

OFF. : 253/A-2, Shah & Nahar Ind. Est.,
S, J. Marg, Lower Parel (W.),
Mumbai - 400 013.
Tel. : 4099 9999
E.mail : rajan@parsnindia.com



**PARSN FOUNDATION
AND ENGINEERING CORPORATION**
CONTRACTORS & ENGINEERS

11:1 APR 2022

TO WHOMSOEVER IT MAY CONCERN

करल - ५		
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This is to certify that Mr. Sagri Narayan Poojary is C.E. of the
Company and authorised to execute and Register the Sale
Agreement between the company and Purchaser of Registration
office.

For PARSN FOUNDATION & ENGG. CORPN.

Rajan
Partner





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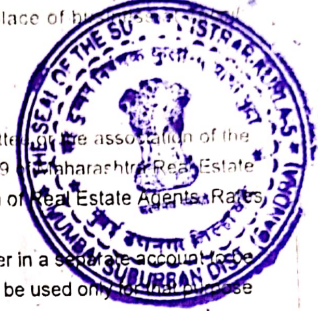
Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P518000149

Project: NEHRU NAGAR SHARADA CHS LTD BLDG NO. 62 , Plot Bearing / CTS / Survey / Final Plot No. SURVEY NO 229 AND 267, CTS 12 PART, VILLAGE KURLA III, TALUKA KURLA 400024 Kurla, Kurla, Mumbai Suburban, 400024.

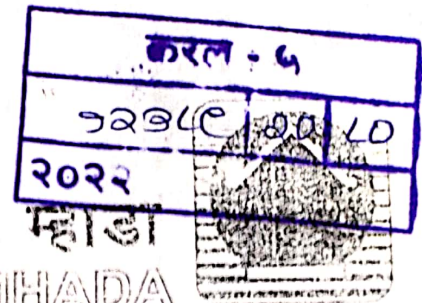
1. Parsn Foundation & Engg Corporation having its registered office / principal place of business at Mumbai, District. Mumbai Suburban, Pin: 400013.
2. This registration is granted subject to the following conditions, namely -
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottees by the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from 11/01/2018 and ending with 30/12/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date 09-09-2021 17:38:44

Dated: 09/09/2021
Place: Mumbai

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



महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MHARASHTRA HOUSING AND
URBAN DEVELOPMENT AUTHORITY

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per
government regulation No. TPB4315/167/CR-51/2015/UD-11 dt. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA- 22/366/2019

DATE: 16 OCT 2019

To,

Nehru Nagar Sharada Co-op Housing Society Ltd.

Building No.62, Nehru Nagar, Kurla East

Mumbai : 400 024.

Subject : Proposed redevelopment of the existing building No. 62 known as "Nehru Nagar Sharada CHS. Ltd.", on plot bearing C.T.S.No 12 (Part), Village Kurla-III, at Nehru Nagar MHADA Layout, at Kurla East, Mumbai 400024



Ref :- 1. Govt. of Maharashtra Notification No. TPB-4315/167/CR-51/2015/UD-11, Dtd. 23/05/2018.

2. MCCM Proposal No. CHE/ES/2056/L/337(NEW) dtd. 27/10/2017.

3. IOD by M.C. GM vide No. CHE/ES/2056/L/337(NEW) dtd. 06.06.2016.

4. Plinth CC vide No. CHE/ES/2056/L/337(NEW) dtd. 27/10/2017.

5. CC revalidation vide No. MH/EE/BP(GM)/MHADA/862/2018 dtd. 06/12/2018.

6. Application of Architect dated 17.06.2019 for amended IOA.

7. Concession approved on 31/07/2019, by Hon. VP & C.O. MHADA.

8. Approval Note by Hon.ble VP under no.

MH/EE/(B.P.)/GM/MHADA/269/2019 dated 17-07-2019

9. Amended IOA issued on 28.08.2019.

10. Application for FCC by Architect dated. 30.09.2019

Dear Applicant,

With reference to your application dated 30.09.2019 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to building on plot bearing C.T.S.No.12 (Part), building No. 62-known as "Nehru Nagar Sharada CHS. Ltd." of Village Kurla-III, at Nehru Nagar MHADA Layout, at Kurla East, Mumbai 400024.

A

गृहनिर्माण भवन, कलानगर, बान्द्रा (पूर्व), मुंबई ४०० ०५५

दुरधनी ६६२० ५०००

फोन नं. ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (E) - 400 055

Phone : 66495000.

Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in



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The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in Amended IOA dated 08/08/2019 under No.MH/EE/(B.P.)/GM/MHADA-22/366/2019 and following conditions.

1. The land vacated in consequence of enforcement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not conform in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal.



VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

(Handwritten signature)

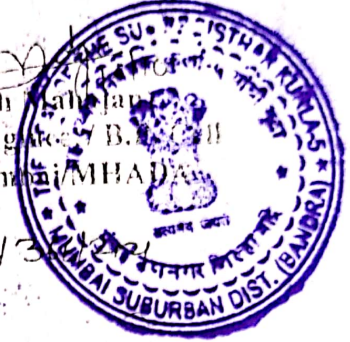
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This CC is valid upto : 26.10.2019

Remarks:

This CC is endorsed for work of building comprising of Stilt + 1st to 7th (Part) upper floor, with height of 24.05 mtr. Stilt for parking with pit & surface parking as per approved plans dated 28.08.2019.

(Dinesh Salunke)
Executive Engineer B. & C.
Greater Mumbai/MHADA



NO. MH/ES/CRP/CELL/GM/MHADA-2436/02
Date: 19 MAR 2021

THIS CC IS NOW RE-ENDORSED & LIMITS EXTENDED FROM 7th PART FLOOR TO 9th UPPER RESIDENTIAL FLOOR (i.e. building comprising of stilt for pit & surface parking with services utilities + 1st to 9th upper residential floors with bedd. H. 29.85mtr. from general ground level to terrace level as per last approved amended plans issued by MHADA WNO. MH/ES/CRP/CELL/GM/MHADA-2436/02 dated 10-02-2021.

THIS CC IS VALID UP TO 18 MAR 2022

(Signature)
EXECUTIVE ENGINEER B. & C.
M.H. & A.D. AUTHORITY
GRANDHARMAN BHAVAN,
BANDRA (E), MUMBAI - 400 051

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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/ES/2056/L/337(NEW)
COMMENCEMENT CERTIFICATE

To,
 Nehru Nagar Sharada Co-op Housing Society Ltd.
 Bldg. No.62, Nehru Nagar, Kurla (East), Mumbai -
 400070.

Sir,

With reference to your application No. **CHE/ES/2056/L/337(NEW)** Dated. 8/1/2016 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 34 of the said Act dated 8/1/2016 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of plot No. _____ C.T S No. 12 (part) Division / Village / Town Planning Scheme _____ Kurla (East) situated at S. G. Barve Marg Road / Street in L Ward Ward .



The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer BP ES1** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 26/10/2018



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Issued on	Valid upto	Remarks
27/10/2017	26/10/2018	Plinth C. C. as per approved I.O.D. plans dated 06.06.2016, is granted as proposed by AE(BP)ES-L.



Certification signature by DEELIP
 PARASHARAM PATIL
 <ddeelip123@gmail.com>
 Validity Unknown
 Name: DEELIP
 PARASHARAM PATIL
 Designation: Executive
 Engineer
 Organization: Persons
 Date: 27 Oct 2017 18:15:33

For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Eastern Suburb L Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

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Form
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in replying please quote No.
and date of this letter.

Valid upto	कडलुन ५/१७	
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MUNICIPAL CORPORATION OF GREATER MUMBAI

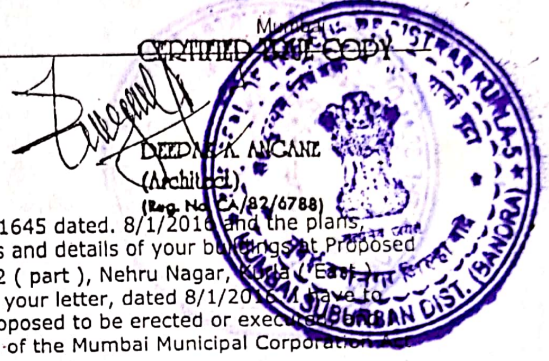
Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/ES/2056/L/337(NEW)
CEI 4419 IBPESIA L06 JUN 2016

MEMORANDUM

Municipal Office,

To,
Nehru Nagar Sharada Co-op Housing Society Ltd.
Bldg. No.62, Nehru Nagar, Kurla (East), Mumbai - 400070.



With reference to your Notice 337 (New) , letter No. 11645 dated. 8/1/2016 and the plans reconstruction of building No.62 on plot bearing C.T.S. No. 12 (part), Nehru Nagar, Kurla (East) Mumbai - 400070, CTS NO.12 (part) furnished to me under your letter, dated 8/1/2016. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

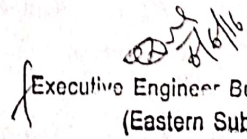
A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

- 1 That The Janata Insurance Policy shall not be submitted.
- 2 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the bore well shall not be constructed in consultation with H.E.
- 4 That the work shall not be carried out between sunrise & sunset. And the provision of notification issued by ministry of environment and forest department dated 14.02.2000 & rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 5 That the board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant, etc.
- 6 That the revised demarcation from MHADA indicating plot boundary points shall not be Submitted.
- 7 That certificate from architect stating MHADA has given the certificate confirming that in 70% of the certified tenants of the property have granted consent in favour of Nehru Nagar Sharda C.H.S. Ltd. shall not be submitted.
- 8 That registered POA given to secretary & chairman of the society to sign the notices application and affidavit to be submitted to M.C.G.M. for the redevelopment of society shall not be submitted.
- 9 That the registered undertaking cum indemnity bond from owner stating if there will be any discrepancy occurs between Draft D P 2034 and Revised Draft D P 2034, the work will be demolished at our own cost and we will indemnify the M.C.G.M. and its officers shall not be submitted.

B: FOR LABOUR CAMP / TEMPORARY SHED

- 1 That the exact location of the Temporary Shed / Labour Camp at the premises situated at shall not be shown in the accompanying sketch of the proposed temporary shed / labour camp.
- 2 That the material for side & top covering used for temporary shed / labour camp shall not be either tarpaulin or G.I. Sheets.
- 3 That this temporary shed / labour camp shall not be constructed in such a manner that the same can be easily remove after the expiry of the temporary permission.
- 4 That you shall do any sort of pucca or permanent construction of any nature on this temporary

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Executive Engineer Building Proposal
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No. CHE/ES/2056/L/337(NEW) 06 JUN 2016

- 5 That the temporary shed shall not be constructed to the approved size and measurement and shall exceed the permitted area.
- 6 That you shall not pay the sum of Rs. _____ (in words Rs. _____) As security deposit which may be forfeited in the extent of your failure to comply with any of the condition mentioned herein.
- 7 That you shall not pay the sum of Rs. _____ (in words Rs. _____) As deposit covering the charges for the removal of temporary shed at your risk and cost if you fail to remove the shed on or before the date of expiry of the temporary permission .
- 8 That the permission shall not effective up to completion of the project.
- 9 That you shall not intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date.
- 10 That in case of your failure to remove the Temporary Shed / Labour Camp on or before the date of expiry, you will not allow Municipal authorities to remove the same at your risk and cost without charges and you will not allow the demolition charges to be recovered from the deposit paid for this purpose and the security deposit paid by you to be forfeited.
- 11 That you shall not pay fees at rate of the Rs. _____/- per 10 Sq.Mts. area for the structure for the entire monsoon period or part thereof .
- 12 That you shall not pay fees for the structure for the whole monsoon period or part thereof and so on.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the plinth / still height shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the amended remarks of the concerned authorities / empanelled consultant for the approved plan, If differing from the plans submitted for remarks shall not be submitted for :- a)S.W.Db b)Parking c)Sewerage d)Water Works e)Fire Fitting Provisions f)Tree Authority g)Hydraulic Engineer h)P. C. O. I)MHADA J)NOC from Electric Supply Company.
- 4 That the material testing report shall not be submitted.
- 5 That the yearly progress report of the work will not be submitted by the architect.
- 6 That the application for separate P. R. C. in the name of M.C.G.M for Road set back / D.P. Road / Reservation in the layout shall not be submitted.
- 7 Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in table no. 31 DCR 1991.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That the final N.O.C. from MHADA shall not be submitted and requirements therein shall not be complied with before submission of B.C.C. if applicable.
- 2 That the low laying plot will not be filled up to a reduced level of at least 27.5cm Town Hall Datum or 0.15 M above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
- 3 That society office permissible as per DCR before occupation for the building under reference shall not be constructed.
- 4 That the dust bin will not be provided.
- 5 That 3.00 Mt. wide paved pathway up to staircase will not be provided.
- 6 That the open space as per approval, parking spaces and terrace will not be kept open.
- 7 That the name plate / Board showing Plot No., Name of the Building. etc. will not be displayed at the prominent place.
- 8 That the Betterment charges / Lucrative premium for town planning plots will not be paid in respective ward office & certificate / receipt will not be submitted before O.C. / B.C.C.
- 9 That Carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 10 That Terraces, sanitary blocks, nahanis in kitchen will not be made waterproof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will

Executive Engineer Building Proposal
(Eastern Suburbs.) - II

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 No. CHE/ES/2056/L/337(NEW)

not be done in presence of license plumber.

- 11 That the final N.O.C. from concern authorities / empanelled consultants for a) S.W.D b) Parking c) Sewerage d) Water Works e) C.F.O / Fire Fitting Provisions f) Tree Authority g) Hydraulic Engineer h) P. C. O. I) MHADA Shall not be submitted before occupation.
- 12 That canvas mounted plans shall not be submitted along with notice of opletion work u/sec 353 A of M.M.C. Act for work completed on site.
- 13 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted prescribed format.
- 14 That Structural Engineer's final stability certificate along with upto date License copy and R.C.C. design canvas plan shall be submitted.



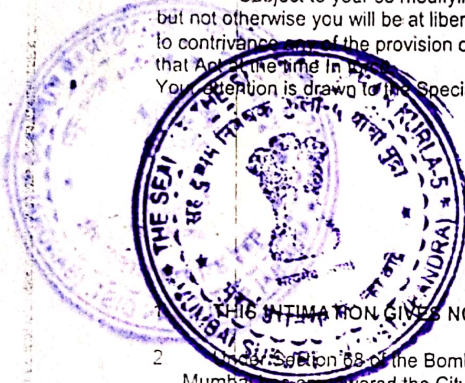
CERTIFIED TRUE COPY
[Signature]
 DEEPAK A. ANKANE
 (Architect)
 (Reg. No. CA/82/6788)

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CEI 4419 /BPESIAL 06 JUN 2016
No. CHE/ES/2056/L/337(NEW)

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force. Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.



Executive Engineer, Building Proposals,
Zone, E-I, L-Wards.

SPECIAL INSTRUCTIONS

- THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
- As per Section 38 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be—
a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
c) Not less than 92 ft. (28.05 m) above Town Hall Datum.
- Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
- Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permit before occupation and to levy penalty for non-compliance under Section 471 if necessary.
- Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
- One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
- Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

Executive Engineer Building Proposal
(Eastern Suburbs.) -I

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No. CHE/ES/2056/L/337(NEW)

No. EB/CE/ /BS /A/

NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangements should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and an application made to the Ward Officer with the required deposit for the construction of a drainage entrance over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days before the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bon.bay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and



[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

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No. CHE/ES/2056/L/337(NEW)		

drainage before submission of the Building Completion Certificate.

- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (a) (a) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the attention shall be taken as a severe breach of the conditions under which this intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate issued under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape

Executive Engineer Building Proposal
(Eastern Suburbs.) -II

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CEN : 4419 IMPERIAL
 No. CHE/ES/2056/L/337(NEW)

pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.

- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
 - b Lintels or Arches should be provided over Door and Windows opening
 - c The drains should be laid as require under Section 234-1(a)
 - d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you are to do so at your own risk.

Copy to Architect

DEEPAK ANGELO PVT-UTD.

[Signature]
 Executive Engineer, Building Proposals
 Zones wards.



CERTIFIED TRUE COPY
[Signature]
DEEPAK A. ANGELO
 (Architect)
 (Reg. No. CA/82/6286)

Name : Kishore Gobindram
 Shahdadpuri
 Designation : Executive
 Engineer
 Organization : Personal

करल - ५		
१२३६	१२	६०
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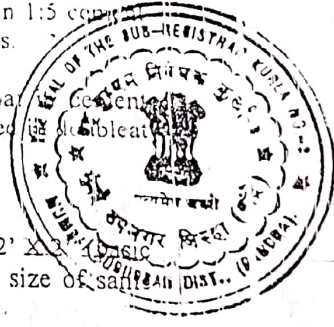
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LIST OF AMENITIES

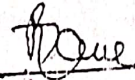


- (1) The building shall consist of RCC framed structure consisting of RCC cast in situ piles caps, plinth beams, columns, chajjas, pards, all elevation etc., lift machine room, over head & under ground water storage tanks, loft slabs & bathroom.
 - (2) Plinth soling, plinth protection, with 1:2:4 P.C.C. of 5" thick Plinth height as per neighbouring building for avoiding nuisance of ants & termites in future.
 - (3) Plinth shall be pest controlled for anti termite treatment.
 - (4) External walls of the building shall be either 6" thick brick or AAC Block wall in cement mortar 1:5. All internal partition walls shall be in 1:5 cement mortar & of thickness of 4" (112 mm.) burnt brick or AAC blocks.
 - (5) Internal walls shall be plastered with 12 mm thick single coat cement mortar of 1:4 with POP finished. External walls shall be plastered with sand faced plaster in cm 1:4 cured for at least seven days.
 - (6) Flooring shall be as follows:-
 - a) Living shall be provided with Marbonite Tiles of size up to 2' X 2' (Basic rate of Tiles Rs. 50 per Sq.ft.) Skirting shall be of 5" in size of same material.
 - b) Bed room, Kitchen, Passage, bath room, shall be provided with Ceramic tiles of size 24" X 24" with basic rate of Rs. 50/- per Sq. ft.
 - c) WC shall be provided with ceramic Tiles of 12"x12" with basic rate of Rs. 30/- per sft
 - d) Common areas like staircase shall be finished with vitrified tiles flooring.
 - e) Stilt shall be provided with Chequered tiles of size 1 feet X 1 feet.
- Kitchen shall be provided with polished Black Granite stone platform of 2' 0" in width & in sandwiched pattern cudduppa stone for its support & provisions shall be made to accommodate kitchen trollies in future. Stainless still kitchen sink will be provided, provision for Gas Cylinder & full tiles in 3 sides.
- (8) Green marble frames for windows shall be provided (Basic rate of marble Rs. 50/- per Sq.ft.)



TRUE - COPY

For MEHRU NAGAR SHARADA CO-OP. HSG. SOC. LTD.


 Chairman Secretary Treasurer Member

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- (9) Door frames shall be of C.P. Teak wood & of 75 x 100 mm in size & the front main door will have a safety door.
- (10) Door shutters shall be decorative veneered block board of 35 mm thick for living room, one side veneered & other side oil painted for bed room & kitchen. For bath room, W.C. shutter be of PVC moulded with marble in frame
- (11) Window shutters shall be of anodized aluminium sliding with 4mm thick Smoke Brown glass. Louvered windows shall be provided for bath & W.C.
- (12) All Necessary fittings for doors & window shall be provided, main door shall be provided with night latch of Godrej make.
- (13) Terrace to have brick bat coba laid to slope as water proofing with china mosaic finishing. Canopy and chajjas to be provided with water proofing and I.P.S. finish on top. Toilets, bath / W.C. to be provided with water proof I.P.S. before fixing any sanitary wares. For water proofing of terrace, a guarantee of 10 yrs on stamp paper shall given from the contractor in the prescribed form.
- (14) Staircase to have wooden 3" x 1.5" (75 x 38 mm) teakwood hand Rail & 3" (75 mm) thick R.C.C. pardi as per design & details.
- (15) Plumbing & sanitary work shall be as per M.M.C. bye laws, Each have-
- offwhite W.C. 27" (675mm) size pan Indian style with flush tank or European style with seat and cover.
 - One bib tap for water, one plug connection for geyser including stop-cock, one shower with stop cock & one jail for nahni trap. All fittings heavy C.P.type.
 - One wash basin up to 16" (400 mm) size with one tap. The pipes shall be of "B" class "Zenith" or "Q.S.T." make.
 - Drainage with PVC pipes and C.I. pipes as per rules. All specials shall be of PVC Manholes shall be of provide with heavy cement covers. The internal plumbing works shall be of C class and covered carefully with black tar, jute cloth & tested for water tightness before concealing. Two pumps
 - Toilet & Bathroom will be full tile 6'6" upto loft



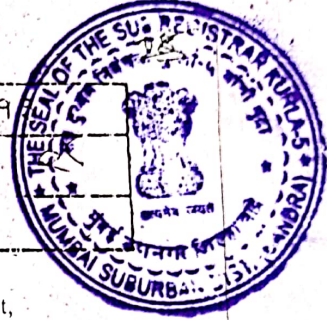
For NEHRU NAGAR SIARADA CO-OP. HSG. SOC. LTD.

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Chairman [Signature] Secretary _____ Member _____

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Electrical works :-
Residential flats to have

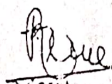
- *Living room* 3 light point, 1 fan point, 2 plug points, TV antenna point, Tel.Point, cable point, kandil point
- *Bed room* 2 light point, 1 fan point & 1 plug point, 1 night lamp AC point, computer point, cable point
- *Kitchen-* 2 light point, 1 fan point, 2 power plug points, 1 life line 1 aquaguard point, 1 exhaust fan point.
- *Bath* 1 light point 1 geyser point, 1 exhaust fan point
- *W.C* light point

All main landing to have 1 light point each & 2 light points in terrace, 1 staircase cabin the wiring shall be with copper wire, open type with PVC conduits. Wiring upto electric board from each tenement can be in cables. Switches shall be piano type "Anchor" make or equivalent. Safety service breakers as per Regulations; Meter cabin shall be strictly as per Reliance requirements with meters one for each tenement & general use 2 nos.

- (16) Complete plinth protection with 9" (225 mm) thick soling with pieces of broken glass & iron pellets to prevent rodents & 4" (100 mm) thick P.C.C. (1:3:6) on top level finished all around the building
- (17) Compound wall, in brick with 5 feet in height & appropriate foundations, plastered from both sides & painted along with building.
- (18) Paintings:- All external plastered surfaces to be painted with 3-coats of cement based exterior paint such as "Snowsem" with sandtext matt in combination or equivalent make. Internal plastered surfaces to have POP finish with oil bound distemper paint. While wooden & steel works to have enamel paint except veneered door which shall be polished.
- (19) Fan hooks shall be provided as per requirements
- (20) Architectural features as per plan including providing drippings, mouldings, patta, elevational groves, etc in plaster

For NEHRU NAGAR SHARADA CO-OP. HSG. SOC. LTD.

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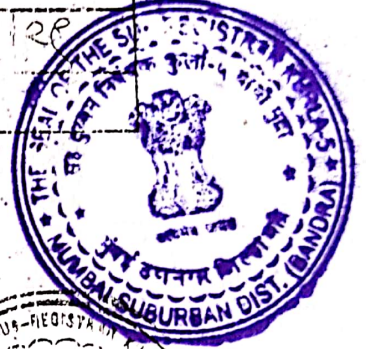
Chairman  Secretary Treasurer Member

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वकर - १३
५०६ २९
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- (21) Electrical Meter Room
- (22) M.S.Gr.II to windows
- (23) Chajja over windows
- (24) Anti skid tiles in Bathroom.



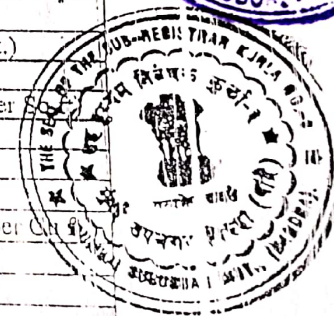
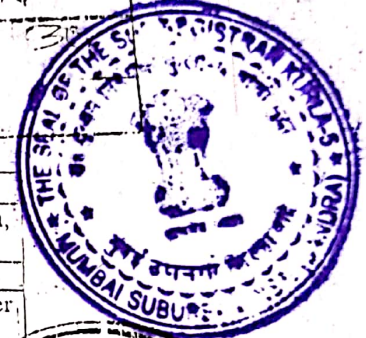
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For NEHRU NAGAR SHARADA CO-OP. HSG. SOC. LTD.

Chairman Secretary Treasurer Member

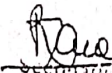
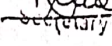
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बदर - १३
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S/N	MATERIAL	MAKE / DETAILS
01	Cement OPC 43 Gr. / 53 Gr.	L& T , Ambuja, ACC, Narinada, Bi.la, Indorama
02	Steel	Tested Certified Fe 415 HYCD
03	Tiles 300 mm x 300 mm, 200mm x 300mm.	Johnson, KajariaSonora (Basic rate Rs. 30per Sq.ft.)
04	Marble White/Green	White Polished (Basic rate 50 per Sq.ft.)
	Ceramic 2'x2'	Basic Rate 50 per sft
05	Granite Slab 20mm thick	Polished Granite (Basic rate Rs. 120 per Sq.ft.)
06	Sand	River Origin.
07	Metal 1&2	Black Angular
08	Waterproofing Compound	Roff hyproof, Roff plaster master
09	Teak wood	C.P. Teak Wood (basic rate Rs. 80) per Sq.ft.
10	Flock Board	35mm thick
11	CP Teak Wood	Seasoned
12	Locks, Night Latch	Goderj
13	Copper wire	Power plaster / Poly nm or equivalent. mark
14	Switches	Anchor Dyna, Modular or Equivalent
15	PVC conduit 20mm thick	Standard
16	CI Pipes	Neco make
	PVC pipes	Prince, Supreme ISI Mark
	GI pipes	QST, Zenith or equivalent ISI Mark
	GI gun pit valves	ISI Make
20	Aluminum sections	Geeta or Equivalent
21	Glass	Modi or equivalent
22	CP Fittings	Sieko, Sieco Deluxe or Equivalent
23	Cement Paint	Snowcem or Equivalent
24	Passenger Lift	Olympus / Royal / Eros./ Hall Mark

For NEHRU NAGAR BHARADA CO-OP. HSG. SOC. I. D.

Chairman  Secretary  Treasurer Member



दस्तावेज क्र. नं. वर्ष: 5091/2011

Tuesday, June 21, 2011

10:25:02 AM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कुर्ला

दुययम निबंधक, मुंबई उपनगर जिल्हा

करल - ५		
923LE	3V	LD
2022		

(1) विलखाचा प्रकार, भोवदल्याचे स्वरूप करारनामा किंवा त्याचे अधिलेख किंवा करार सक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या वावरील पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मंजूरता रु. 40 787,500.00 या.भा. रु. 11,499,500.00

(2) भू-रूपन. पोटहिस्सा व घरकामांक (असल्यास)

(1) सिटिएस क्र. 12/पेकी वर्णना: वेकसन करारनामा - भोजे कुर्ला मध्ये दिवशीम. न. न. नेहरु नगर शारदा को ऑप हाऊस; शेखर लि, सर्व्हे नं 229 व 267 मध्ये, रिकारस मु. 12 व 10 क्षेत्र 1035.11 चौ मी - शेडीजे व 4342/10/के/1336/11 अन्वये मू. 2489375.00 मंजूरता रु. 40787500 यावर मु. 2489375 दि. 16/06/2011

(3) क्षेत्रफळ

(1) क्षेत्र 035.11 चौ मी

(4) आकारणी किंवा जुडी देण्यात आलेले तेंपहा

(1)

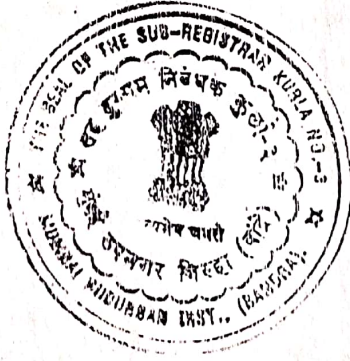
(5) दस्तऐवज करून देण्या-या पक्षगाराचे व संपूर्ण पत्ता नाव किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) नेहरु नगर शारदा को ऑप हाऊस सोसा मर्यादित तर्फे चेअरमन श्री. पर/प्लॅट नं: रि. नं 62, नेहरु नगर, कुर्ला-पूर्व मुं 24; गल्ली/रस्ता: -; इमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 (2) नेहरु नगर शारदा को ऑप हाऊस सोसा मर्यादित तर्फे सेक्रेटरी श्री. रमेश टी. पाटील घर/प्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 (3) नेहरु नगर शारदा को ऑप हाऊस सोसा मर्यादित तर्फे खजिनदार श्री. एम. आर. पाटील घर/प्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;

(6) दस्तऐवज करून देण्या-या पक्षगाराचे नाव व संपूर्ण पत्ता किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) मेसर्स पारसन फाऊंडेशन अॅन्ड इंजिनियरींग कार्पोरेशन तर्फे भागीदार गंगा राजन पाठार -; घर/प्लॅट नं: 78-बी, नरिमन भवन, नरिमन पॉईंट, मुंबई 21.; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAEFP3227C

- (7) दिनांक करून दिल्याचा 30/12/2010
- (8) नोंदणीचा 21/06/2011
- (9) अनुक्रमांचे खंड व पृष्ठ 5091/2011
- (10) वाजारम बाप्रमाणे मुद्रांक शुल्क रु 2489375.00
- (11) वाजारम बाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



खरी प्रत
 शा. दुययम निबंधक, कुर्ला-५
 भंडारी उपनगर जिल्हा.

PRATAP P. BHOSALE.

(Advocate-High Court)

Office:- Room No.18.A.A.W.I. High Court Mumbai- 400 032.

Residence:- 2, Mahipat Apt. Gameshwadi, Maratha Kolsewadi, Kalyan (E) Dist. Thane. 421306

Mob No. 9869011748/7777013588

करल - ५		
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२०२२		

TO WHOM SOEVER IT MAY CONCERN

This is to certify that I have investigated the title of Nehru Nagar Sharada CHS Ltd. I have caused search to be taken in respect of the said property at the offices of the Sub-Registered of Assurances at Chembur, Vikroli and Nahur Sub-Registrar office for the period 2006 to 2017 (i.e. 12 Years). In the premises, this is to certify that I have investigated the title of the said Society of the land and the same is clear, marketable and free from all encumbrances.



SCHEDULE ABOVE REFERRED TO

ALL THAT piece of parcel of leasehold land or ground admeasuring about 1035.11 sq.mtr. And bearing Survey No.229 & 267, C.T.S. NO. 12(Part) of village Kurla with multi storeyed Building No.62 thereon situate and lying at Nehru Nagar, Kurla (E), Mumbai 400024 within the limits of Municipal Corporation of Greater Mumbai in the Registration District and Sub-District of Mumbai Suburban and bounded as follows:-

On or towards the North	12.20 mt wide road
On or towards the South	12.20 mtr Wide road
On or towards the East	Building no.61.
On or towards the West	Building no.61

Date: 7/11/17

Adv. Pratap P. Bhosale

Bhosale P.
PRATAP P. BHOSALE
Advocate
2 Mahipat Apt., Gameshwadi,
Maratha Kolsewadi, Kalyan (E).
Dist. Thane. 9869011748

