

541/16864

पावती

Original/Duplicate

Friday, December 27, 2024

नोंदणी क्र.: 39M

4:44 PM

Regn.: 39M

पावती क्र.: 17942 दिनांक: 27/12/2024

गावाचे नाव: मोरीवली

दस्तऐवजाचा अनुक्रमांक: उह्न4-16864-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रंजित गोपालाकृष्णन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थवनेला प्रिंट, सूची-२ अदाजे
5:02 PM ह्या वेळेस मिळेल.

John S. S. R. Ulhasnagar 4

बाजार मूल्य: रु. 2836000/-

मोबदला रु. 4400000/-

भरलेले मुद्रांक शुल्क : रु. 264000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224273317850 दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013293896202425E दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:

Ranjit

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

दस्त क्रमांक : 16864/2024

नोंदणी :

Regn:63m

27/12/2024

गावाचे नाव : मोरीवली

(1) विलेखाचा प्रकार : करारनामा

(2) मोबदला : 4400000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2836000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती: पालिकेचे नाव: अंबरनाथ विभाग क्र. 2/10 सी 6/2, मौजे - मोरीवली, अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे येथील प्लॉट नं. आर एच - 1 यावरील बांधलेल्या "निसर्ग ग्रीन्स" सोसायटी नाव :- "निसर्ग ग्रीन्स ऑर्चीड" को.ऑप. हौसिंग सोसायटी लि, मधील "ऑर्चीड बी", विल्डींग नं. 4, निवासी सदनिका नं. 1005, दहावा मजला, क्षेत्र. 43.37 चौ. मी. (कार्पेट) अशी मिळकत ((Plot Number : RH1 ;))

(5) क्षेत्रफळ

1) 43.37 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:- विजय यशवंत लोटणकर वय:- 62; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 143 - 4273, आकाशगंगा को. ऑप. हौसिंग सोसायटी, कलमवार नगर 2, विक्रोळी पूर्व, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:- 400083 पॅन नं:- AAJPL8502B
2): नाव:- वंदना विजय लोटणकर वय:- 56; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 143 - 4273, आकाशगंगा को. ऑप. हौसिंग सोसायटी, कलमवार नगर 2, विक्रोळी पूर्व, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:- 400083 पॅन नं:- ABGPL8663F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- रजित गोपालाकृष्णन वय:- 40; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आशिर्वाद, अराकुरुस्ती, मन्नारकड-1, पलकड, केरळ, ब्लॉक नं:-, रोड नं:-, केरला PALAKKAD. पिन कोड:- 678582 पॅन नं:- AJMPPR5887M
2): नाव:- रेशमा एम वय:- 32; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आशिर्वाद, अराकुरुस्ती, मन्नारकड-1, पलकड, केरळ, ब्लॉक नं:-, रोड नं:-, केरला पलकड, पिन कोड:- 678582 पॅन नं:- BIHPR4857A

(9) दस्तऐवज करून दिल्याचा दिनांक

27/12/2024

(10) दस्त नोंदणी केल्याचा दिनांक

27/12/2024

(11) अनुक्रमांक, खंड व पृष्ठ

16864/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

264000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) श्रेय



सह दुय्यम निबंधक वर्ग-2
उल्हासनगर 4

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RANJITH GOPALAKRISHNAN	eChallan	00040572024122793081	MH013293896202425E	264000.00	SD	0007350480202425	27/12/2024
2		DHC		1224273317850	800	RF	1224273317850D	27/12/2024
3	RANJITH GOPALAKRISHNAN	eChallan		MH013293896202425E	30000	RF	0007350480202425	27/12/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202412279417			27 December, 2024, 04:21:56 PM		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : अंबरनाथ					
उप मूल्य विभाग	2/10-सी-6/2) मोरिवली गावातील नवरे नगर व्यतिरिक्त इतर भाग कल्याण पू रेल्वे लाईनच्या दक्षिणेकडील भाग (मोरिवली भाग).					
क्षेत्राचे नांव	A Class.Palika			सर्व्हे नंबर /न. भू क्रमांक :		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
11990	56600	62400	70800	62400	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	47.707चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-	
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor			
Sale Type - Resale	First Sale Date -					
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.59430/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
	= (((59430-11990) * (100 /100)) + 11990)					
	= Rs.59430/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 59430 * 47.707					
	= Rs.2835227.01/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी)+ वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 2835227.01 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	=Rs.2835227/-					
	= र अठ्ठावीस लाख पस्तीस हजार दोन शें सत्तावीस /-					

Home Print

सह मुख्य निबंधक वर्ग-2
उल्हासनगर क्र. 4



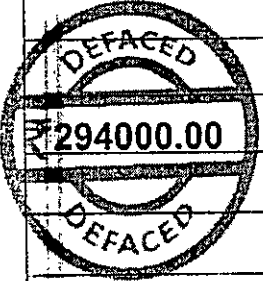
उह न - ४
क्र. १९९९/२०२४
१/२०



CHALLAN
MTR Form Number-6



GRN	MH013293896202425E	BARCODE	[Barcode]			Date	27/12/2024-14:20:58	Form ID	25.2			
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty				TAX ID / TAN (If Any)							
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR				PAN No.(If Applicable)	AJMPR5887M						
Location	THANE				Full Name	RANJITH GOPALAKRISHNAN						
Year	2024-2025 One Time				Flat/Block No.	NISARG GREENS ORCHID CHSL,ORCHID						
					Premises/Bulding	B,BUILDING 4 FLAT NO 1005						
Account Head Details				Amount In Rs.								
0030046401 Stamp Duty				264000.00		Road/Street	B-CABIN ROAD					
0030063301 Registration Fee				30000.00		Area/Locality	AMBERNATH					
						Town/City/District						
						PIN	4	2	1	5	0	1
						Remarks (If Any)	PAN2=AAJPL8502B-SecondPartyName=VIJAY YESHWANT					
						LOTANKAR-CA=4400000						
						Amount In	Two Lakh Ninety Four Thousand Rupees Only					
Total				2,94,000.00		Words						
Payment Details						FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA						Bank CIN	Ref. No.	00040572024122793081	IK0DBFDOK8			
Cheque-DD Details						Bank Date	RBI Date	27/12/2024-14:24:26	Not Verified with RBI			
Name of Bank						Bank-Branch		STATE BANK OF INDIA				
Name of Branch						Scroll No. , Date		Not Verified with Scroll				



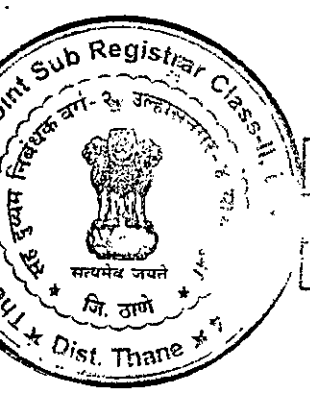
Department ID : Mobile No. : 9818698853
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-541-16864	0007350480202425	27/12/2024-16:43:55	IGR129	30000.00



2	(IS)-541-16864	0007350480202425	27/12/2024-16:43:55	IGR129	264000.00
Total Defacement Amount					2,94,000.00



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9ELEN २०२४
B X



CHALLAN
MTR Form Number-6



GRN	MH013293896202425E	BARCODE	[Barcode]		Date	27/12/2024-14:20:58	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)					
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR			PAN No.(If Applicable)	AJMPR5887M				
Location	THANE			Full Name	RANJITH GOPALAKRISHNAN				
Year	2024-2025 One Time			Flat/Block No.	NISARG GREENS ORCHID CHSL,ORCHID				
				Premises/Building	B,BUILDING 4 FLAT NO 1005				
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	264000.00		Road/Street	B-CABIN ROAD				
0030063301	Registration Fee	30000.00		Area/Locality	AMBERNATH				
				Town/City/District					
				PIN	4	2	1	5 0 1	
				Remarks (If Any)	PAN2=AAJPL8502B-SecondPartyName=VIJAY YESHWANT LOTANKAR-CA=4400000				
				Amount In	Two Lakh Ninety Four Thousand Rupees Only				
Total		2,94,000.00		Words					
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	00040572024122793081	IK00BFDOK8				
Cheque/DD No.		Bank Date	RBI Date	27/12/2024-14:24:26	Not Verified with RBI				
Name of Bank		Bank-Branch			STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date			Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तासारी लागू आहे. नोंदणी न करवावयाच्या दस्तासारी सदर चलन लागू नाही.
Mobile No. : 9818698853

Print Date 27-12-2024 02:26:24



उह न - ४

AGREEMENT FOR SALE

This Agreement for sale made, entered & executed at Ambernath, District Thane on this 27th day of DECEMBER 2024.

BY AND BETWEEN

(1) MR. VIJAY YESHWANT LOTANKAR, Adult, an Indian Inhabitant, having PAN No. AAJPL8502B, AND MRS. VANDANA VIJAY LOTANKAR, Adult, an Indian Inhabitant, having PAN No. ABGPL8663F Both Residing at Flat No.401, On 4th Floor in Building known as 143-4273, AKASHGANGA CO-OP. HSC. KANNAMVAR NAGAR-2, VIKHROLI (EAST), MUMBAI 400083 called as the "TRANSFERORS/SELLERS/VENDORS" (Which terms unless it be repugnant to the context or meaning thereof shall mean and include all his legal heirs, representatives, successors, attorneys, executors, administrators and assigns) being THE PARTY OF THE FIRST PART.

AND: -

(1) MR. RANJITH GOPALAKRISHNAN, (Pan No. AJMPR5887M) AND MRS. RESHMA M, (Pan No. BIHPR4857A) Residing at ASHIRVAD, ARAKURUSSI, MANNARKAD-I, PALAKKAD, KERALA, -678582 hereinafter called as the "TRANSFEREES/PURCHASERS/VENDEES" (Which terms unless it be repugnant to the context or meaning thereof shall mean and include all his legal heirs, representatives, successors, attorneys, executors, administrators and assigns) being THE PARTY OF THE SECOND PART.

WHEREAS:-

A) THE TRANSFERORS above named are well seized, possessed and absolute/legal lawful owner of/and/or well and sufficiently entitled to a Residential Premises known as being Flat No.1005, On 10th Floor in Building No. 4, known as "ORCHID B" OF "NISARG GREENS ORCHID CHSL" in the phase I of the scheme known as "NISARG GREENS", having area admeasuring 43.37 sq. meters (Equivalent to 467 Sq. Ft.) Carpet Area, which is lying and Constructed on Plot no RH-1 of land bear situated at MORIVALI, Ambernath (EAST), Taluka- Ambernath, District-Thane, Pincode-421501, within the limits of Ambernath Municipal Council, Ambernath, District-Thane. And within the limits of Taluka and Sub-Dist. Registration Ulhasnagar, Sub-Dist. Registration Thane, District-Thane, more particularly described in the Schedule hereunder written, (AS IS WHERE IS BASIS), hereinafter called as the 'SAID PROPERTY/FLAT'.

B) THE TRANSFERORS has acquired/purchased the above said property from M/s. NISARG NIRMAN DEVELOPERS, having PAN no AAOFM9742P a partnership firm through its Authorized Partner MR. GIRISH DEDHIA by way of Registered Agreement for Sale, vide its Regd. No. 6115/2018, Dated 26/07/2018 duly registered at the Sub Registrar's office Ulhasnagar 3. And the said property is free, from all encumbrances, liens, charges and defects etc., of any nature and if any other person would claim any rights over the same, then the TRANSFERORS undersigned will be held responsible to answer the claim so any made.

C) THE TRANSFERORS has the actual and physical possession of the above said property and enjoying the said property as absolute Owner thereof. AND WHEREAS the TRANSFERORS at their own sweet will decided to sell the authorized premises on ownership basis together with undivided rights, title and interest in and upon the said premises. And the TRANSFERORS also the bonafide member of the said building/ HSG Society so the Name of TRANSFERORS is transferred in concerned recorded directly unto the name of the TRANSFEE.

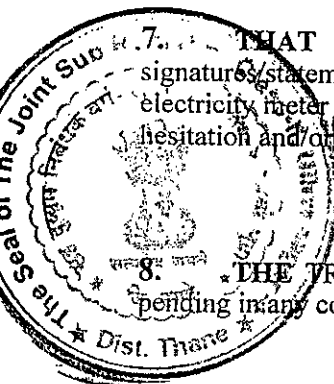
D) THE TRANSFEE being in need of suitable premises came to know of the same, so they have



Sub Registrar Ambernath, District Thane	27/12/2024
Signature	20

NOW THIS INDENTURE WITNESSES AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. THE TRANSFERORS has agreed to sell and transfer the aforesaid property to the TRANSFEREE for the consideration amount of Rs:- 44,00,000/- (Rs:- Forty Four Lakhs only) and the TRANSFEREE has also agreed to purchase the said property for the aforesaid consideration along with all the rights, titles, interests, shares of transfer over the said property.
2. THE TRANSFEREE will pay Rs:- 44,00,000/- (Rs:- Forty Four Lakhs only) and The TRANSFEREES/PURCHASERS have paid Payment to The TRANSFERORS/SELLERS in the following manners:
 - i) RS.4,40,000/- (Rupees Four lakhs Fourty Only) vide by RGST/ NEFT Dated 27/12/2024 from UNION BANK OF INDIA and RTGS No - UBINH24362089030
 - ii) And The Balance Amount of Rs. 39,60,000/- (RS. Thirty Nine Lakh Sixty Thousand ONLY) The Purchaser Agreed to Pay by Availing Loan Facility from Any Bank Authority and/ Or Financial Institution/Bank Authority and from Own Contribution Within 45 Days Or Due Course
3. THAT the vacant peaceful and physical possession with all related documents and papers in respect of the above said property which is under resale will be hand over by the TRANSFERORS to the TRANSFEREES after paid the balance consideration amount And also hand over all the relevant papers and necessary documents of the said property to the TRANSFEREES.
4. THAT hereafter The TRANSFEREES aforesaid is absolute and exclusive legal owner (after paying balance amount) of the said property and they have purchased the said property for their residential purpose only.
5. THAT the TRANSFEROR hereby further assures to the TRANSFEREES that the above said property which is under resale, or any portion thereof is free from all encumbrances, liens, claims, doubts, demands and defects in the title or whatsoever. And it has neither have been mortgaged, nor on lease, nor on rental basis to any Licensee, nor gifted, nor sold to any person/persons/PURCHASERS/s and/or any other party before this agreement for sale and on such assurances of the TRANSFERORS, the TRANSFEREES have also agreed to purchase the same (property which is mentioned hereinabove) from the TRANSFERORS. And if any time any person/s shall claim over the said property, then same shall be cleared by the TRANSFERORS.
6. THAT the TRANSFEREES has inspected the conditions of the said property and also satisfied with the construction work of the said property/building and the related documents/papers of the said property and also satisfied with the TRANSFERORS.
7. THAT the TRANSFERORS has assured to the TRANSFEREES that in future if any signatures/statements, require for this property purpose for registration and/or name transfer and to take the electricity meter connection in the said property that the TRANSFERORS will give the same without any hesitation and/or demanding any amount.
8. THE TRANSFERORS hereby agreed and also declares that there is no any suit or litigation pending in any court of law in respect of the said property.



9. **THE TRANSFERORS** Shall obtain consent (N.O.C. Letter) from the Society/Builder and MIDC for transfer of the said property and the shares in favor of The TRANSFEREES and also for admitting The TRANSFEREES as the member of the propose Co-Operative Housing Society. And The TRANSFEREES also hereby agrees that on becoming a member of the proposed Co.-Operative Housing Society which shall be formed by the Flat/Shop Owners of the said building abide by all the single bye-laws rules & regulations adopted by the society Apart from this both party will do expenses on equal basis for society/Builder and MIDC NOC

10. **THAT** The TRANSFEREES hereby assures/confirm to The TRANSFERORS that he will use the said property for his suitable residence purpose and he will not conduct any illegal activities/business, which will be harmful to the said property and the said building and disturbing to the other members of the said building.

11. **THE TRANSFEREES** hereby agrees that on becoming a member of the Nisarg Greens Orchid Co.-Operative Housing Society which is formed by the Flat owners of the said building abide by all and single bye-laws rules and regulations adopted by the society.

12. **THAT** The TRANSFERORS have assured to The TRANSFEREES that all dues/expenses/charges, Municipal Tax/dues, Water Charges/bills, M.S.E.D.C. Ltd., Charges/Bills, repair charges, building maintenance Charges and any other dues and/or Charges and outgoings and other Charges, which would be paid to the concerned authorities time to time, in respect of the said property, up to date is cleared and if any amount is lying outstanding then same shall be cleared by The TRANSFERORS at own receipt/cost of possession. And after/on handing of the physical possession of the said property to the TRANSFEREES. Then hereafter the TRANSFEREES shall be liable and responsible to pay all such charges and outgoings (mentioned hereinabove) to the concerned authorities time to time.

13. **THE TRANSFERORS** shall hand over the title deeds relating to the said property to The TRANSFEREES for availing housing loan from the financial Institution/Bank as and when required by the financial institution for disbursement of housing loan.

14. **THE party** hereby agrees to abide by the provisions of the Maharashtra Co.- Op. Society Act 1960 as also rules made hereunder and bye laws of the said Society.

15. **THAT** agreement has been executed under Section 7 of Maharashtra Flat Ownership Act, 1963.

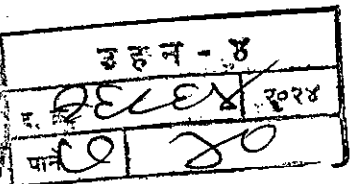
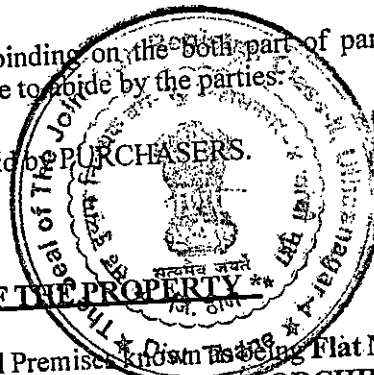
16. **THAT** this Agreement shall always be subject to the provisions of the Maharashtra apartment Ownership Act, 1970 (Maharashtra Ownership Flat Regulations of the Promotion of Construction, Sale, Management and Transfer).

17. **THE** above terms and conditions shall be binding on the both part of parties, their nominees, relatives and the concerned people will be able to abide by the parties.

18. **THE** Stamp Duty and Registration will be Paid by PURCHASERS.

*** SCHEDULE OF THE PROPERTY ***

ALL THAT PIECE & PARCEL of the Residential Premises known as being Flat No.1005, On 10th Floor in Building No. 4, known as "ORCHID B" OF "NISARG GREENS ORCHID CHSL" in the phase I of the scheme known as "NISARG GREENS", having area admeasuring 43.37 sq. meters (Equivalent to 467 Sq. Ft.) Carpet Area, which is lying and Constructed on Plot no RH-1 of land bear situated at MORIVALI, Ambernath (EAST), Taluka- Ambernath, District-Thane, Pincode-421501, within the limits of Ambernath Municipal Council, Ambernath, District-Thane. And within the limits of Taluka and Sub-District Registration Ulhasnagar, Sub-Dist. Registration Thane, District-Thane, more particularly described



IN WITNESS WHEREOF, the parties hereto have set their respective hands on the Day, Month & Year mentioned hereinabove.

SIGNED SEALED READ HEARD AND DELIVERED BY THE WITHINAMED THE TRANSFEROR/SELLERS MR. VIJAY YESHWANT LOTANKAR



V. Lotankar



SIGNED SEALED READ HEARD AND DELIVERED BY THE WITHINAMED THE TRANSFEROR/SELLERS MRS. VANDANA VIJAY LOTANKAR



V.V. Lotankar



(THE TRANSFERORS/SELLERS)

SIGNED SEALED READ HEARD AND DELIVERED BY THE WITHINAMED THE TRANSFEREE/PURCHASER MR. RANJITH GOPALAKRISHNAN



Ranjith



SIGNED SEALED READ HEARD AND DELIVERED BY THE WITHINAMED THE TRANSFEREE/PURCHASER MRS. RESHMA M



Reshma



(THE TRANSFEREES/PURCHASERS)

IN THE PRESENCE OF.....



उद्दन-18
र. क्र. 95/24 2024
पार्स 80

1) Navin Bhargava

Navin

2) JAGDISH BODNE

RECEIPT

RECEIVED from the within named TRANSFEREE/PURCHASER a sum of Rs.4,40,000/- (RUPEES FOUR LAKHS FOURTY THOUSAND ONLY) amount towards the sale of above said property (As stated hereinabove).

FOLLOWING ARE PAYMENT DETAILS:

RS.4,40,000/- (Rupees Four lakhs Fourty Thousand Only) vide by RGST/NEFT Dated 27/12/2024 from UNION BANK OF INDIA and RTGS No - _UBINH2436289030

WE SAY RECEIVED Rs.4,40,000/- (RUPEES FOUR LAKHS FOURTY THOUSAND ONLY)

Yotankar V.V. Lotankar

(THE TRANSFERORS/SELLERS)

WITNESSES:

1) Navin Bhatnagar Navin

2) JAGDISH BODKE Jyoti



उह न - ४
RECEIVED 2024
PAID



महाराष्ट्र

नौदणी पत्राणपत्र

नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां) (नौदणी पत्राणपत्रां)

निसर्ग प्रीति आवादि

कलकत्ता नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां) (नौदणी पत्राणपत्रां)

नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां) (नौदणी पत्राणपत्रां)

महाराष्ट्र अधिनियम क्रमांक २४ (२) अन्वये नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां)

उपरोक्त अधिनियमाच्या कलम २४(२) अन्वये नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां)

नियम २४३ अन्वये नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां) (नौदणी पत्राणपत्रां)

महाराष्ट्र अधिनियम क्रमांक २४ (२) अन्वये नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां)

सध्या असे आहे



नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां) (नौदणी पत्राणपत्रां)

नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां) (नौदणी पत्राणपत्रां)

नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां) (नौदणी पत्राणपत्रां)

नौदणी पत्राणपत्रां (नौदणी पत्राणपत्रां) (नौदणी पत्राणपत्रां)



उह न - ४
२०२४

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



PART BUILDING COMPLETION CERTIFICATE
(Building No 1 to 6)

This is to certify that M/s. Nisarg Nirman Developers allottee of Plot No. RH-1 Ambernath Indl. Area has constructed residential cum commercial buildings. on the above said plot in accordance with the building plans approved vide this office letter No. EE /AMB / RH-1/B-53136 dated 26 / 05 /2014 under the supervision of the License Architect / Engineer M/s.Shabbir H Lilamwala , Regd. No. CA/83/7604 .

Details of construction/Development are as given below.

01. Name of allottee :- M/s. Nisarg Nirman Developers.
02. Plot No. :- RH-1
03. Plot area in Sq.m :- 102071 Sqm.
04. Date of possession :- 13/05/2014 .
05. Approval of plans. :-

Description	Ground Floor Area in m ²	1 st to 3 rd floor Area in m ²	4 th to 6 th floor Area in m ²	7 th to 12 th Floor Area in m ²	13 th to 15 th Floor Area	16 th to 18 th Floor Area in m ²	Total Area in m ²
Approval EE/AMB/ B-53136 dt. 26/05 / 2014							
Residential Buildings 1 to 28 Nos.	303.24	21472.11	19654.98	39863.88	19654.98	21472.11	122421.3
Shop+ Commercial Building 1to 3	5802.99 + 2022.06	(1 st FL) 2559.49	(2 nd FL) 1628.24	(3 rd FL) 1794.08	(4 th FL) 403.67	(5 th to 7 th FL) 1042.92	15253.45
Area Proposed for BCC for Bldg 1 to 6 Nos.	63.58 + 634.62 (Shop)	4635.36	4222.38	8444.76	4222.38	4635.36	26858.44



४ - ४
२०१४

- 6 : Position of construction at site as on :- 12 / 05 /2017 .
- a) Built –up area completed in all respect (in sqm.) :- 26858.44 Sqm
- b) Area under construction (in sq.m.) :- 110816.31 Sqm
- c) Open area (in sq.m) :- 99539.38 Sqm
07. Remarks of Deputy Engineer regarding observation of D.C. Rules (Deputy Engineer may Indicate as to whether the construction has been in accordance with the approved plan and give any other observation which he considers necessary to give.) :- Construction is as per the approved plans.
08. Total up to date Area that could be considered as built up area. (in sq.m) :- 26858.44 Sqm.
09. Actual utilization of plot in view of the existing construction in the form of utilization of F.S.I. :- 0.26 < 1.35OK
10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot & construction carried out so far ? :- Yes. As per MIDC's rules.

[Signature]
12/05
Executive Engineer &
Special Planning Authority
M.I.D.C., Division (C)
Ambernath



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



PART OCCUPANCY CERTIFICATE
FOR BUILDING NO. 1 to 6

This is to certify that the construction of Residential cum commercial Building No.1 to 6 on Plot No. RH- 1, MIDC Ambarnath Industrial Area is completed as per the approved plans vide No. EE /AMB / F-2/18 / B-53136 dtd. 26 /05 / 2014 under the supervision of Licensed Architect M/s.Shabbir H Lilamwala , Regd. No. CA/83/7604 and is permitted to be occupied.

Executive Engineer &
Special Planning Authority
M.I.D.C., Division. (c)
Ambarnath



उह न - ४
२७/५/१४
७३/२०

घोषणापत्र/शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म.रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रक वाचुन असे घोषित करता की, नोंदणीसाठी साद केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे अथवा दुवार विक्री होत नाही याचा आम्ही अभिलेख शोध करत आहो. दस्तातील लिहून देणार/ कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करू या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने आम्ही दस्तातील मिळकतीचे मालक/वॉरस/हक्कदार/ कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून घेतले हे हयात आहेत व उक्त कुलमुखत्यारपत्र अदयापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही यांची मी/ आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन बोजे व न्यायधिकाऱ्यांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पुर्ण करून घेण्यास साक्षीदार समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रकीयेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/ शासकीय कार्यालयाचा मनाई नाही. तसेच नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही यांची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने/ उच्च न्यायालयाने दिलेल्या न्यायानुसार दस्तऐवजामधील मिळकतीचे मालक/ कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची प्रामाण्य हे नोंदणी अधिकारी यांची जबाबदारी नाही. यांची आम्हास पुर्णपणे जाणीव आहे.

स्थावरोर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या प्रमाणाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होत नये म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/ आम्ही घोषणापत्र/ शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदणीच्यात आलेल्या व्यवहारात कायदयानुसार मुद्रांक शुल्क देण्यासाठी कोणत्याही प्रकारचे कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व व्यक्ती उत्तर देणार आहोत. याची आम्हास पुर्ण कल्पना आहे.

नोंदणी प्रकीयेमध्ये कोणत्याही प्रकारचे गुन्हे घडणारे कृत्य केलेले नाही. दस्तऐवजाच्यानुसार कोणतेही गुन्हा घडल्यास मी/ आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व संहिता १८६० मधील नमुद असलेल्या ७ वर्षांच्या शिदोस आम्ही पात्र राहणार नाही याची मला/ आम्हांला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/ शपथपत्र दस्ताचा भाग मानून वाचता आहोत.



Index-2(सूची - २)



26/07/2018


सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 6115/2018

नोदणी :

Regn:63m

			इ.न. - ४ DELEX २०
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4371000		
(3) बाजारभाव(भाडेपट्ट्याच्या दाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2627000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव:अंबरनाथ इतर माहिती: , इतर माहिती: विभाग क्र. 2/10 सी 6/2, मोजे - मोरीवली, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे येथील प्लॉट नं. आर एच - 1 यावरील बांधलेल्या "निसर्ग ग्रीन्स" मधील "ऑर्चीड वी", विल्डींग नं. 4, निवासी सदनिका नं. 1005, दहावा मजला, क्षेत्र. 43.37 चौ. मी. (कार्पेट) अशी मिळकत ((Plot Number : RH 1 ;))	
(5) क्षेत्रफळ		1) 43.37 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 निसर्ग निर्माण डेव्हलपर्स तर्फे भागीदार श्री. गिरीश व्ही. देडीया यांचे तर्फे कबुली जबाब म्हणून श्री. अमीन लक्ष्मीदास ठक्कर, - वय:- 73; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 310, देवव्रत विल्डींग, प्लॉट नं. 83, सेक्टर - 17, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAOFM9742P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:- - विजय यशवंत लोटणकर वय:-56; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 143- 4273, आकाशगंगा को. ऑप. हौसिंग सोसायटी, कन्नमवार नगर 2, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAJPL8502B 2): नाव:- - वंदना विजय लोटणकर वय:-50; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 143- 4273, आकाशगंगा को. ऑप. हौसिंग सोसायटी, कन्नमवार नगर 2, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-ABGPL8663F	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2018		
(10) दस्तऐवज करून दिल्याचा दिनांक	26/07/2018		

Annexure "E"

IDBI Trusteeship Services Ltd
CIN : U65991MH2001GOI131154



No. 3362-B/TSL/OPR/2018-18

Date: July 04, 2018

To,
Nisarg Nirman Developers
Nisarg Greens,
Plot No. RH-1, B Cabin Road, Navre Nagar,
Near Panvelkar Green City, Ambemath (E)- 421 506

Dear Sir,

Ref: No Objection for sale of Flats at Project "Nisarg Greens" being constructed on the land bearing Plot no RH-1, B-Cabin Road, Ambemath East, Thane-421 501

This is to confirm that the aforesaid premises are currently mortgaged by Nisarg Nirman Developers to IDBI Trusteeship Services Limited, Ground Floor, 17, R Kamani Marg, Ballard Estate, Mumbai-400 001, vide Deed of Mortgage Dated 25th November, 2016.

Your firm has requested a No Objection Certificate to enable sale of the said units to purchaser/s. We state that on the basis of email approval received from Lender i.e. Piramal Housing Finance Limited dated July 04, 2018, we have No Objection of Sale of the unit to the Purchaser as detailed below:

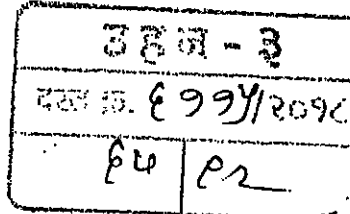
No.	Plot No.	Unit No.	Date of Booking	Name of Purchaser	Carpet Area (sq.ft)	Market Value (Rs.)	Amount Paid (Rs.)
1.	4	1005	04-May-2018	Mr. Vijay Yeshwant Lotankar & Mrs. Vandana Vijay Lotankar	467	43,71,000/-	51,000/-

We state that, consent is hereby accorded to the release of charge by IDBI Trusteeship Services Limited over the said units and that IDBI Trusteeship Services Limited shall have no claim, right, title or interest in respect of the said units any more whatsoever subject to the following conditions:

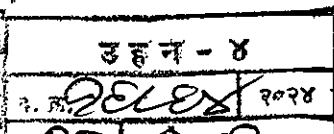
- i. This consent hereby granted is restricted to release of mortgage/ charge over the units described above in the Project Nisarg Greens of Nisarg Nirman Developers, being constructed on the land bearing Plot no RH-1 situated at MIDC, Ambemath Industrial Area, Ambemath, Thane; in order to enable sale of the said units to the purchasers. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize Nisarg Nirman Developers to sell any other unit in the said project without applying to IDBI Trusteeship Services Limited for a fresh consent letter.
- ii. The consent hereby granted is subject to the Purchasers depositing all the moneys payable as consideration for purchase of the said unit in Nisarg Nirman Developers Escrow Account A/c bearing No. 409000532290 held with RBL Bank Limited, Lower Parel Branch. If the purchasers fail to deposit such monies/ sales proceeds in the said Escrow Account, the NOC shall stand revoked/ cancelled.
- iii. In the event the sale to the purchaser is cancelled for any reason, the consent above accorded shall stand revoked/ cancelled and your firm shall have to apply for a fresh consent in relation to sale of the said unit to any other person.
- iv. Please note that Security Trustee will continue to hold charge on behalf of Lender, over the Project except for the aforesaid unit till the loan availed by Nisarg Nirman Developers is fully repaid.
- v. This certificate is being given without any prejudice or liabilities of any nature on part of the Lender/Security Trustee or its officer.
- vi. Our mortgage and charge on all other properties shall remain unchanged.
- vii. The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative Mr. Nikhil Chitambar on email nikhil@idbitrustee.com

Yours faithfully,
For IDBI Trusteeship Services Limited

Authorized Signatory



Regd. Office : Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate Mumbai - 400 001.
Tel. : 022-4080 7000 • Fax : 022-6631 1776 • Email : itsl@idbitrustee.com • res_onse@idbitrustee.com
Website : www.idbitrustee.com

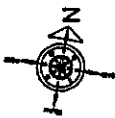


Annexure "F"
Flat No: 1005 on 10th Floor

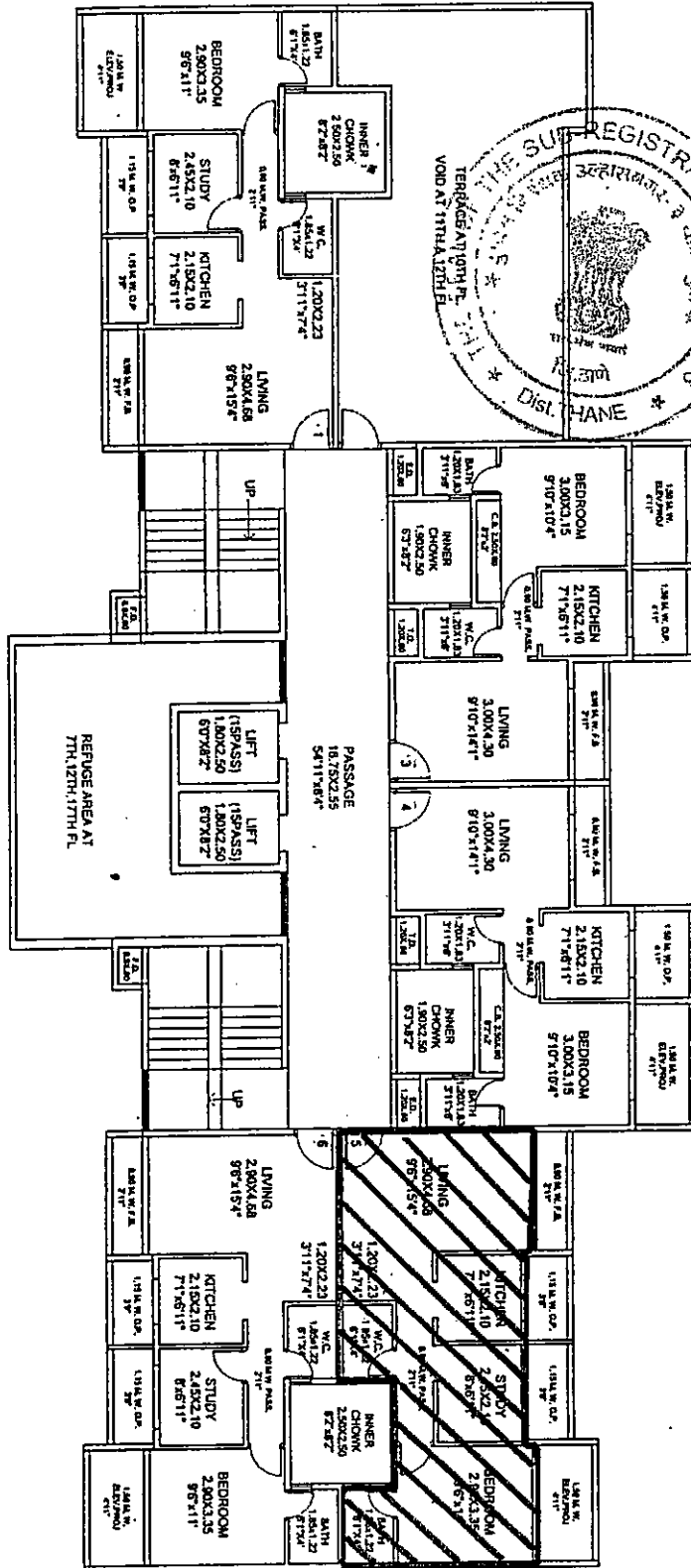
PROJECT : RESIDENTIAL CUM COMMERCIAL
 DEVELOPER : NISARG NIRMAN DEVELOPERS
 R.C.C CONSULTANT : EPICONS CONSULTANTS PVT. LTD.

NISARG GREENS
 PLOT NO RH-1 B-CABIN ROAD
 MORIVALI, AMBERNATH (EAST)

BLDG. NO -4
 ORCHID - B
 TYPICAL FLOOR
 (10TH, 12TH)



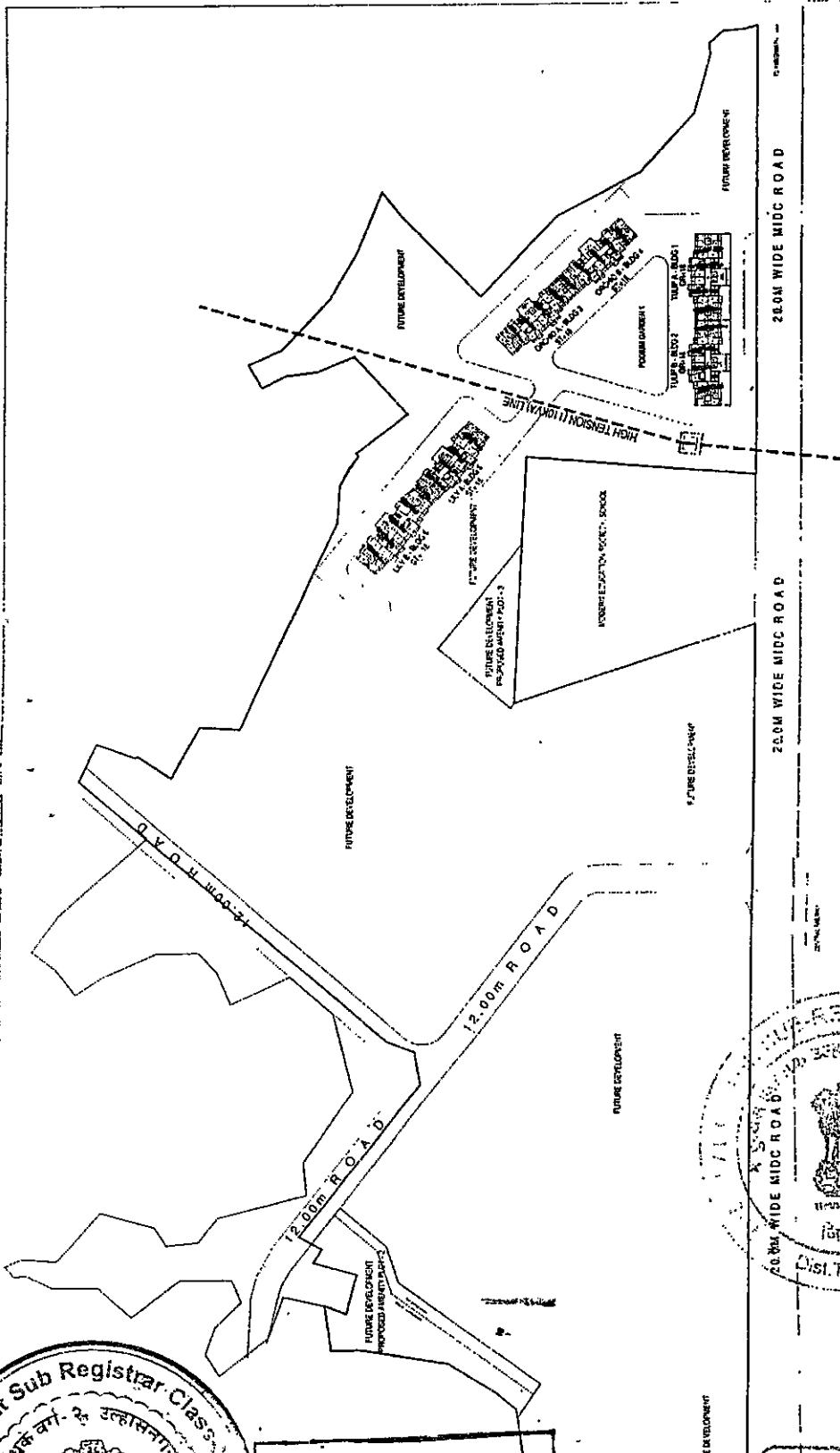
HOMENWORK
 ARCHITECTS
 INTERIOR DESIGNER
 A-101, TERNAR, 4TH ROAD, SION SOCIETY,
 CHENNAI, TANJAVUR ROAD, SION SOCIETY,
 TEL: (91-22) 2522223, 25244223
 FAX: (91-22) 2522274
 homenwork@gmail.com



Handwritten notes:
 1005
 8/1/22
 V.V. - lotankalagay/2006



Annexure "C"



HOMEWORX

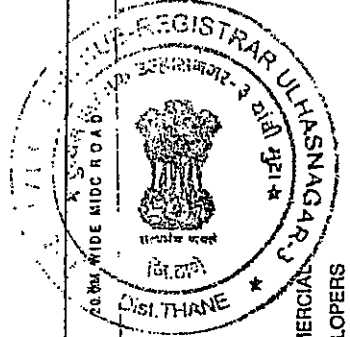
ARCHITECTS
INTERIOR DESIGNER
A-103, TRISHUL, 8TH ROAD, SHRIAM SOCIETY,
CHENNAI, TAMIL NADU 600071, INDIA
TEL: (91-22) 2532256, 2594423
Fax: (91-22) 2532257
info@homeworx.com



NORTH

LAYOUT PLAN

**NISARG GREENS
PLOT NO RH-1 B-CABIN ROAD
MORIVALI, AMBERNATH (EAST)**



**COMMERCIAL DEVELOPERS
NISARG NIRMAL DEVELOPERS
AGENT : EPICONS CONSULTANTS PVT. LTD.**



Annexure "A"



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Email :- eeambemath@midcinda.org
Contact No. :- 0251-2610377

No. EE/AIA/ RH-1 / B-53136 / 14,
Office of the Executive Engineer,
MIDC, Ambernath Civil Division,
Ambernath.
Date: - 26/05/2014

To
✓ M/s. Nisarg Nirman Developers.,
Plot No. RH-1, B Cabin Road,
MIDC Residential Zone,
Ambernath.

Sub: - Ambernath Industrial Area...
Approval to Fresh building Plans for proposed Residential cum Commercial Complex on Plot No. RH-1, B- Cabin Road, MIDC Residential Zone, Ambernath.

Ref: - 1) Your application Dt. 15/04/2014
2) Your Online application No. SWC / 278658 dt. 22/05/14
3) Provisional Fire NOC issued by Chief Fire Officer, MIDC Andheri. vide No. MIDC/Fire/1230 Dt.22/05/2014.

Dear Sir,

1] The set of Fresh Building plans, received from you, vide your letter cited above, are hereby approved subject to following terms and conditions. One set of approved drawing is returned herewith for your reference and record. This approval is granted for Building Plans only as per provisions of Revised Development Control Rules & Regulations 2009 and no work shall be commenced unless prior Environment Clearance is obtained by you as per MOEF notification dated 14/09/2006 and subsequent amendments.

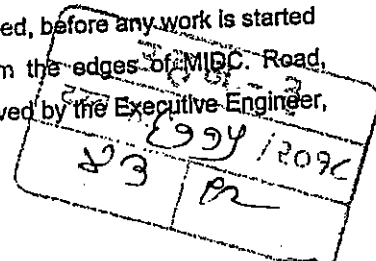
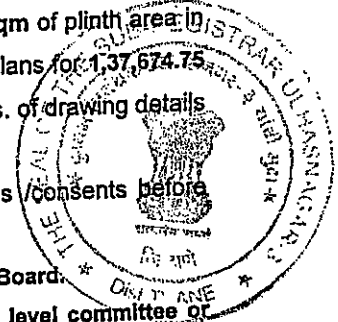
2] You had submitted the plans and drawings for 8128.29 Sqm of plinth area in the plot area of 102071.00 Sqm. at present; this office has approved the plans for 1,37,674.75 Sqm up to date built up area. This office has approved Seventy Seven Nos. of drawing details of which are attached in the accompanying statement.

3] You will have to obtain following permissions /clearances /consents before commencing any work at site.

- A) Consent to Establish from Maharashtra Pollution Control Board.
- B) Environmental clearance is to be obtained from the state level committee or Central level committee as per the applicability as per MOEF notification dt. 14th September 2006.
- C) All Statutory / Mandatory approvals, clearances required for the project.
- D) Revised provisional fire NOC issued by MIDC Fire Department, Andheri.

4] You are requested to submit the certified copies of the letter of approval in triplicate from the above authorities to the office of the undersigned, before any work is started

5] For necessary approach road to the plot from the edges of MIDC Road, necessary size of pipe culvert or a slab drain as may be approved by the Executive Engineer, shall be provided.



6] Temporary structures shall not be allowed except during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.

7] During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacking along MIDC, road land width/open plot area.

8] The boundary marks demarcating the boundary of the plot shall be properly preserved and kept in good condition and shown to Department staff as and when required.

9] No tube well, bore well or open well shall be constructed by the plot holder in the plot except that is required for rain water harvesting as approved by Executive Engineer.

10] Work of water supply and drainage shall be carried out through the agency licensed plumber only as per MIDC water supply Regulations 1973 and further modifications to the same. Separate approval for sewage / water supply connection is to be obtained from the Executive Engineer, prior to start of the actual construction work.

11] Plans for any future additions, alterations or extensions will have to be got approved from this office as well as departments competent to do so.

12] The present approval to the plans does not pertain to approval to the structural design and RCC members, foundations etc. It is only locational approval to the structure with reference to the plot.

13] In case any power line is passing through the plot, the plot holder should approach MSEB and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.

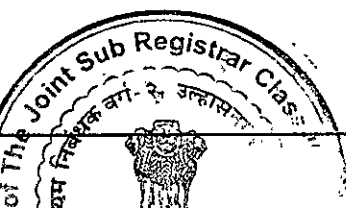
14] Whenever a compound wall and gate is constructed, the gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.

15] The treated sewage from the treatment plant shall be used for plantation and gardening purpose and balance soaked in a soak pit. (If sewer lines are not available in the area, in case sewerage system is functioning, sewage shall be connected to the drainage system after getting the drainage plans approved for sewerage system. The sewage shall be pretreated, conforming to the standard mentioned in consent of Maharashtra Pollution Control Board, Govt. of Maharashtra.

16] Plot holders shall make his own arrangement for 24 hours storage of water, as uninterrupted water supply cannot be guaranteed.

17] In case, water stream is flowing through the plot allotted, the plot holder has to be ensure that the maximum quantity of rain water that flow at the point of entry of stream is allowed to flow uninterrupted through the plot and up to the point of out flow of the original stream. The points of entry and exit of the natural stream not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished the office and no filling of plot and diversion of nalla should be under taken unless a written permission for the work proposed, is taken from the Executive Engineer.

६९९५/२०९१
११/१२



18] The validity of the Plan Approval is for 12 (Twelve) months from the date of issue of this letter. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within period given in lease agreement.

19] The breach of any rules stipulated will render the plot-holder liable for action as provided in MIDC., Act 1961 (II) of 1962 and regulations made there under and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.

20] MIDC has got powers to add, amend, vary or rescind any provisions of Development Control regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.

21] As soon as the building work is completed, you shall approach the Executive Engineer, MIDC, Civil Division Ambarnath to get the work verified and building shall not be occupied unless Building Completion Certificate/ Occupancy Certificate is obtained from this office.

22] The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 200 Sq. m. of plot area along the periphery of the plot. In addition, shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease and lease agreement.

23] The basement provided is to be used only for parking purpose. If the basement is proposed to be used for storage of house hold or other goods of ordinary non combustible material, strong room, bank lockers or safe deposit vaults, electric sub stations (Confirming safety requirements) with prior written permission of MIDC then required parking shall be provided by you as affected.

24] The plot-holder shall inform the Executive Engineer to check up the layout of the building when the plinth level of building is completed. This is an obligatory condition to be done at the initial stage only.

25] The plot holder has paid:-

1) Development Charges amounting to Rs.4, 90, 78,000 / vide DR No. 107782 & 107783

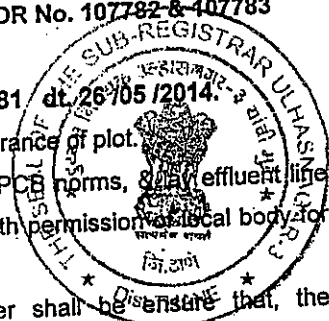
dt.26/05/2014

2) Development fees, amounting to Rs. 30000/- vide DR No. 107781 dt.26/05/2014.



3) The plot number shall be displayed at main entrance of plot.

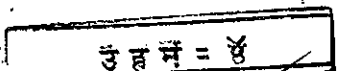
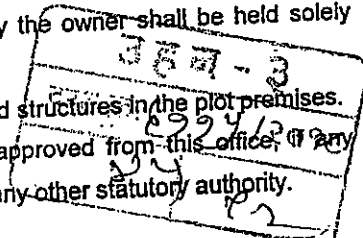
4) The plot holder shall construct STP as per MPCB norms, 80% effluent line to existing disposal line of Ambarnath Municipal Council, with permission of local body for connection etc.



28] Foundation conditions: - The plot holder shall ensure that, the foundation of the building/structure shall rest on the firm strata and not on made up/filled ground. The Architect and Structure consultant appointed by the owner shall be held solely responsible for this condition.

29) The plot holder shall remove all unauthorized structures in the plot premises.

30) The Revised Plans will have to be got approved from this office, if any changes are suggested during Environment clearance or by any other statutory authority.



31) You will have to pay additional premium at prevailing rates, if you intends to regularize / enclose the balconies. Enclosing balconies without prior additional premium at prevailing rates will be violation of Building Plan Approval.

32) Neither the grant of commencement certificate nor the approval of the drawing and specifications nor inspections made by MIDC during the carrying out of development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirement of MIDC current D.C.R.

33) All provisions of Provisional Fire NOC issued by Fire Deptt. Vide letter mentioned at Sr. No. 3 under reference shall be strictly followed.

34) All provisions that will be suggested during Environment Clearance to the project by the Committee shall be followed.

The undersigned reserves the right to amend / suggest any additional recommendation deemed fit, due to statutory provisions amended from time to time in the DCR - 2009 in the interest of the protection of the corporation.

You are hereby requested to go carefully through the conditions of this letter and take necessary actions accordingly.

Thanking you,

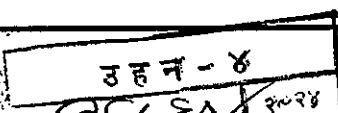
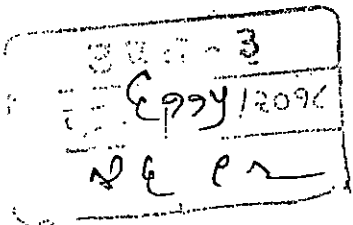
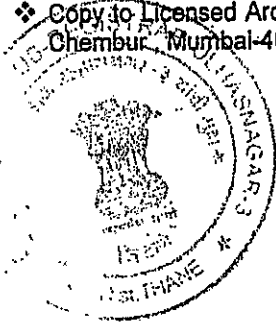


Your's faithfully,

[Signature]
Executive Engineer & SPA
MIDC, Civil Division,
Ambarnath

D.A. :- 1] One statement showing of
Drawings approved.
2] Copy of approved drawings.

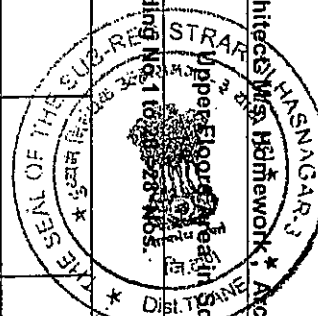
- ❖ Copy f.w.c.s. to the Regional Officer, MIDC Wagle Estate, Thane for favour of information.
- ❖ Copy to the Deputy Engineer, MIDC Sub Division, Ambarnath for information.
- ❖ Copy to the Tax Officer, Ambarnath Municipal Council for information.
- ❖ Copy to Licensed Architect M/s. Homework, A-103, Trishul, 8th Road., Sindhi Colony, Chembur, Mumbai-400071.



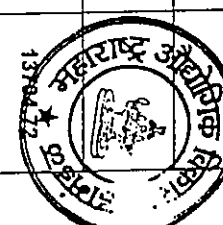
EE/AMBI/ / of 2014, dated:- Issued by the Office of the Executive Engineer,
MIDC, Civil Division, Ambernath. (W)

Name of Industrial Area. :- Ambernath Industrial Area. Architects M/s. HANMANGAR,
Addressed to: - M/s. Nisarg Nirman Developers, Plot No. RH-1, Ambernath. Architects & Interior Designer, Mumbai

Sr. No.	Drg. No.	Particulars of Drawing	Description	Gr. Fl. Area in Sqm	1 st to 3 rd Fl. Area in Sqm	4 th to 6 th Fl. Area in Sqm	7 th to 12 th Fl. Area in Sqm	13 th to 15 th Fl. Area in Sqm	16 th to 18 th Fl. Area in Sqm	Total area In Sqm.
1	1,2 To 83	Layout Plan, Area Statement, Parking Statement, Area Diagram, Amenity Diagram								
2	4 To 9	Gr. Floor, Upper Floors And Terrace Floor Plan, Area Calculation, Section, Elevation etc.	Res. Building No.1,12 &14=3 Nos.	3x327.86 =983.58	1 st to 3 rd Fl. 3x3x250.26 =2252.34	4 th to 6 th Fl. 3x3x206.21 =1855.89	7 th to 12 th Fl. 3x6x250.26 =4510.08	13 th to 15 th Fl. 3x3x206.21 =1855.89	16 th to 18 th Fl. 3x3x250.26 =2252.34	13784.22
3	10 To 15	Gr. Floor, Upper Floors And Terrace Floor Plan, Area Calculation, Section, Elevation etc	Res. Building No.3, 15, 26, &28 = 4 Nos.	4x10.89 = 43.56	1 st to 3 rd Fl. 4x3x250.26 =3003.12	4 th to 6 th Fl. 4x3x206.21 =2474.52	7 th to 12 th Fl. 4x6x250.26 =6006.24	13 th to 15 th Fl. 4x3x206.21 =2474.52	16 th to 18 th Fl. 4x3x250.26 =3003.12	17005.08
4	16 To 21	Gr. Floor, Upper Floors And Terrace Floor Plan, Area Calculation, Section, Elevation etc	Res. Building No.2 = 1 No.	327.86	1 st to 6 th Fl. 1x6x250.26 =1501.56	7 th to 12 th Fl. 1x6x206.21 =1237.26	13 th to 18 th Fl. 1x6x250.26 =1501.56			4568.24
5	22 To 27	Gr. Floor, Upper Floors And Terrace Floor Plan, Area Calculation, Section, Elevation etc	Res. Building No.4 & 16 =2 Nos.	2x10.89 = 21.78	1 st to 6 th Fl. 2x6x250.26 =3003.12	7 th to 12 th Fl. 2x6x206.21 =2474.52	13 th to 18 th Fl. 2x6x250.26 =3003.12			8502.54
6	28 To 32	Gr. Floor, Upper Floors And Terrace Floor Plan, Area Calculation, Section, Elevation etc	Res. Building No.27 = 1 No.	8.93	1 st to 6 th Fl. 1x6x210.07 =1260.42	7 th to 12 th Fl. 1x6x175.75 =1564.50	13 th to 18 th Fl. 1x6x210.07 =1260.42			3584.27
7	33 To 38	Gr. Floor, Upper Floors And Terrace Floor Plan, Area Calculation, Section, Elevation etc	Res. Building No.5 = 1 No.	10.35	1 st to 6 th Fl. 1x6x272.04 =1632.24	7 th to 12 th Fl. 1x6x222.48 =1334.88	13 th to 18 th Fl. 1x6x272.04 =1334.88			4609.71



Handwritten notes and signatures in a box, including the date 26/02/2014 and a signature.



Sr. No.	Drg. No.	Particulars of Drawing	Description	Gr. Fl. Area in Sqm	Upper Floors Area in Sqm						Total area In Sqm.
					1 st to 3 rd Fl.	4 th to 6 th Fl.	7 th to 12 th Fl.	13 th to 15 th Fl.	16 th to 18 th Fl.		
8	39 To 44	Gr. Floor , Upper Floors And Terrace Floor Plan, Area Calculation, Section , Elevation etc	Res. Building No.6 = 1 No.	10.35	1 st to 3 rd Fl. 1x3x272.04 = 816.12	4 th to 6 th Fl. 1x3x222.48 = 667.44	7 th to 12 th Fl. 1x6x272.04 = 1632.24	13 th to 15 th Fl. 1x3x222.48 = 667.44	16 th to 18 th Fl. 1x3x272.04 = 816.12	4609.71	
9	45 To 50	Gr. Floor , Upper Floors And Terrace Floor Plan, Area Calculation, Section , Elevation etc	Res. Building No.10,13,18, 20,22 & 24 =6 Nos.	6x340.29 =2041.74	1 st to 6 th Fl. 6x6x272.04 = 9793.44	7 th to 12 th Fl. 6x6x222.48 = 8009.28	13 th to 18 th Fl. 6x6x272.04 = 9793.44			29637.90	
10	51 To 56	Gr. Floor , Upper Floors And Terrace Floor Plan, Area Calculation, Section , Elevation	Res. Building No.17,19,21, 23 & 25 =5 Nos.	5x340.29 =1701.45	1 st to 3 rd Fl. 5x3x272.04 = 4080.60	4 th to 6 th Fl. 5x3x222.48 = 3337.20	7 th to 12 th Fl. 5x6x272.04 = 8161.20	13 th to 15 th Fl. 5x3x222.48 = 3337.20	16 th to 18 th Fl. 5x3x272.04 = 4080.60	24698.25	
11	57 To 59	Gr. Floor , Upper Floors And Terrace Floor Plan, Area Calculation, Section , Elevation	Res. Building No.7 & 8 =2 Nos.	2x10.01 =20.02	1 st to 18 th Fl. 2x18x232.02 = 8352.72					8372.74	
12	60 To 63	Gr. Floor , Upper Floors And Terrace Floor Plan, Area Calculation, Section , Elevation	Res. Building No.9 =1 No.	332.38	1 st to 18 th Fl. 18x213.45 = 3842.10					4174.48	
13	64 To 67	Gr. Floor , Upper Floors And Terrace Floor Plan, Area Calculation, Section , Elevation	Res. Building No.11 =1 No.	604.23	1 st to 18 th Fl. 18x230.69 = 4152.42					4750.95	
14	68 To 69	Commercial Bldg.No.1- Basement ,Gr. Floor , Upper Floors And Terrace Floor Plan, Area Calculation, Section	Commercial Building No 1	326.16	1 st Fl. 1x806.75 = 806.75	2 nd Fl. 640.69				1347.54	
15	70 To 74	Commercial Bldg.No.2- Basement ,Gr. Floor , Upper Floors And Terrace Floor Plan, Area Calculation, Section	Commercial Building No 2	1444.79	1 st Fl. = 1405.10	2 nd Fl. = 639.91	3 rd Fl. = 1446.44	4 th Fl. = 403.67		5339.91	
16	75 To 77	Commercial Bldg.No.3- Basement ,Gr. Floor , Upper Floors And Terrace Floor Plan, Area Calculation, Section	Commercial Building No 3	251.11	1 st Fl. to 3 rd Fl. 3x347.64 = 1042.92	5 th Fl. to 7 th Fl. 3x347.64 = 1042.92				2336.95	
Total :-				8128.29	1,29,546.46						1,37,674.75



Handwritten notes and signatures in the bottom right corner of the table area, including the number '22' and some illegible text.

REMARKS:- 1. Plot Area.

:- 102071.00 M²


2. Up to date ground coverage in m² :- 32,951.94 M²

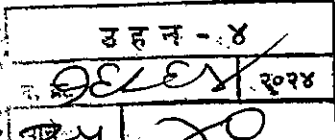
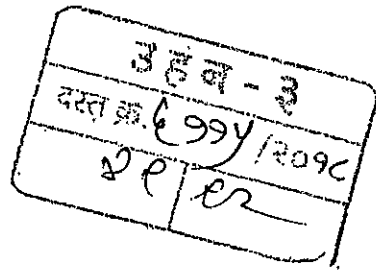
3. F.S.I. in Ground coverage :- 0.32 < 0.33

4. Total built up area in M² :- 1,37,674.75 M²

5. Total F.S.I consumed. :- 1.349 < 1.35




Executive Engineer & SPA
MIDC, Civil Division
Ambernath.

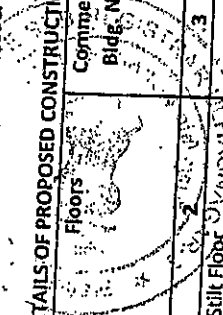




EE / AIA / RH-1/B-53136 / 14 dated 26/05/2014 issued by the office of the Executive Engineer
 MIDC Civil Division, Ambernath(W)
 Addressed to M/s. Nisarg Nirman Developers, Plot No. RH-1, Ambernath
 Architect - M/s. Homework, Architect & Interior Designer, Mumbai.

THE DETAILS OF PROPOSED CONSTRUCTION BUILT UP AREA

Sr. No.	Floors	Commercial Bldg. No 1	Commercial Bldg. No 2	Commercial Bldg. No 3	Commercial Area in Residential Bldgs.	Total Commercial Area	Total Residential Area	Total Residential + Commercial
1	1 Still Floor	0.00	0.00	0.00	0.00	7=3+4+5+6	8	9=7+8
2	Ground Floor	326.16	1444.79	251.11	5802.99	7825.05	303.24	303.24
3	First Floor	806.75	1405.1	347.64	0.00	2559.49	0.00	7825.05
4	Second Floor	640.69	639.91	347.64	0.00	1628.24	7157.37	9716.86
5	Third Floor	0.00	1446.44	347.64	0.00	1794.08	7157.37	8785.61
6	Fourth Floor	0.00	403.67	0.00	0.00	403.67	6551.66	8951.45
7	Fifth Floor	0.00	0.00	347.64	0.00	347.64	6551.66	6955.33
8	Sixth Floor	0.00	0.00	347.64	0.00	347.64	6551.66	6899.30
9	Seventh Floor	0.00	0.00	347.64	0.00	347.64	6551.66	6899.30
10	Eighth Floor	0.00	0.00	0.00	0.00	0.00	6643.98	6991.62
11	Ninth Floor	0.00	0.00	0.00	0.00	0.00	6643.98	6643.98
12	Tenth Floor	0.00	0.00	0.00	0.00	0.00	6643.98	6643.98
13	Eleventh Floor	0.00	0.00	0.00	0.00	0.00	6643.98	6643.98
14	Twelfth Floor	0.00	0.00	0.00	0.00	0.00	6643.98	6643.98
15	Thirteenth Floor	0.00	0.00	0.00	0.00	0.00	6643.98	6643.98
16	Fourteenth Floor	0.00	0.00	0.00	0.00	0.00	6551.66	6551.66
17	Fifteenth Floor	0.00	0.00	0.00	0.00	0.00	6551.66	6551.66



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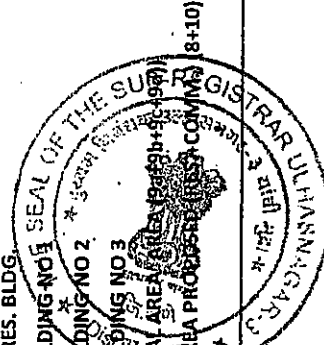
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Sr. No.	Floors	Commercial Bldg. No 1	Commercial Bldg. No 2	Commercial Bldg. No 3	Commercial Area in Residential Bldgs.	Total Commercial Area	Total Residential Area	Total Residential + Commercial
1	2	3	4	5	6	7=3+4+5+6	8	9=7+8
18	Sixteenth Floor	0.00	0.00	0.00	0.00	0.00	7157.37	7157.37
19	Seventeen Floor	0.00	0.00	0.00	0.00	0.00	7157.37	7157.37
20	Eighteen Floor	0.00	0.00	0.00	0.00	0.00	7157.37	7157.37
	Grand Total	1773.60	5339.91	2336.95	5802.99	15253.45	122421.30	137674.75

1 PLOT AREA	102071.00 Sqm
2 NET PLOT AREA	91863.90 Sqm
3 PERMISSIBLE FSI (1.00)	91863.90 Sqm
4 ADDL. PERMISSIBLE FSI = 91863.90X0.50	45931.95 Sqm
5 MAX. PERMISSIBLE BUILT UP AREA	137795.85 Sqm
6 PERMISSIBLE COMM. AREA = 15% OF PLOT	15310.65 Sqm
7 BALANCE AREA PERMISSIBLE FOR RESIDENTIAL USE	122485.20 Sqm
8 PROPOSED RESIDENTIAL AREA	122421.30 Sqm
9 PROPOSED COMMERCIAL AREA	15253.45 Sqm
a SHOPS ON G.F. OF RES. BLDG.	5802.99 Sqm
b COMMERCIAL BUILDING NO 1	1773.60 Sqm
c COMMERCIAL BUILDING NO 2	5339.91 Sqm
d COMMERCIAL BUILDING NO 3	2336.95 Sqm
10 TOTAL COMMERCIAL AREA	15253.45 Sqm
11 TOTAL BUILT UP AREA PROPOSED COMM. (8+10)	137674.75 Sqm
12 FSI CONSUMED	1.349 < 1.350



EXECUTIVE ENGINEER & SPA
MIDC AMBERNATH DIVISION (CIVIL)
AMBERNATH



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49/2



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MIDC Civil Division, Ambernath(W)
Addressed to M/s. Nisarg Nirman Developers, Plot No. RH-1, Ambernath
Architect :- M/s. Homework, Architect & Interior Designer, Mumbai.

THE DETAILS OF PROPOSED CONSTRUCTION BUILT UP AREA

Sheet No. I

Sr. No.	Floors	Bldg. No. 1	Bldg. No.2	Bldg. No.3	Bldg. No.4	Bldg. No.5
1	Stilt Floor	10.55	10.55	10.89	10.89	10.35
2	Ground Floor	317.31	317.31	0.00	0.00	0
3	First Floor	250.26	250.26	250.26	250.26	272.04
4	Second Floor	250.26	250.26	250.26	250.26	272.04
5	Third Floor	250.26	250.26	250.26	250.26	272.04
6	Fourth Floor	206.21	250.26	206.21	250.26	272.04
7	Fifth Floor	206.21	250.26	206.21	250.26	272.04
8	Sixth Floor	206.21	250.26	206.21	250.26	272.04
9	Seventh Floor	250.26	206.21	250.26	206.21	222.48
10	Eighth Floor	250.26	206.21	250.26	206.21	222.48
11	Nineth Floor	250.26	206.21	250.26	206.21	222.48
12	Tenth Floor	250.26	206.21	250.26	206.21	222.48
13	Eleventh Floor	250.26	206.21	250.26	206.21	222.48
14	Twelfth Floor	250.26	206.21	250.26	206.21	222.48
15	Thirteenth Floor	206.21	250.26	206.21	250.26	272.04
16	Fourteenth Floor	206.21	250.26	206.21	250.26	272.04
17	Fifteenth Floor	206.21	250.26	206.21	250.26	272.04
18	Sixteenth Floor	250.26	250.26	250.26	250.26	272.04
19	Seventeen Floor	250.26	250.26	250.26	250.26	272.04
20	Eighteen Floor	250.26	250.26	250.26	250.26	272.04
	Grand Total	4568.24	4568.24	4251.27	4251.27	4609.71



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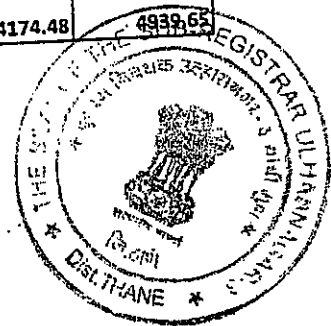
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२६/०५/२०१४

EE / AIA/ RH-1/B-53136 / 14 dated 26/05/2014 issued by the office of the Executive Engineer
MIDC Civil Division , Ambernath(W)
Addressed to M/s. Nisarg Nirman Developers , Plot No. RH-1 , Ambernath
Architect :- M/s. Homework , Archtect & Interior Designer , Mumbai.

THE DETAILS OF PROPOSED CONSTRUCTION BUILT UP AREA

Sheet No.11

Sr. No.	Floors	Bldg. No.6	Bldg. No.7	Bldg. No. 8	Bldg. No.9	Bldg. No. 10
1	Stilt Floor	10.35	10.01	10.01	8.94	11.8
2	Ground Floor	0	0	0	323.44	328.49
3	First Floor	272.04	232.02	232.02	213.45	272.04
4	Second Floor	272.04	232.02	232.02	213.45	272.04
5	Third Floor	272.04	232.02	232.02	213.45	272.04
6	Fourth Floor	222.48	232.02	232.02	213.45	272.04
7	Fifth Floor	222.48	232.02	232.02	213.45	272.04
8	Sixth Floor	222.48	232.02	232.02	213.45	272.04
9	Seventh Floor	272.04	232.02	232.02	213.45	222.48
10	Eighth Floor	272.04	232.02	232.02	213.45	222.48
11	Nineth Floor	272.04	232.02	232.02	213.45	222.48
12	Tenth Floor	272.04	232.02	232.02	213.45	222.48
13	Eleventh Floor	272.04	232.02	232.02	213.45	222.48
14	Twelfth Floor	272.04	232.02	232.02	213.45	222.48
15	Thirteenth Floor	222.48	232.02	232.02	213.45	272.04
16	Fourteenth Floor	222.48	232.02	232.02	213.45	272.04
17	Fifteenth Floor	222.48	232.02	232.02	213.45	272.04
18	Sixteenth Floor	272.04	232.02	232.02	213.45	272.04
19	Seventeen Floor	272.04	232.02	232.02	213.45	272.04
20	Eighteen Floor	272.04	232.02	232.02	213.45	272.04
	Grand Total	4609.71	4186.37	4186.37	4174.48	4939.65



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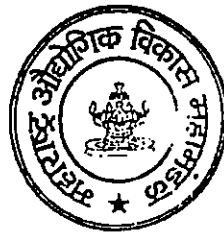
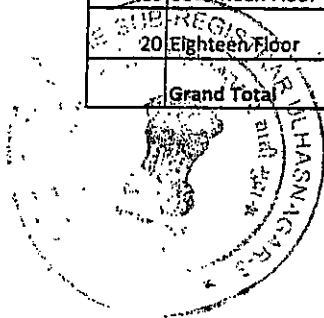
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EE / AIA/ RH-1/B-53136 / 14 dated 26/05/2014 issued by the office of the Executive Engineer
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Addressed to M/s. Nisarg Nirman Developers , Plot No. RH-1 , Ambernath
Architect :- M/s. Homework, Architect & Interior Designer , Mumbai.

THE DETAILS OF PROPOSED CONSTRUCTION BUILT UP AREA

Sheet No.III

Sr. No.	Floors	Bldg. No.11	Bldg. No.12	Bldg. No. 13	Bldg. No.14	Bldg. No. 15
1	Stilt Floor	7.31	10.55	11.8	10.55	10.89
2	Ground Floor	596.92	317.31	328.49	317.31	0
3	First Floor	230.69	250.26	272.04	250.26	250.26
4	Second Floor	230.69	250.26	272.04	250.26	250.26
5	Third Floor	230.69	250.26	272.04	250.26	250.26
6	Fourth Floor	230.69	206.21	272.04	206.21	206.21
7	Fifth Floor	230.69	206.21	272.04	206.21	206.21
8	Sixth Floor	230.69	206.21	272.04	206.21	206.21
9	Seventh Floor	230.69	250.26	222.48	250.26	250.26
10	Eighth Floor	230.69	250.26	222.48	250.26	250.26
11	Nineth Floor	230.69	250.26	222.48	250.26	250.26
12	Tenth Floor	230.69	250.26	222.48	250.26	250.26
13	Eleventh Floor	230.69	250.26	222.48	250.26	250.26
14	Twelfth Floor	230.69	250.26	222.48	250.26	250.26
15	Thirteenth Floor	230.69	206.21	272.04	206.21	206.21
16	Fourteenth Floor	230.69	206.21	272.04	206.21	206.21
17	Fifteenth Floor	230.69	206.21	272.04	206.21	206.21
18	Sixteenth Floor	230.69	250.26	272.04	250.26	250.26
19	Seventeen Floor	230.69	250.26	272.04	250.26	250.26
20	Eighteen Floor	230.69	250.26	272.04	250.26	250.26
	Grand Total	4756.65	4568.24	4939.65	4568.24	4251.27



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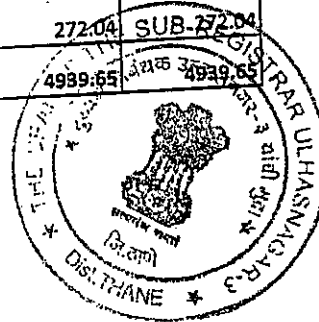
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EE / AIA/ RH-1/B-53136 / 14, dated 26/05/2014 issued by the office of the Executive Engineer
MIDC Civil Division, Ambernath(W)
Addressed to M/s. Nisarg Nirman Developers, Plot No. RH-1, Ambernath
Architect :- M/s. Homework, Architect & Interior Designer, Mumbai.

THE DETAILS OF PROPOSED CONSTRUCTION BUILT UP AREA

Sheet No.IV

Sr. No.	Floors	Bldg. No.16	Bldg. No. 17	Bldg. No.18	Bldg. No.19	Bldg. No.20
1	Stilt Floor	10.89	11.80	11.80	11.80	11.80
2	Ground Floor	0	328.49	328.49	328.49	328.49
3	First Floor	250.26	272.04	272.04	272.04	272.04
4	Second Floor	250.26	272.04	272.04	272.04	272.04
5	Third Floor	250.26	272.04	272.04	272.04	272.04
6	Fourth Floor	250.26	222.48	272.04	222.48	272.04
7	Fifth Floor	250.26	222.48	272.04	222.48	272.04
8	Sixth Floor	250.26	222.48	272.04	222.48	272.04
9	Seventh Floor	206.21	272.04	222.48	272.04	222.48
10	Eighth Floor	206.21	272.04	222.48	272.04	222.48
11	Nineth Floor	206.21	272.04	222.48	272.04	222.48
12	Tenth Floor	206.21	272.04	222.48	272.04	222.48
13	Eleventh Floor	206.21	272.04	222.48	272.04	222.48
14	Twelfth Floor	206.21	272.04	222.48	272.04	222.48
15	Thirteenth Floor	250.26	222.48	272.04	222.48	272.04
16	Fourteenth Floor	250.26	222.48	272.04	222.48	272.04
17	Fifteenth Floor	250.26	222.48	272.04	222.48	272.04
18	Sixteenth Floor	250.26	272.04	272.04	272.04	272.04
19	Seventeen Floor	250.26	272.04	272.04	272.04	272.04
20	Eighteen Floor	250.26	272.04	272.04	272.04	272.04
	Grand Total	4251.27	4939.65	4939.65	4939.65	4939.65



Sub-Registrar
दस्तावेज क्र ६९९५/२०१८
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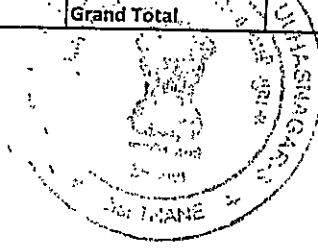
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 Architect :- M/s. Homework , Architect & Interior Designer , Mumbai.

THE DETAILS OF PROPOSED CONSTRUCTION BUILT UP AREA

Sheet No. V

Sr. No.	Floors	Bldg. No.21	Bldg. No.22	Bldg. No.23	Bldg. No. 24	Bldg. No. 25
1	Stilt Floor	11.80	11.80	11.80	11.80	11.80
2	Ground Floor	328.49	328.49	328.49	328.49	328.49
3	First Floor	272.04	272.04	272.04	272.04	272.04
4	Second Floor	272.04	272.04	272.04	272.04	272.04
5	Thlrd Floor	272.04	272.04	272.04	272.04	272.04
6	Fourth Floor	222.48	272.04	222.48	272.04	272.04
7	Fifth Floor	222.48	272.04	222.48	272.04	272.04
8	Sixth Floor	222.48	272.04	222.48	272.04	272.04
9	Seventh Floor	272.04	222.48	272.04	222.48	222.48
10	Eighth Floor	272.04	222.48	272.04	222.48	222.48
11	Nineth Floor	272.04	222.48	272.04	222.48	222.48
12	Tenth Floor	272.04	222.48	272.04	222.48	222.48
13	Eleventh Floor	272.04	222.48	272.04	222.48	222.48
14	Twelfth Floor	272.04	222.48	272.04	222.48	222.48
15	Thirteenth Floor	222.48	272.04	222.48	272.04	272.04
16	Fourteenth Floor	222.48	272.04	222.48	272.04	272.04
17	Fifteenth Floor	222.48	272.04	222.48	272.04	272.04
18	Sixteenth Floor	272.04	272.04	272.04	272.04	272.04
19	Seventeen Floor	272.04	272.04	272.04	272.04	272.04
20	Eighteen Floor	272.04	272.04	272.04	272.04	272.04
	Grand Total.	4939.65	4939.65	4939.65	4939.65	4939.65



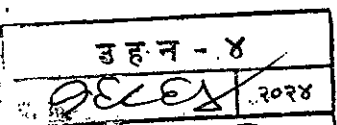
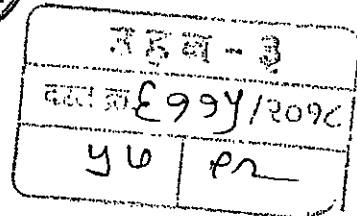
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EE / AIA/ RH-1/B-53136 / 14 dated 26/05/2014 issued by the office of the Executive Engineer
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Architect :- M/s. Homework Architect & Interior Designer , Mumbai.
THE DETAILS OF PROPOSED CONSTRUCTION BUILT UP AREA

Sheet No. VI

Sr. No.	Floors	Bldg. No.26	Bldg. No. 27	Bldg. No.28	Total Residential	Total Shop Area
1	Stilt Floor	10.89	8.93	10.89	303.24	0.00
2	Ground Floor	0	0	0	0	5802.99
3	First Floor	250.26	210.07	250.26	7157.37	0
4	Second Floor	250.26	210.07	250.26	7157.37	0
5	Thrd Floor	250.26	210.07	250.26	7157.37	0
6	Fourth Floor	206.21	210.07	250.26	6551.66	0
7	Fifth Floor	206.21	210.07	250.26	6551.66	0
8	Sixth Floor	206.21	175.75	250.26	6551.66	0
9	Seventh Floor	250.26	175.75	206.21	6643.98	0
10	Eighth Floor	250.26	175.75	206.21	6643.98	0
11	Nineth Floor	250.26	175.75	206.21	6643.98	0
12	Tenth Floor	250.26	175.75	206.21	6643.98	0
13	Eleventh Floor	250.26	175.75	206.21	6643.98	0
14	Twelfth Floor	250.26	175.75	206.21	6643.98	0
15	Thirteenth Floor	206.21	210.07	250.26	6551.66	0
16	Fourteenth Floor	206.21	210.07	250.26	6551.66	0
17	Fifteenth Floor	206.21	210.07	250.26	6551.66	0
18	Sixteenth Floor	250.26	210.07	250.26	7157.37	0
19	Seventeen Floor	250.26	210.07	250.26	7157.37	0
20	Eighteen Floor	250.26	210.07	250.26	7157.37	0
	Grand Total	4251.27	3549.95	4251.27	122421.30	5802.99



Annexure III

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No.EE /AMB /RH-1/ A-35909 /2016.,
Office of the Executive Engineer &SPA
MIDC Civil Division , Ambernath .
Date:- 2 / 02 / 2016

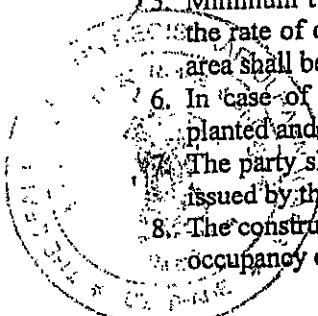
To,
M/s. Nisarg Nirman Developers .,
Plot No RH-1, Residential Zone ,
Ambernath Indl Area,
Ambernath .

Sub: COMMENCEMENT CERTIFICATE
Ref:-1) This office letter No. C-56204 Dt. 24/08/2015.
2) Your letter Dt. 29/01/2016.

Sir,

In connection with the above mentioned subject, you have submitted a copy of "Environment Clearance Certificate" for proposed construction work at Plot No. RH-1, Ambernath and requested to grant commencement certificate vide letter @ Sr.No.2 under reference. Your request for grant of commencement certificate to carry out development work @ Plot No.RH-1 under section 45 of M R&T.P. Act, 1966 is granted subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set-back rule part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/building permit shall remain valid for the period of one year from the date of extension of validity of building plans granted by this office vide letter @ Sr. No. 1 under reference i.e. up to 25/06/2016.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots of 200.00 sqm. & such number of trees at the rate of one tree per 100.00 sqm. for plots more than 200.00 sqm. in the area shall be planted & protected.
6. In case of group housing, minimum two trees per tenement shall be planted and protected.
7. The party should inform the commencement of work as per the approval issued by this office only .
8. The construction water rate will be 1.5 times the normal water rate till the occupancy certificate is obtained.



7-2
994/2016
4/2/16

Your's faithfully,

(R.V.Kendre)
Executive Engineer &
Special Planning Authority
MIDC Civil Division, Ambernath.

Copy submitted to :

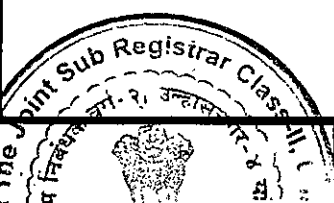
1. Chief Fire Officer, MIDC, Andheri, Mumbai for information

Copy f.w.c.'s to

1. The Regional Officer, MIDC Thane 2 , for information.

2. The Deputy Engineer , MIDC Sub Division , Ambernath for information .

3. Architect M/s. Home works , Mumbai. For information.



उद्देश - ४
२०२४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या का
Permanent Account Number Card
AAJPL8502B

नाम / Name
VIJAY YESHWANT LOTANKAR

पिता का नाम / Father's Name
YESHWANT MAJI LOTANKAR

जन्म तिथि / Date of Birth
14/08/1962



Yotankar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VANDANA VIJAY LOTANKAR
VITHAL BABURAO DALVI
28/11/1968

Permanent Account Number

ABGPL8663F

V.V. Lotankar
Signature



V.V. Lotankar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RANJITH GOPALAKRISHNAN
GOPALAKRISHNAN
19/06/1984

Permanent Account Number

AJMPR5887M

Signature



Ranjith

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

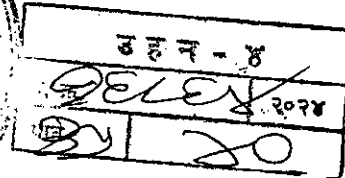
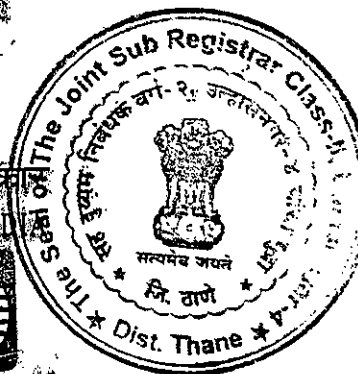
RESHMA.M
MOHANDAS

08/05/1992

Permanent Account Number

BIHPR4857A

Reshma
Signature



Reshma

ON

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उद्देश - ४
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३३/२०

541/16864

शुक्रवार, 27 डिसेंबर 2024 4:44 मं.नं.

दस्त गोषवारा भाग-1

उहम4

30 - 20
दस्त क्रमांक: 16864/2024

दस्त क्रमांक: उहम4 /16864/2024

बाजार मूल्य: रु. 28,36,000/-

मोबदला: रु. 44,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,64,000/-

दु. नि. सह. दु. नि. उहम4 यांचे कार्यालयात

अ. क्र. 16864 वर दि.27-12-2024

रोजी 4:41 म.नं. वा. हजर केला.

पावती:17942

पावती दिनांक: 27/12/2024

सादरकरणाराचे नाव: रंजित गोपालाकृष्णन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

Joint S.R. Ulhasnagar 4

Joint S.R. Ulhasnagar 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्र. 1 27 / 12 / 2024 04 : 41 : 18 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 27 / 12 / 2024 04 : 42 : 27 PM ची वेळ: (फी)

दस्तऐवजासाठी जाडलल कागदपत्र, कुलमुखत्यारपत्र

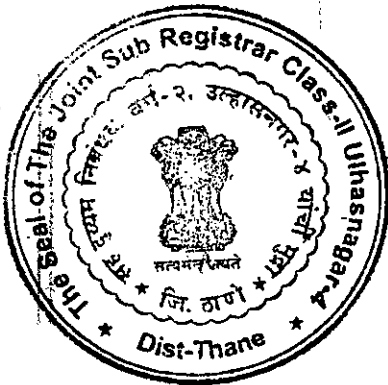
व्यक्ती इत्यादी बनावट असलेल्या आल्यास याची

संपूर्ण जबाबदारी निष्पाटकाची राहिल

लिहून घेणार

लिहून देणार

V.V. Lotankar



Rajin
Asst

Hotankar


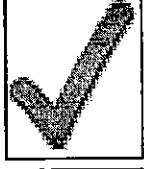



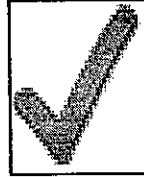


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वहन - ४	
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दस्त क्रमांक :उह्न4/16864/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:विजय यशवंत लोटणकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 143 - 4273, आकाशगंगा को. ऑप. हौसिंग सोसायटी, कन्नमवार नगर 2, विक्रोळी पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAJPL8502B	लिहून देणार वय :-62 स्वाक्षरी:-		
2	नाव:वंदना विजय लोटणकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 143 - 4273, आकाशगंगा को. ऑप. हौसिंग सोसायटी, कन्नमवार नगर 2, विक्रोळी पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ABGPL8663F	लिहून देणार वय :-56 स्वाक्षरी:-		
3	नाव:रंजित गोपालाकृष्णन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आशिर्वाद, अराकुरुस्सी, मन्नारकड-1, पलक्कड, केरळ, ब्लॉक नं: -, रोड नं: -, केरला, PALAKKAD. पॅन नंबर:AJMPR5887M	लिहून घेणार वय :-40 स्वाक्षरी:-		
4	नाव:रेशमा एम पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आशिर्वाद, अराकुरुस्सी, मन्नारकड-1, पलक्कड, केरळ, ब्लॉक नं: -, रोड नं: -, केरला, पलक्कड. पॅन नंबर:BIHPR4857A	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील वदनापेवज करून देणाऱ्या तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 12 / 2024 04 : 44 : 45 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख समिती-आधारित आधार प्रणालीद्वारे पुढताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार विजय यशवंत लोटणकर	27/12/2024 04:46:23 PM	विजय यशवंत लोटणकर M 1322161490389192704 
2	लिहून देणार वंदना विजय लोटणकर	27/12/2024 04:47:21 PM	वंदना विजय लोटणकर F 1322161735181295616 
3	लिहून घेणार रंजित गोपालाकृष्णन	27/12/2024 04:46:41 PM	രഞ്ജിതൻ ഗോപാലകൃഷ്ണൻ M 1322161570865303552 
4	लिहून घेणार रेशमा एम	27/12/2024 04:46:58 PM	Reshma M F 1322161632701865984 

शिक्का क्र.4 ची वेळ:27 / 12 / 2024 04 : 47 : 23 PM



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RANJITH GOPALAKRISHNAN	eChallan	00040572024122793081	MH013293896202425E	264000.00	SD	0007350480202425	27/12/2024
2		DHC		1224273317850	800	RF	1224273317850D	27/12/2024
3	RANJITH GOPALAKRISHNAN	eChallan		MH013293896202425E	30000	RF	0007350480202425	27/12/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

16864 /2024

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2. Get print immediately after registration.

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बहन - ४
२०२४
२०

प्रमाणित करण्यात येते की सदर दस्त

क्र. २६६४ मध्ये ४० पाने आहेत

पुस्तक क्रमांक १ दर नोंदला

दिनांक २६-१२-२०२४

सह. उपसहायक निबंधक वर्ग-२, उल्हासनगर-४.