RESIDENTIAL	>
8.	Plot Area	- 13759.550 Sq.mtrs.
9.	Built up area	- 20636.989 Sq.mtrs.
10.	DEVELOPMENT CHARGES FOR RESIDENTIAL	>
11.	Plot area @ 2% of (8) above	- 13759.550 Sq.mtrs. X 27500/- X 0.5% = Rs. 1891936.125
12.	Built up area @ 2% of (9) above (Earlier approved)	- 20636.171 Sq.mtrs. X 27500/- X 2% = Rs.11380994.050
13.	Built up area @ 2% of (9) above (Now Proposed)	- 0.817 Sq.mtrs. X 33400/- X 2% = Rs. 543,736
		TOTAL = Rs.13243477.931
14.	Total Assessed development Charges	> 8) + 9) + 10) = Rs.13243477.931 Say Rs.1,32,43,478/-
15.	Date of Assessment	- 29/03/2017
16.	Due date of completion	- Upto 14/11/2017

Development charges paid of Rs.1,32,48,000/- vide (i) Receipt No.8063, dt. 29/03/2012, amount of Rs.13245000/- & (ii) Receipt No.17018, dt. 10/07/2017, amount of Rs.1,000/-

Unique Code No. 2012 03 021 02 1621 01 is for this Development Permission on Plot No. 1, 1-A, 1-B/1, 1-B/2, 1-B/3 & 1-B/4, Sector- 34A at Kharghar (12.5% Scheme), Navi Mumbai

This assessment order supersedes the earlier assessment order No.1113/2011-12, issued by this office vide letter dt.30/03/2012.

Yours faithfully,

Mhlesh
(Mhlesh) 2/12/17
Associate Planner (BP)