

75/2472

पावती

Original/Duplicate

Saturday, March 29, 2014

नोंदणी क्र.: 39M

7:24 AM

Regn.: 39M

पावती क्र.: 2633

दिनांक: 29/03/2014

गावाचे नाव: घणसोली

दस्तावेजाचा अनुक्रमांक: टनन3-2472-2014

दस्तावेजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: - सचिनम् को-ऑप ही सो. नी तर्फे अध्यक्ष विकास
कोंडीना गोळे

रु. 24700.00

रु. 800.00

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 40

रु. 25500.00

एकूण:

आपणास मूळ दस्त, थानेल प्रिट. सूची-2 व सीडी अंदाजे 7:44 AM ह्या वेळेस
मिळेल.

Joint Sub Registrar Thane 3

मोबदला: रु.2465970/-

विक्रय मूल्य: रु.2465970/-

दस्तावेजाचे मुद्रांक शुल्क :
23300/-



दस्तावेजाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.24700/-

दस्तावेजाचे धनादेश/पे ऑर्डर क्रमांक: MH001412223201

दस्तावेजाचे नाव व दस्ता: IDB
2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-

मूळ दस्तावेज परत दिला
लिपीक
सह दुय्यम निबंधक, जणे क्र. 3
मूळ दस्तावेज परत मिळाला

पक्षकाराची सही

TRUE COPY



सचिनम् को-ऑप. होसिंग सोसायटी (रजि.)

अध्यक्ष

सिक्रेटरी

खजिनदार



29/03/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे
3

दस्त क्रमांक : 2472/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) घणसोली

- (1) विलेखाचा प्रकार भाडेपट्टा
2465970
(2) मोबदला 2465970
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)
(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

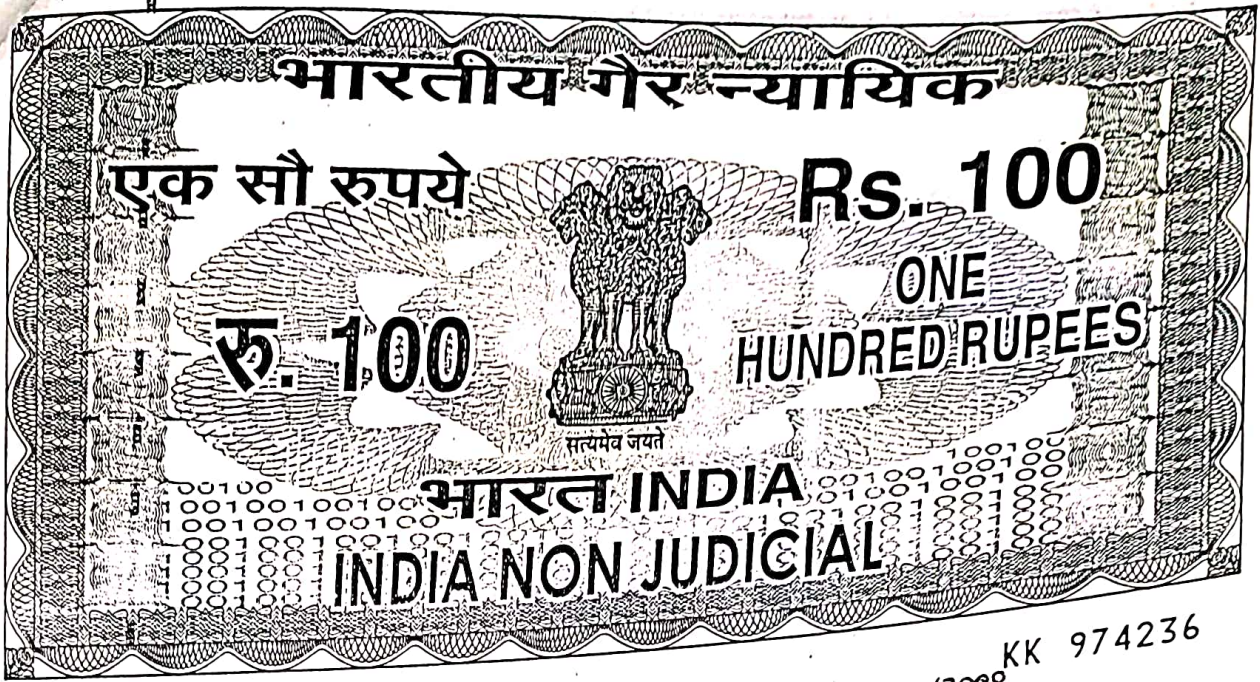
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

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

1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नंबर- १२६, सचिनम को ऑप हौ सो ली, सेक्टर-४, घणसोली, नवी मुंबई, क्षेत्र-९८७.५५५ चौ मी
((SECTOR NUMBER : 4 :))
1) 987.5 चौ.मीटर

1): नाव:- - सचिनम को ऑप हौ सो ली तर्फे अध्यक्ष विकास कौडीबा गोळे वय:-29; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं: महाराष्ट्र राज्य माथाडी ट्रांसपोर्ट आणि जनरल कामगार यूनियन जे. बी शहा मार्केट, तीसरा मजला, मजिद बंदर, मुंबई, रोड नं: - , महाराष्ट्र, मुंबई. पिन कोड:- 400009 पॅन नं:-ANHPG8137A
2): नाव:- - सचिनम को ऑप हौ सो ली तर्फे सेक्रेटरी विष्णु बाबूराव शिंदे वय:- 50; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव:- , ब्लॉक नं: महाराष्ट्र राज्य माथाडी ट्रांसपोर्ट आणि जनरल कामगार यूनियन जे. बी शहा मार्केट, तीसरा मजला, मजिद बंदर, मुंबई, रोड नं: - , महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-BHAPS2514R
3): नाव:- - सचिनम को ऑप हौ सो ली तर्फे खजिनदार विठ्ठल पांडुरंग काजारी वय:-43; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव:- , ब्लॉक नं: महाराष्ट्र राज्य माथाडी ट्रांसपोर्ट आणि जनरल कामगार यूनियन जे. बी शहा मार्केट, तीसरा मजला, मजिद बंदर, मुंबई, रोड नं: - , महाराष्ट्र, मुंबई. पिन कोड:- 400009 पॅन नं:-AIMPK4201H

1): नाव:- - सिडको तर्फे असिस्टेंट ऑफीसर जी. एस. अग्रवाल वय:- 43; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव:- , ब्लॉक नं: सिडको भवन, सीबीडी बेलपुर, नवी मुंबई, रोड नं: - , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K



महाराष्ट्र MAHARASHTRA



जिल्हा कोषागार कार्यालय,
ठाणे.
10 FEB 2014
पुस्तक क्र. मुसुख लिपीक/लिपीक

10/02/2014

वैभवलक्ष्मी स्टॅम्प वेंडर जुना प. क्र. 92/2000
बी-3/4/0:2, सेक्टर 2, वाशी, वतील प. क्र. 9209024
अनुक्रमांक... 9.2.2.1.2... विभागा क्र. 100/...
संपूर्ण मंत्रालय सचिनम् को-ऑप. हौसिंग सोसायटी (रजि.)
तारीख 13 FEB 2014
(मुद्रांक धिकेती)
फोन - 9899892062

Agreement to Lease
Between

टन न - 3
दस्ता क्र. 2802 / 2098
8 / 80

M/s SAC new corp. HSG. SO Ltd



ASSTT. MARKETING OFFICER
GIM (II) CIBCO LTD.

सचिनम् को-ऑप. हौसिंग सोसायटी (रजि.)
Pole Shinde
अध्यक्ष सेक्रेटरी खजिनदार

TRUE COPY



सचिनम् को-ऑप. हौसिंग सोसायटी (रजि.)
Pole Shinde
अध्यक्ष सेक्रेटरी खजिनदार

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED

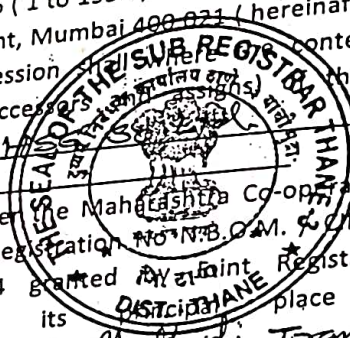
AGREEMENT TO LEASE
FOR RESIDENTIAL PURPOSE
AGREEMENT

AN AGREEMENT made at CBD Belapur Navi Mumbai the 27 day of March Two Thousand Fourteen BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, a company incorporated under the Companies act 1956 (1 to 1956) and having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai 400 021 (hereinafter referred to as "the Corporation" which expression in this context so admits, be deemed to include its successors or successors of the One Part AND Sachinam Corp.

_____ A Corporative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 under the certificate of Registration No. N.B.O.M. 9. CIDCO/ HSG (T.C.) / _____/J.T.R./ 2013-14 granted by Joint Registrar, Co-operative Societies (CIDCO) having its _____ place of business at Ch. Mahamshetra Rajya Mathadi Transport & General.

Kamgar Union J. B. Shah MKT. 3rd Floor
Masjid under Mumbai - 400009.

(hereinafter referred to as " the Licensee " which expression shall, where context so admits, be deemed to include its successor or successors of the Other Part).



28/02/2014
E/180

सचिनम् को-ऑप. होसिंग सोसायटी (रजि.)
अध्यक्ष Prink सचिव
सक्रटरी खजिनदार 1/26

~~ASSTT; MARKETING OFFICER
MM (II) CIDCO LTD.~~

WHEREAS

(a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay be the Government of Maharashtra in exercise of its powers under Sub Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as " the said Act")

(b) The State Government is pursuant to section 113 (A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

(c) The Licensee has by his application dt. 10th April 2012 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.

(d) The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by red colour boundary line and containing by measurement 987.555 sq mtrs or thereabout (hereinafter referred to as" the said land") for the purpose of construction a building for residential users and has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained. The said land has been divided in to 26 developed plots & has been provided with necessary common facilities and amenities.

(e) The Licensee has before the execution of this Agreement paid on the 7/18/2013 the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be the Corporation from time by a general or special order a sum of Rs. 24,65,970 DIST. THANE

(Rupees Twenty four lakh sixty five thousand nine hundred and seventy being the full premium agreed to be paid by the Licensee to the ~~State~~ Corporation.

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वस्तु क्र. २४६२ / २०१४
१ / ६०

ASSTT. MARKETING OFFICER
MM (II) CIDCO LTD.

राशिनगर को-ऑप. होसिंग सोसायटी (रजि.)
अध्यक्ष
सचिव
उपनिर्वाहक

THIS AGREEMENT WITNESSES AND NOT IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. GRANT OF LICENCE:

During the period of four years from the date hereof, the Licensee shall have license and authority only to enter upon the said land for the purpose of erecting a building or buildings to provide residential accommodation for self occupation and use of its members whose names and particulars are specified in the scheduled- I annexed hereto and for no other purpose.

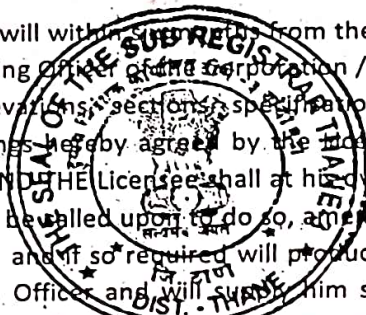
2. NOT A DEMISE:

Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this agreement.

3. The Licensee hereby agrees to observe and perform the stipulations following that is to say:-

SUBMISSION OF PLANS FOR APPROVAL:

(a) That he/they/it will within from the date hereof submit to the Town Planning Officer of the Corporation /NMMC for his approval the plans, elevations, sections, specifications and details of the building/ buildings hereby agreed by the licensee to be erected on the said land AND THE Licensee shall at his own cost and as often as he/they/it may be called upon to do so, amend, all or any such plans and elevations, and if so required will produce the same before the Town Planning Officer and will supply him such details as may be called for the specifications and when such plans, elevations, details and specification shall be finally approved by the Town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions and stipulation which may be agreed upon between the Licensee and Town Planning Officer.



त न न - ३	
दस्त. २४०२	१२०१४
८ / ४०	

सचिव को-ऑप. होसिंग सोसायटी (रजि.)
अध्यक्ष सचिव सचिनदार

ASSTT. MARKETING OFFICER
MM (II) CIDCO LTD.

Provided that the Building or Buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible F.S.I. under the provisions of the CIDCO General Development Control Regulations for New Bombay 1975.

No work be taken until the plans are approved. The intending lessee shall not commence or carry on any work on the said land until the plan, elevation, section, specification and details of the intended building have been so approved and thereafter the intending lessee shall not make any alterations or additions thereto unless such alterations and additions shall have been in the like manner approved.

The construction of the intended building is required to be commenced within a period of twelve months from the date of execution of the Agreement to Lease by the intending lessee with the Corporation.

The Corporation may levy such charges as may be prescribed before commencement of construction of the building in case the intending lessee fails to submit the building plan for approval within the prescribed period of 6 months.

PLANS TO COMPLY WITH THE FOLLOWING RULES:

- aa) (i) The maximum permissible floor space index as defined by CIDCO General Development Control Regulations for New Bombay 1975 shall be 1.0 (one).
- (ii) The maximum height of a room in the building shall be less than 4.27 meters in case any room where height is 4.27 meters or more the area of such room shall be counted twice for the computation of FSI.

FENCING DURING CONSTRUCTION

- b. That the said land shall be fenced properly by the Licensee at its expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be

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दस्तावे. २४००/१२०४
२/८०

ASSTT. MARKETING OFFICER
MM (II) CIDCO LTD.

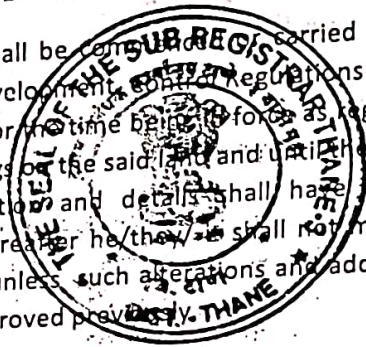
सचिव को-ऑप. होमिंग सोसायटी (रजि.)
अध्यक्ष
रजिस्ट्री
सचिवदार

deemed to be a breach of this agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

bb. The Licensee is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer for his approval the plans, elevation, section, specification and details of the building or buildings hereby agreed by the Licensee to be erected within the time limit prescribed under the conditions herein before stated. The Licensee further agrees that he will set no defense for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided any physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the Corporation for construction of the intended building or buildings. The Licensee hereby agrees to make its own arrangement for water to be used for erection of the intended building or buildings on the said land.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED:

(C) That no work shall be carried on which infringes the CIDCO General Development Regulations for Navi Mumbai 1975 or any other law for the time being in force as regards construction of building or buildings on the said land and that the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter he/they shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner, approved previously.



TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

(d) That he/they/it shall within a period of 12 months from the date hereof commence and within a period of four years from the date hereof complete at his/their/its own expense and in a substantial and workman

रत क्र.	2802/2098
	90/1/80

~~ASSTT. MARKETING OFFICER
MM (II) CIDCO LTD.~~

सविनय को-ऑप. होसिंग सोसायटी (रजि.)
अध्यक्ष सचिव खजिनदार

- conditions as may be prescribed by the Corporation including the conditions of payment of additional premium at the rate as may be prescribed by the Corporation from time to time.
- (v) The number of apartments to be so constructed shall not be in excess of the number of its members recorded with the Corporation. Initial list will be the list in commensurate with the approved list of plans/in commencement certificate issued by Corporation.
- (vi) If the member shall intend to sell or otherwise dispose off his/ her apartment, the Corporation reserves the right to buy the apartment as a price to be determined by the Corporation regard being had to his/ her share in the premium paid by the Licensee to the Corporation in consideration of land agreed to be leased by the Corporation and the cost of construction of the apartment by the Licensee. The determination of the price by the Managing Director shall be final and conclusive and shall be binding upon him.

6. **ELIGIBILITY CRITERIA FOR THE MEMBER OF THE SANSTHA/SOCIETY:**

This allotment of Land is made in pursuance to Government Order No. CID-3308/1851/Pra.Kra.14/Navi-10, dated 5.9.2011 on priority to Co-operative Housing Society. The members of the Sanstha / Society have to fulfill the conditions prescribed in the provisions of Navi Mumbai Disposal of Lands to Co-operative Housing Societies (Amendment) Regulations 2008.

7. **POWER TO TERMINATE AGREEMENT:**

Should the Town Planning Officer not approve of the plans, elevations, sections, specifications and details whether originally submitted within the time hereinafore stipulated, or if and whenever they shall be a breach of any of the clause of this present by the Licensee or by any of the members of Licensee, the managing Director may by notice in writing to the licensee, revoke the license and re-enter upon the said land and thereupon the license shall come to an end.

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दस्तावेज	२४०२ / १२६१४
१५	१४०

~~ASSTT: MARKETING OFFICER~~
MAM (11) CID-3308/1851/Pra.Kra.14/Navi-10

सचिवालय को-ऑप. होसिंग सोसायटी (रजि.)

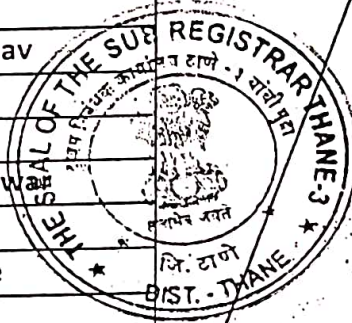
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List of The Member of
Sachinam Co.Op Housing Society Ltd. (Regd.) At Ghansoli
Goods Transport labour board
Maharashtra Rajya Mathadi, Transport & General Kamgar Union(Regd.)

Sr. No.	Name Of Members		
1.	Vikas Kondiba Gole		
2.	Vijay Kondiba Gole		
3.	Rajendra Nivrutti Patil		
4.	Vittal Pandurang Kajari		
5.	Sarjerao Sahebrao Ingulkar		
6.	Vinayak Vitthal Supugade		
7.	Shivaji Aakaram Savadakar		
8.	Sachin Laxman Patil		
9.	Sunil Shankar Bhargude		
10.	Avinash Shivajirao Pol		
11.	Tanaji Krushna Gholap		
12.	Sandipan Ananda Raut		
13.	Pravin Laxman Kumbhar		
14.	Tanaji Shankar Ghagare		
15.	Ananada Aabaji Nikam		
16.	Deepak Pandurang Jadhav		
17.	Rajaram Maruti Kadam		
18.	Vishnu Baburao Shinde		
19.	Pandurang Shreepati Pawar		
20.	Shivaji Dattu Jadhav		
21.	Rabaji Murlidhar Repale		
22.	Rajaram Dinkar Baiikar		
23.	Sahebrao Antu Gavade		
24.	Ramesh Dhanaji Jadhav		
25.	Tanaji Ramchandra Salunkhe		
26.	Ramesh Laxman Gole		



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दस्तावेज क्र. २४०२ / २०१४
३० / ४०

ASSTT. MARKETING OFFICER
GM (II) CIDCO LTR

सचिनम् को-ऑप. होसिंग सोसायटी (रजि.)
अध्यक्ष **सेक्रेटरी** **खजिनदार**

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय : 'निर्मल' दुसरा मजला, नरिमन पॉईंट, मुंबई - ४०० ०२१. मुख्य कार्यालय : 'सिडको' भवन, सीबीडी वेलापूर, नवी मुंबई - ४०० ६१४.

भूमि व भूमापन विभाग - सिडको भवन

क. सिडको / सभूअ / भूमि व भूमापन / ठाणे / १९५२/२० / ३ / ११/११/१३ दिनांक : / / २०

विषय : हणसोली नोड येथील सेक्टर क्र. ०४ मधील भूखंड क्र. १२६ चे

सीमांकन करून हद्दी दाखविणे बाबत.

संदर्भ : सहा. न. च. सहाय्यक अधिकारी () / सहा. पणन अधिकारी () यांचे कडील

पत्र क्र. SIdeo/MM(II)/Plot/404 दिनांक ११/११/२०१३.

हणसोली नोड येथील सेक्टर क्र. ०४ मधील भूखंड क्र. १२६

क्षेत्रफळ २८७.५५५ चौ.मी. आम्हाला देण्यात आलेला आहे. सदर भूखंड मला / आम्हाला

दिनांक २५/०३/२०१३ रोजी भूमापक श्री. यु. ए. रेड व श्री. व्ही. पी. नेहरे

यांनी उपरोक्त भूखंडाचे सीमांकन माझ्या समक्ष केले व त्यावेळी सीमांकनाच्या खुंट्या लावून भूखंडाची हद्द व

क्षेत्रफळ या विषयी कोणत्याही प्रकारची तक्रार नाही. भूखंडाच्या हद्दी व क्षेत्रफळाबाबत कोणत्याही वाद नसून मला /

मला / आम्हाला देण्यात आलेल्या भूखंडाच्या हद्दी व क्षेत्रफळाबाबत कोणत्याही वाद नसून मला /

आम्हाला सीमांकन मान्य आहे.



भूखंड धारकाचे नाव व सही

समक्ष :-

सचिनम् को-ऑप. हौसिंग सोसायटी (रजि.)
अध्यक्ष Pole सेक्रेटरी Prade खजिनदार JK

भूमापक :- Chhetre भूमापक :-

सहा. भूमापन अधिकारी [Signature] २६/३/१३

सहा. पणन अधिकारी (म)

त न न - ३
वस्तु क्र. २४४२ / २०१४
३२ / १००

व्यवस्थापक (शहरसेवा)

सचिनम् को-ऑप. हौसिंग सोसायटी (रजि.)
अध्यक्ष Pole सेक्रेटरी Prade खजिनदार JK

ASST. MANAGING OFFICER
MM (II) CIDCO LTD.



सत्यमेव जयते

ट न न - ३

दस्ता क्र. २४०२/२०१४

३६ / ४०

-:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन. धी. ओ. एम/सिडको/एच एस् जो (टी. सी.) / ५३४० / जे टी आर/सन २०१३ - २०१४

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

सचिन म सहकारी

गृहनिर्माण संस्था मर्यादित

कलाक्टर मूखंड क्र. १२६, तेक्टर-०४,

छपत्तोली, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १० (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असे उपवर्गीकरण "भाडेकरू-सहभागिदारी गृहनिर्माण संस्था" असे आहे.

कार्यालयीन मोहर

नवी मुंबई

दिनांक: १८ / १२ / २०१३



[सचिन म सहकारी संस्था]
[सचिन म सहकारी संस्था]
[सचिन म सहकारी संस्था]

सहनिबंधक
सहकारी संस्था (सिडको), नवी मुंबई

चनम् को-ऑप हौसिंग सोसायटी मर्यादित

नोंदणी क्रमांक : एन.बी.ओ.एम्/सिडको/एच.एस.जी.(टी.सी.) /५३४०/जे.टी.आर./सन २०१३-२०१४

(माल वाहतूक कामगार मंडळ)



SACHINAM CO-OP HOUSING SOCIETY/LTD

महाराष्ट्र राज्य माथाडी ट्रान्सपोर्ट आणि जनरल कामगार युनियन, जे.बी.शाहा मार्केट, ३ रा माळा, मस्जिद स्टेशनजवळ, मुंबई - ४०० ००९.

दि. १७ एप्रिल, २०१४

प्रति,

श्री. राजाराम मारुती कदम,

द्वारा:- महाराष्ट्र राज्य माथाडी, ट्रान्सपोर्ट आणि जनरल कामगार युनियन रजि.,

जे.बी.शाह मंडई, ३ रा मजला, मसजिद स्टेशनजवळ, मुंबई-४०० ००९.

यांना,

विषय :- सिडकोच्या घणसोली, सेक्टर नं. ४, नवीमुंबई येथील कोअर प्लॉट क्र. ए-१२६ वरील आपल्या

युनिट क्र. ३३२ च्या कागदपत्राबाबत.

महाशय,

आपणांस या पत्राने कळविण्यात येते की, माथाडीचे आराध्यदैवत स्व. आमदार अण्णासाहेब पाटील यांना स्थापन केलेल्या महाराष्ट्र राज्य माथाडी, ट्रान्सपोर्ट आणि जनरल कामगार युनियनच्या प्रयत्नामुळे आपल्या सोसायटीला शासनाच्या दि. ०५ सप्टेंबर, २०११ च्या शासन निर्णयानुसार सिडकोमार्फत घणसोली, सेक्टर नं. ४, नवीमुंबई याठिकाणी कोअर प्लॉट क्र. ए-१२६ लॉटरी पध्दतीने मिळाला आहे, त्याचे कागदपत्र सोबत देत आहे. तसेच आपल्या सोसायटीला मिळालेल्या कोअर प्लॉटची माहिती खालीलप्रमाणे देत आहे.

१. लॉटरी पध्दतीने सिडकोने आपल्या सोसायटीला कोअर प्लॉट क्रमांक ए-१२६ दिला.
२. सिडकोने दि. २५/०७/२०१३ चे सोसायटीला कोअर प्लॉटचे इरादापत्र दिले.
३. दि. २३/०९/२०१३ चे अलौटमेंट दिले.
४. दि. १८/१२/२०१३ रोजी आपली सोसायटी नोंदीत झाली.
५. सिडकोच्या मोजणी विभागाने कोअर प्लॉट क्र. ए-१२६ ची मोजणी केली.
६. सिडकोचे नियोजन विभागाने प्लॉटचे कन्फरमेशन दिले आणि पुन्हा मोजणी विभागाने प्रत्यक्ष प्लॉटचे ताबा पत्र दिले.
७. सिडकोबरोबर दि. २७/०३/२०१४ रोजी सोसायटीचे अॅग्रीमेंट करण्यात आले आणि दि. २९/०३/२०१४ रोजी रजिस्ट्रेशन केले आहे.
८. महाराष्ट्र राज्य माथाडी, ट्रान्सपोर्ट आणि जनरल कामगार युनियनच्या मध्यस्थीने कोअर प्लॉटवरील २६ युनिटचे नंबर सभासदांना लॉटरी पध्दतीने सर्वांच्या उपस्थितीत देण्यात आले असून, आपला युनिट क्र. ३३२ असा आहे.

तरी कोअर प्लॉट क्र. ए-१२६ वरील आपल्या घराचा नंबर नमुद असलेल्या कागदपत्रांची आपण नोंद घ्यावी. कोअर प्लॉटवर घरांचे बांधकाम करण्यासाठी सोसायटीला लागणारे सर्व प्रकारचे सहकार्य करावे. आपणांस दिलेल्या कागदपत्रांचा गैरवापर करू नये. सदरचे कागदपत्र अत्यंत महत्वाचे असल्याने ते सांभाळून ठेवावे. ही विनंती.

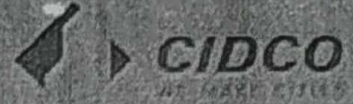
कळावे.

सोबत:- वर म्हटल्याप्रमाणे.

आपले आभारी,



रजि. नं. को-ऑप. हौसिंग सोसायटी (रजि.)
Pole
Sachinam
रजि. नं. को-ऑप. हौसिंग सोसायटी (रजि.)



AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE
2nd Floor, Nariman Point
(Reception) +91-22-6650 0900 / 6650 0928
+91-22-2202 2500 / 6650 0933

HEAD OFFICE
CIDCO Bhavan, CBD Bazaar,
New Mumbai - 400 614
PHONE: +91-22-6791 8100
FAX: +91-22-6791 8166

No. CIDCO/MM-II/2013/525

Date:

To:

Date:-11.11.2013

The Chief Promoter,
Sachinam Co-Op. Housing Society (Prop.)
Goods Transport Labour Board,
C/o Maharashtra Rajya Mathadi Transport &
General Kamgar Union, J.B. Shah Market, 3rd floor,
Nr. Masjid Rly Station,
Mumbai 400 009.

**Sub: - Allotment of Cluster Plot No. 126 of SS-I type in Sector 4 at Ghansoli,
Navi Mumbai to your proposed Co-Op. Hsg. Society**

NOC for Registration of Society.

Ref: i) Our letter of allotment dated 23.09.2013
ii) Your letter dated 22.10.2013

Sir,

This is with reference to above. Our Corporation has No Objection for Sachinam
Co-Op. Housing Society (P) to be formed and registered by you.

1. Since your proposed Society has paid to our Corporation the agreed lease premium it is now necessary for you to get your Society registered under Maharashtra Co-operative Societies Act 1960 within a period of one month from the date of receipts of this letter.
2. The list of members duly approved by the undersigned is annexed hereto as Annexure-A. The Promoter will be the applicant for getting the Society Registered.
3. On getting the Society registered under provisions of Maharashtra Co-operative Societies Act 1960, with the promoters whose names are mentioned in Annexure-A, the Society will execute an Agreement to Lease with Corporation.

इभारतीचे बांधकाम करणारे मजुरांचे निवाराकरीता (Labour Shed) भूखंडाचे हस्त आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉपलेटराह रीथ करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका वाजुने सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरते शॅड्स रॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम घेण्यास परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सादर शॅड स्वखर्चाचे काढून ठेवणेत यावी.

बांधकाम सुरु करताना धातूचा नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाने नाव, जमिन मालकाचे नाव, शॅड्सबाबत नाव, बांधकाम क्षेत्राचे नाव, बांधकाम क्षेत्राचे नाव, फक्त लावण्यात यावा. महानगरपालिकेस माहितीसाठी देण्याचे नाव, नुसते क्रमांक ३. बांधकाम तपशील काम सुरु झाल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

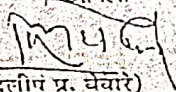
शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र. बीसीए २००७/प्र.क्र.७८८/कानगार ७-अ, दि. २६ ऑक्टोबर २००९ नुसार सादर प्रकरणात कामगार उपकर असा केला असून त्यास कानगार कल्याण उपकर युनिक कोड क्र. २०१४०२००४०३ ए-१८३७७ ०१ देण्यात आला आहे.

अट :

- १) प्रस्तुत भूखंडावरील इभारतीचे बांधकाम वरील असतांना बांधकामामुळे आजूबाजूच्या नागरिकांना प्रदूषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असतांना बांधकामावरील मजूर अथवा साभावतालच्या परिसरामधील नागरिकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदी काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/विक्रातकाचे बंधनकारक राहिले. जर बांधकाम आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जिवीत अथवा तांत्रिक/साजगी मालमत्तेस कुटल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विक्रातक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजूबाजूच्या आसपासच्या सांख्यिक नकाशाचे पडपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःसारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सादर बाबी पुर्वत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विक्रातकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारत घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास दिना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारत घेतला जाणार नाही याची नोंद घ्यावी.
- ४) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सादरची परवानगी आजीआज रद्द होईल.

प्र. महिन्यांत

- १) म. विभाग, कामगार
- २) म. २४-०३, स. १५, नर्मदा मन्वेत, नवी मुंबई
- ३) मुख्य नियोजनकर, सिटवॉ नि.
- ४) विभाग अतिथकारी, घणारोली, नमुमणा.

आपला

 (दिलीप प्र. चवारे)
 नगररचनाकार
 नवी मुंबई महानगरपालिका

उपड
महानगरपालिका

नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : न.मु.न.पा. गुणगाण, गुणगाण, १.१
जिल्हा मंगळूर जवळ, पत्तरीप जंक्शन, पो - १५९
पो.बो.डी. बेलपुर, नवी मुंबई - ४०० ६१४.
दुरध्वनी : ०२२-२७५६ ७०७०/७१
फॅक्स : ०२२-२७५७७०७०

Office : N.J.M.C. Head Quarter, Plot No. 1,
Near Killa Goolhan, Palmbeach Junction,
Sec-15A, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel. : 022 - 2756 7070 / 71
Fax : 022 - 27577070

जा.क्र./नरधि/भाप/ प्र. क्र. 20171801/MC31142/25EE/2016
दिनांक : २७/०७/२०१७


भोगवटा प्रमाणपत्र

- वाचते - 1) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरधि/वा.प./
प्र.क्र. ए-१८३७७/२७७६/२०१५, दि. ११-०६-२०१५
२) नवी मुंबई महानगरपालिकेचे दि. ३१-०७-२००८ रोजीचे अधिमूल्य शुल्क आकारणीवावटचे परिपत्रक
३) वास्तुविशारद मे. विस्तार यांनी दि. २२-०२-२०१७ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. १२६, सेक्टर क्र. ०४, घणसोली, नवी मुंबई ना जागेचे मालक मे. राधिनम
सहकारी गृहनिर्माण संस्था मर्यादित यांनी ज्ञानेश्वरील बांधकाम दि. १५-०२-२०१७ रोजी पूर्ण केलेले आहे.
त्याबाबतचा दाखला संबंधित वास्तुविशारद, मे. विस्तार यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील
बांधकाम प्रारंभ प्रमाणपत्र दि. ११-०६-२०१५ नव्हे नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१-०७-
२००८ च्या अधिमूल्य शुल्क आकारणीवावटच्या परिपत्रकानुसार विविध शुल्क वसुली वावटची कार्यवाही केलेली
आहे. त्यामुळे सेक्टर जागत.

१) मुखंडाचे क्षेत्रफळ	:-	१८७.५५ चौ.मी.
२) अनुज्ञेय घटई क्षेत्र निर्देशांक	:-	१.००
३) निवृत्ती जपराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण तादमिका - २६ + सोसायटी ऑफीस)	:-	६४८.५७४ चौ.मी.
४) बांधकाम खालील बांधकाम क्षेत्र	:-	१८.२४ चौ.मी.

मानुष्य वापर वाचणीय पयदानगी देण्यात येत आहे.


(ओईस ए. मोमीन)
सहायक संचालक, नगर रचना
नवी मुंबई महानगरपालिका



"जन्म आसी वा कारण आयुष्यस्य नोदणीकरण"

NMCC/TPD/BP/Case No.A-183771 2776/2015

DATE - 11/06/2015

- 24) The construction work shall be completed before dated 26/03/2018 as per conditions mentioned in CIDCO agreement dated 27/03/2014 and must be applied for O.C. with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the architect are fully responsible for any Ownership Area & Boundary disputes. In case of any dispute, New Mumbai Municipal Corporation will not be responsible.
- 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided, permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 28) 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-1956 and vide provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction/reconstruction/additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed). Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. 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.
- 31) The Owner / Society has paid the labour cess as per circular issued by the Government in Industries, Energy & Labour Department Vide No. BCA 2007/CR.788/Labour 7 - A, dated 26th October 2009 & accordingly a Labour Welfare cess Unique Code No.20140200403 A-1837701 is given.
- 32) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No. 35 of D.C.R.-1994. (Copy attached herewith)



(Dilip P. Ghavare)
Town Planner

New Mumbai Municipal Corporation.

New
Mumbai
Municipal
Corporation

Head Office, Plot No. 1, Sector 1, Phase 1, New Mumbai, Maharashtra

Tel. : 022-2756 7070 / 71

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO. NMMC/TPD/BP/Case No. A-18377/ 2776 /2015

DATE - 11/06/2015

Permission is hereby granted under Section 45(1) (ii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, Shehinani Co.op Hsq. Soc. Ltd., Plot No.126, Sector:04, Glansoll, Navi Mumbai. As per the approved plans and subject to the following conditions for the construction work of the proposed Building.

Total GUA = Resi - 648,574m² F.S.I. = 1.00 (Residential) (No. of units - 26)

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and/or any person deriving title through or under him in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) THE APPLICANT SHALL :
 - a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate. The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966. The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 5) 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.
- 6) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 7) The amount of S.D. Rs.13570/- S.D. Rs.19751/- for Mosquito Prevention's. Rs.19751/- for debris & S.D. Rs.5000/- 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.

CIDCO CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

CIDCO BHAVAN, CBD, BELAPUR, NAVI MUMBAI.

CLUSTER DRAWING

SP(N)



NORTH

SCHEME- GHANSOLI

CCUC

स.मू.अ./आवक क्र. 1038

DATE: 24.03.2014

SECTOR-4

EE(V)

दिनांक 25-3-14

Scale-NTS

PLOT NO.-126

ASO-I

CLUSTER TYPE-A

LAND-USE STATEMENT

UNIT NOS. A-325 TO A-351

Area under residential(I+II+III) : 650.000SMT.

NO. OF CORE PLOTS.....26

Area society office. : 25.000SMT.

AREA OF UNIT 25.00SQ.MT

Area under pathway : 105.810SMT.

Area of block No.I:225.00STM.

Area under open-space : 206.745SMT.

Area of block No.II:250.00STM.

TOTAL AREA OF CLUSTER : 987.555SMT.

Area of block No.III:175.00STM.

(including society office)

The plot is confirmed based on:-

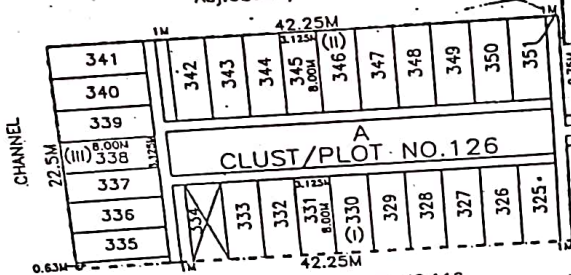
- 1.)Remarks obtained from Engg. section for non requirement of truncated road & storm water drain.
- 2.)Remarks from MM-II section no objection for confirming the cluster if drain & road not required.

LEGEND

- Cluster / plot boundary
- Block boundary
- Society office



Adj.CLUST./PLOT NO.155



Adj.CLUST./PLOT NO.118

CONFIRMED

PLANNING (N)

Date 24.03.2014
 D'man / Sr. D'man
 Deputy Planner
 Associate Planner
 Senior Planner
 Date 5.11.2014

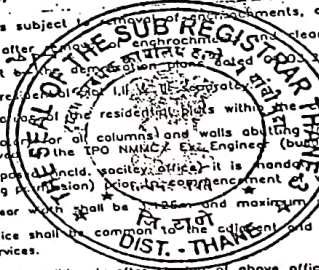
Adj. P. No. 127 TO 129 12.31M.

Adj. P. No. 123 TO 125

OUTWARD NO 482
 CIDCO/SP(N)
 Date 28/03/14

ROAD न न - 3
 रस्त. 2802/2098

- NOTE:-
- 1.) The confirmation of said plot is subject to the removal of encroachments, cutting of fully grown trees and cleaning of site.
 - 2.) The confirmed area may vary after the removal of encroachments and cleaning of site.
 - 3.) The confirmation is carried out by the department of Urban Planning, CIDCO, Mumbai, dated 24.03.2014 received by CLSO section.
 - 4.) F.S.I. of 1.0 is permitted on residential plots within the cluster, as indicated above, are mandatory.
 - 5.) The location dimensions and area of the residential plots within the cluster, as indicated above, are mandatory.
 - 6.) Eccentric foundation is mandatory for all columns and walls abutting the plot boundary. For all columns and walls abutting the plot boundary, get the building plans approved by the TPO NMUC/ Ex. Engineer (building).
 - 7.) For any R.C.C. structures proposed in the society office, it is mandatory to get the building plans approved by the TPO NMUC/ Ex. Engineer (building).
 - 8.) Society office : Minimum clear width shall be 20m and maximum permissible built-up area shall be 20 sq. m.
 - 9.) One wall of the society office shall be common to the adjacent plot unit and the plinth of society office shall not encroach upon the under ground services.
 - 10.) This drawing should be treated valid only after signing of above officers.
 - 11.) The confirmation plan is released with request of applicant to accept the plot on "as where is basis and confirmation of Engg. (Section) of non-requirement truncated road & storm water drain



ASSTT. MARKETING OFFICER
 MM (II) CIDCO LTD.

अध्यक्ष
 स.प्र.द. खजिनदार

11.0 M WIDE ROAD

1:500

2
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