

Mumbai

is asked to

The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA, and any other concerned Authority.

- 32) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.
- 33) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWV Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act, 1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
- 34) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above, then only NOC will be issued to the subjective proposal.
- 35) The Society shall communicate the alternate correspondence address for future communication as soon as the old building is vacated.
- 36) As per circular issued by Hon'ble VP/A vide no.1106 dtd.30.06.2023, your society must pay Development Cess amount prior asking the NOC.
- 37) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

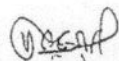
An amount of **Rs. 14,37,08,990/-** (In words Rs. Fourteen Crore Thirty Seven Lakh Eight Thousand Nine Hundred & Ninety Only) may be paid as per table no.3 in the office of the Assistant Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051 by Demand Draft/ Pay Order / MHADA online e-pay system and produce certified Xerox copy of the receipt in this office.

Your society should pay Development Cess as per 5 (a) in regulation no. 33(5) of DCPR-2034 amounting to **Rs. 1,27,39,522/-** (In words Rs. One Crore Twenty Seven Lakh Thirty Nine Thousand Five Hundred & Twenty Two Only) payable for MCGM, in the office of the Executive Engineer (Western Suburb), Building Permission Cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051 **within SIX months** from the date of issue of this letter and produce certified Xerox copy of the receipts in this office.

On receipt of the same the NOC for IOD/IOA purpose will be processed & NOC for Commencement Certificate will be processed as per payment of premium & Other Charges paid to MHADA as per Table-3, under certain terms and condition, which may please, be noted.

(Draft approved by CO/MB)




(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

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Copy to The Executive Engineer (Western Suburb), Building Permission cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. You are requested to accept the payment of Rs.1,27,39,522/- towards Development Cess charges payable for MCGM.

Copy to Architect : Shri. Charudatta Samant, M/s CNS consultants, G-1, Gandhar Plot no. 214, RDP-6, Charkop, Kandivali, Mumbai -400 067 For information.

Copy forwarded for information and necessary action in the matter to :-

- 1) Dy. Chief Engineer (West)/Mumbai Board for information.
- 2) Architect, Layout Cell, Mumbai Board
- 3) Executive Engineer, Borivali Division/Mumbai Board
 - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 4) Chief Accounts Office/M.B.

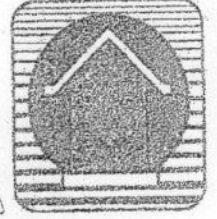
He is directed to accept the amount mentioned as per above table -3 in time . else charge the interest as mentioned therein & furnish certified copy of the same to this office. Also he is directed to check the interest calculations as per above table no.3. If any changes/discrepancies found in the said offer letter the same should be intimated to this office.

Encl :- Sheet showing details of society and developer for payment through MHADA online e-pay system.

- 5) Assistant/REE/MB for MIS record.



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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.)

INTIMATION OF APPROVAL (IOA) for Zero FSI

No.MH/EE/BP Cell/GM/MHADA-74 / 1372/2023

Date : 18 DEC 2023,



To,
M/s. Sagarom DB Infra LLP CA to
Charkop Gajanan CHSL Lessee to MHADA.

Sub: Proposed Residential bldg.on Plot no.807, known as Charkop Gajanan CHSL, RSC-4, MHADA Layout Charkop Sector-8, C.T.S. NO.3A(part), of village Charkop, Survey No. 41(pt.)at Kandivali (w) Mumbai.

Ref.: Application Letter for Zero FSI I.O.A. From L.S. Charudatta Samant of M/s. CNS Consultant dtd. 11.12.2023

Dear Applicant,

With Reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter dtd. 11.12.2023, along with the plans, Sections Specifications and Description and further particulars and details of your Proposed Residential bldg.on Plot no.807, known as Charkop Gajanan CHSL, RSC-4, MHADA Layout Charkop Sector-8, C.T.S. NO.3A(part), of village Charkop, Survey No. 41(pt.)at Kandivali (w) Mumbai. furnished to this office under your letter, dated 08.04.2022, I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

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

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix IX of D.C. Regulation - 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause as per DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM if required.

गृहनिर्माण भवन, कलानगर, बान्द्रा (पूर्व), मुंबई ४०००५१
दुरध्वनी ६६४०५०००
फैक्स नं. : ०२२-२६५९२०५०



Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

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7. That the work shall be carried out between 10 a.m. to 6 p.m. as per circular w/no. CHE/DP/7749/GEN dt.07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect, R.C.C. Consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
10. That the qualified/registered site supervisor through Architect /structural Engineer shall be appointed.
11. NOC Listed below shall be submitted
 - a. Superintendent of Garden (SG)/ Tree NOC for tree Cutting/Transplanting.
 - b. SWD department
 - c. PCO
 - d. H.E.
 - e. S.P
 - f. A.E.W.W.
 - g. A.A & C
 - h. S.W.M.
 - i. M & E
 - j. Water trunk main /aqueduct Remarks. A.A.W.W
 - k. MahaNagar Gas
12. That the specific NOC as per Hon'ble Supreme Court of India (SIP Civil no. D-23708/2017) order in dumping ground court case dt. 15.03.2018 shall be submitted from concerned department/SWM department along with Bank Guarantee.
13. Carriage entrance permission from MCGM shall be submitted.

--Sd--

(Rupesh M. Totewar)
Executive Engineer B.P. Cell(W.S)
Greater Mumbai/ MHADA

Copy submitted for information please.

- Copy with plan to:
- 1) Chief Officer/Mumbai Board.
 - 2) Dy.Che.B.P//G.M/MHADA (P.A)
 - 3) Chief ICT Officer/A for information & Upload on MHADA website.
 - 4) Architect / Layout Cell (SPA MHADA)
 - 5) Ex.Eng./ Borivali Division/ Mumbai Board
 - 6) Asst. Commissioner 'R/C' Ward(MCGM)
 - 7) A.A. & C. 'R/C' Ward (MCGM)
 - 8) A.E.W.W. 'R/C' Ward (MCGM)
 - 9) L.S. Shri Charudatta Samant of M/s. CNS Consultants

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(Rupesh M. Totewar)
Executive Engineer B.P. Cell(W.S)
Greater Mumbai/ MHADA

2/5



SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
 2. "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.(Town Hall) above Town Hall Datum.
 3. Your attention is invited to the provision of Section 152 of the Act where by 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 on occupation is detected by the Assessor and Collector's Department.
 4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
 5. Proposed date of commencement of work should be communicated.
 6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
 7. That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/no. ET-321 dated. 25.10.2023 and Govt. of Maharashtra directives issued u/no. CAP-2023/CR-170/TC dated. 27.10.2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.
- Attention is drawn to the notes accompanying this Intimation of Approval.



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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 store 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 arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed 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 above plinth should not be started before the same is shown to this office Junior Engineer/Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. 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.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. 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.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either

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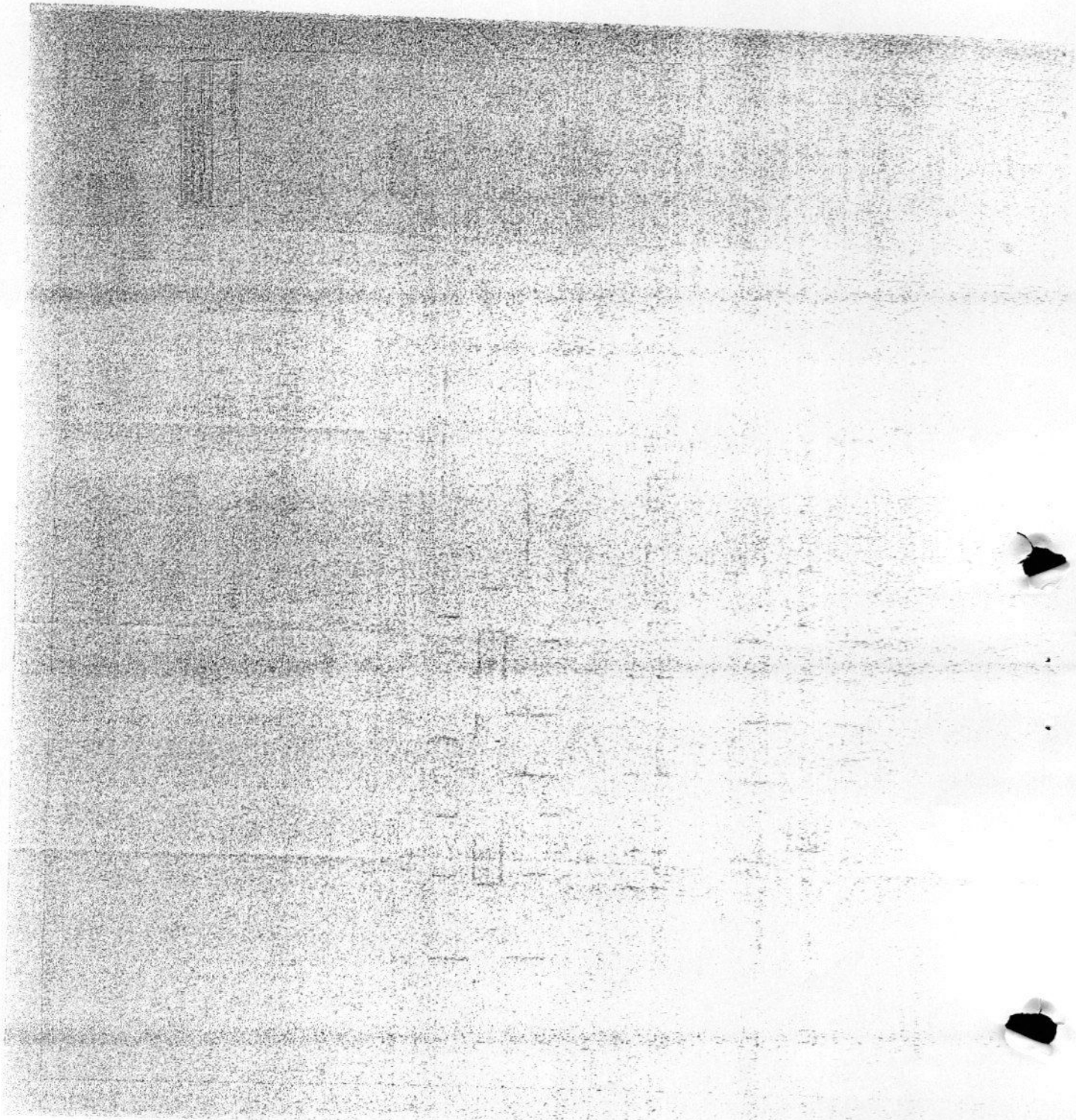
without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.

14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. 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.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Hon. VP/CEO /MHADA.
19. 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 rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations 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.
20. 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.
21. Louvres should be provided as required by Bye law 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.
22. All Precautionary safety measures shall be done on construction site while executing the work with prior consolation of appointed structural Engineer & Geo Technical Engineer. Special precaution shall be taken during Excavation & thereafter.


(Rupesh M. Totewar)
Executive Engineer B.P. Cell(W.S)
Greater Mumbai/ MHADA



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Omme G'

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



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.)

PLINTH COMMENCEMENT CERTIFICATE



No.MH/EE/(B.P.)/GM/MHADA- 74/1372/2024

DATE 10 JAN 2024

To,
M/s. Sagarom DB Infra LLP CA to
Charkop Gajanan CHSL Lessee to MHADA.

Sub:- Proposed Residential bldg. on Plot no.807, known as Charkop Gajanan CHSL, RSC-4, MHADA Layout Charkop Sector-8, C.T.S. NO.3A(part), of village Charkop, Survey No. 41(pt.)at Kandivali (W) Mumbai.

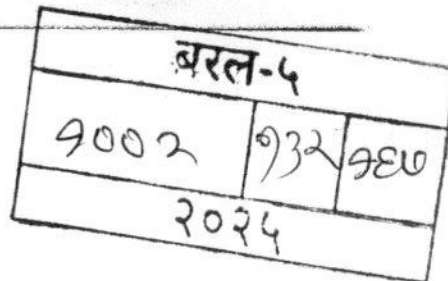
- Ref:-** 1. Zero FSI IOA issued vide no. MH/EE/(B.P)/GM/MHADA-74 / 1372/ 2023 dated. 18.12.2023.
2. Application letter for CC from L.S. Charudatta Samant of M/s. CNS Consultant dtd 04.01.2024

Dear Applicant,

With reference to the application made by your Architect dated 04.01.2024 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 for Proposed Residential bldg. on Plot no.807, known as Charkop Gajanan CHSL, RSC-4, MHADA Layout Charkop Sector-8, C.T.S. NO.3A(part), of village Charkop, Survey No. 41(pt.)at Kandivali (w) Mumbai.

प्लिन्थ सत्य कलानगर, कॅम्प (पूर्व), मुंबई - ४०० ०५१.
दुरावली : ६६४०५०००
फॅक्स नं. : ०२२-२६५९२०५६

Griha Nirmān Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051
Phone : 66405000
Fax No: 022-26592058
Website : www.mhada.maharashtra.gov.in



The Commencement Certificate/Building Permit is hereby granted subject to compliance of conditions mentioned in Zero FSI IOA dated 18.12.2023 and following conditions:

1. The land vacated in consequence of 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 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 vest in you or 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.

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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.

Hon'ble VP & CEO/MHADA has appointed Shri. Rupesh M. Totewaar / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is issued up to top of Plinth level i.e. with height + 0.60 mt. A.G.L., as per Zero FSI IOA issued by MHADA w/no. MH/EE/(B.P)/GM/MHADA-74 / 1372/ 2023 dated. 18.12.2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

--Sd--

(Rupesh M. Totewaar)
Executive Engineer B.P. Cell(W.S)
Greater Mumbai/ MHADA

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Dy. Che. B.P./GM/MHADA
- 3) Chief ICT Officer/A for info & Upload on Mhada website
- 4) Architect / Layout Cell (SPA MHADA)
- 5) Ex. Eng./ Borivali Division/ Mumbai Board
- 6) Asst. Commissioner 'R/C' Ward(MCGM)
- 7) A.A. & C. 'R/C' Ward (MCGM)
- 8) A.E.W.W. 'R/C' Ward (MCGM)
- 9) T.S. Shri Charudatta Samant of M/s. CNS Consultants

(Rupesh M. Totewaar)
Executive Engineer B.P. Cell(W.S)
Greater Mumbai/ MHADA



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Annexure 'C'

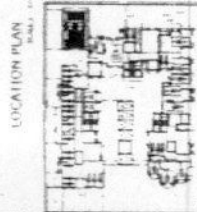
PROFORMA - A

AREA STATEMENT
1. NAME OF THE DEVELOPER
2. NAME OF THE PROJECT
3. ADDRESS & DISTRICT OF PROJECT
4. DATE OF SUBMISSION
5. SCALE OF DRAWING
6. DRAWN BY
7. CHECKED BY
8. APPROVED BY
9. REGISTERED PROFESSIONAL ENGINEER'S SIGNATURE
10. REGISTERED PROFESSIONAL ENGINEER'S NAME
11. REGISTERED PROFESSIONAL ENGINEER'S ADDRESS
12. REGISTERED PROFESSIONAL ENGINEER'S PHONE NO.
13. REGISTERED PROFESSIONAL ENGINEER'S REGISTER NO.
14. REGISTERED PROFESSIONAL ENGINEER'S BOARD NO.

PROFORMA - B

CONTRACT SHEET
1. NAME OF DEVELOPER
2. NAME OF THE PROJECT
3. ADDRESS & DISTRICT OF PROJECT
4. DATE OF SUBMISSION
5. SCALE OF DRAWING
6. DRAWN BY
7. CHECKED BY
8. APPROVED BY
9. REGISTERED PROFESSIONAL ENGINEER'S SIGNATURE
10. REGISTERED PROFESSIONAL ENGINEER'S NAME
11. REGISTERED PROFESSIONAL ENGINEER'S ADDRESS
12. REGISTERED PROFESSIONAL ENGINEER'S PHONE NO.
13. REGISTERED PROFESSIONAL ENGINEER'S REGISTER NO.
14. REGISTERED PROFESSIONAL ENGINEER'S BOARD NO.

Stamp area for registration and approval, including fields for date, scale, drawing by, checked by, approved by, and professional engineer details.

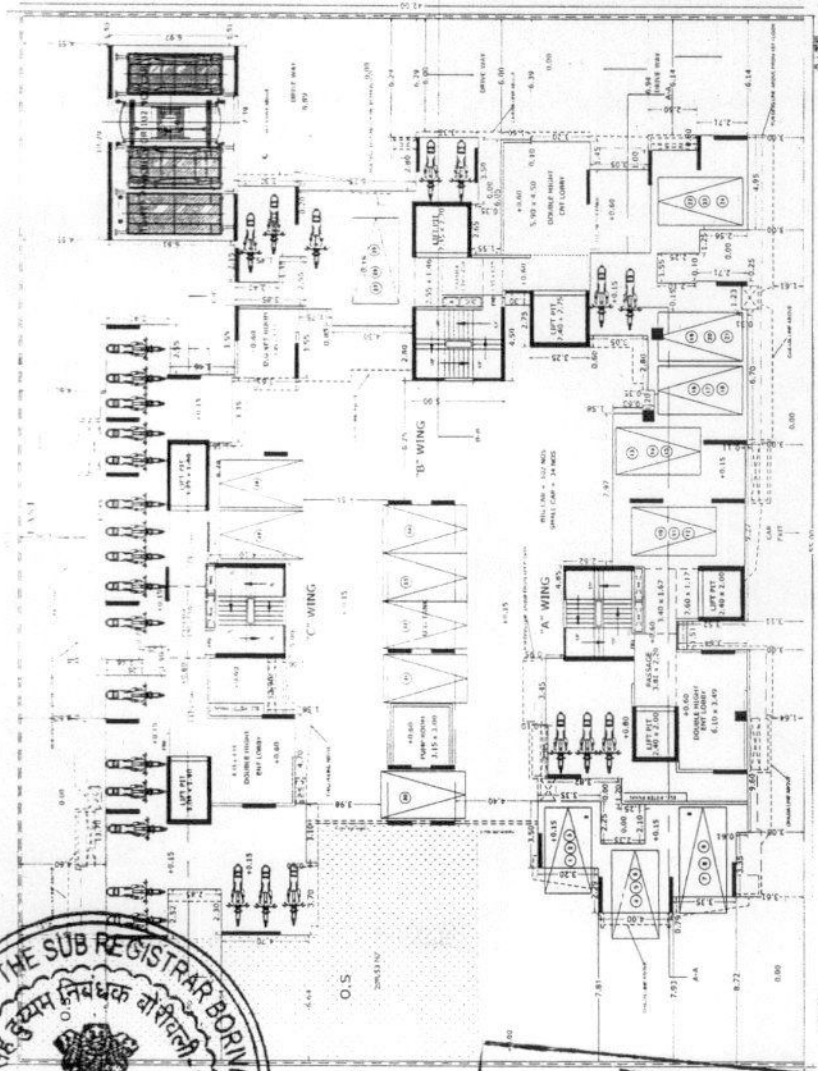


LOCATION PLAN SCALE 1:200

FLUTE AREA DIAGRAM SCALE 1:500

Table showing the breakdown of area in sq.m for various wings and floors. Includes columns for A Wing, B Wing, C Wing, and Grand Total.

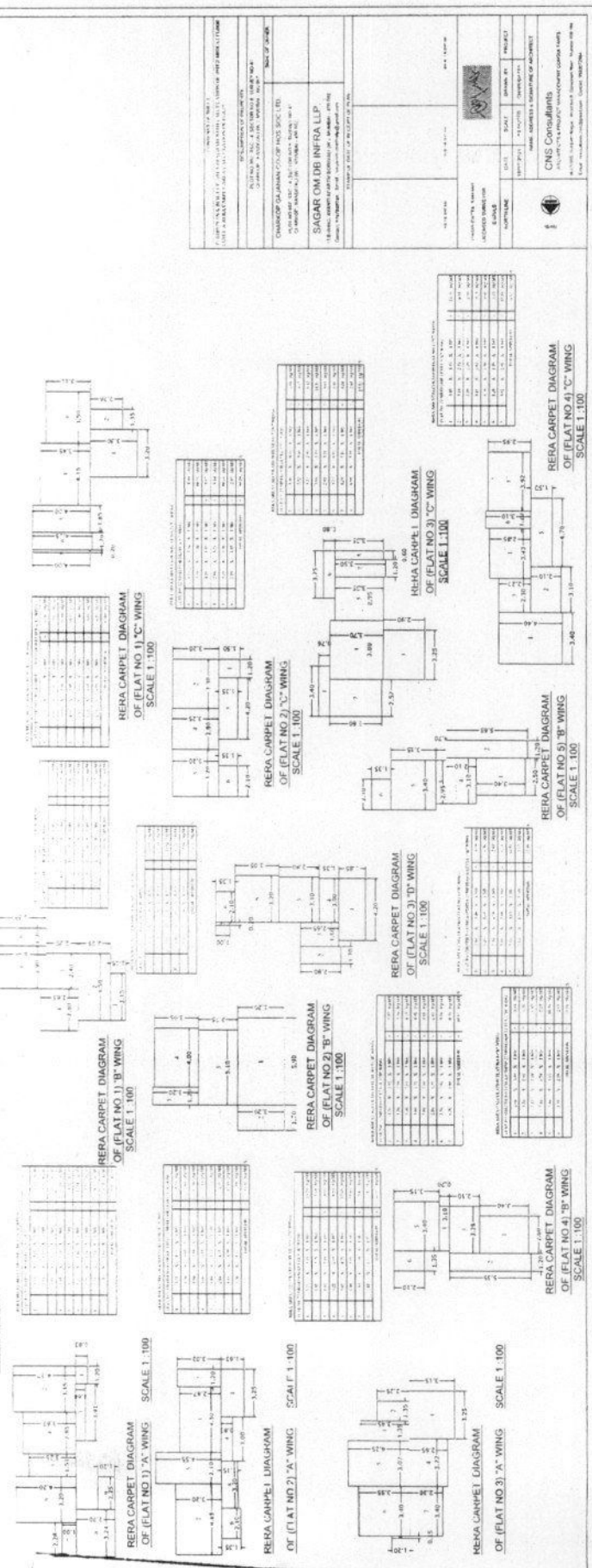
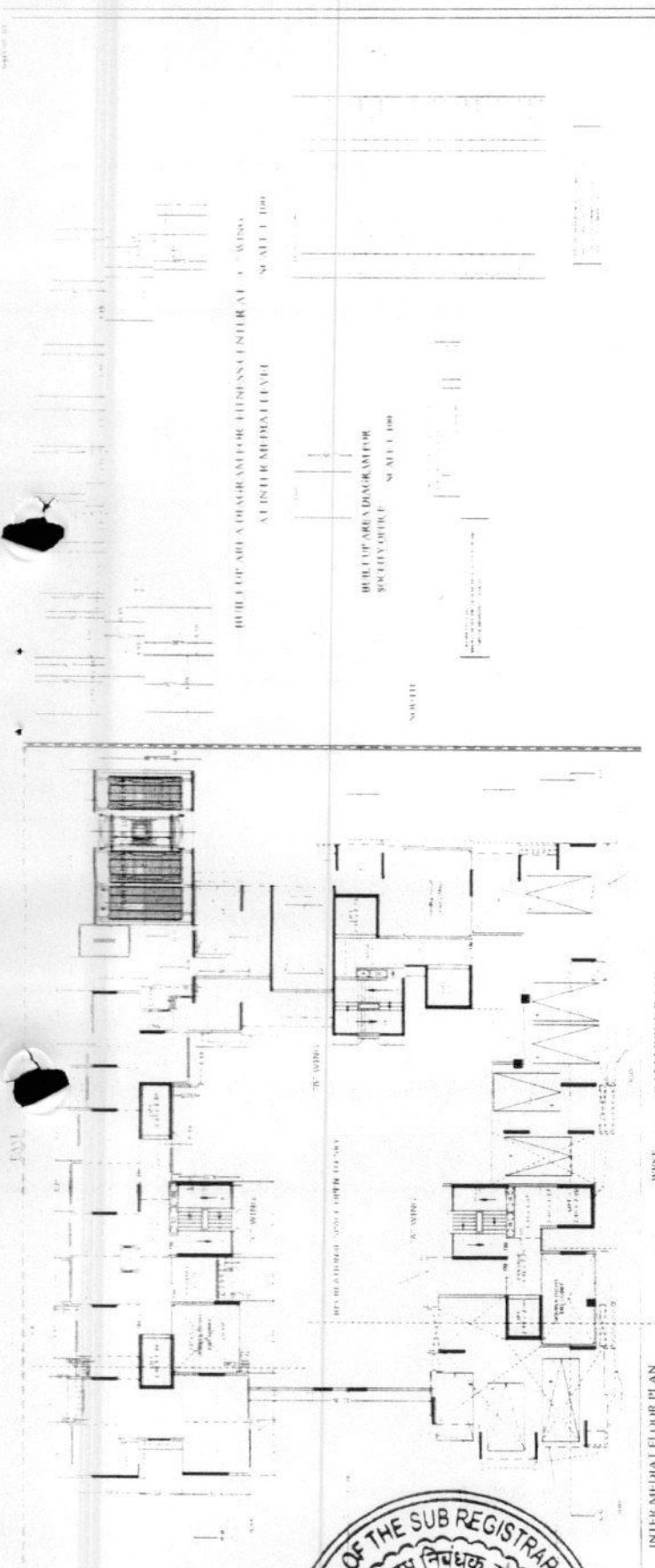
Table titled 'STAIRCASE, LIFT & PASSAGE AREA STATEMENT' showing area in sq.m for different wings and floors.



GROUND FLOOR PLAN SCALE 1:100



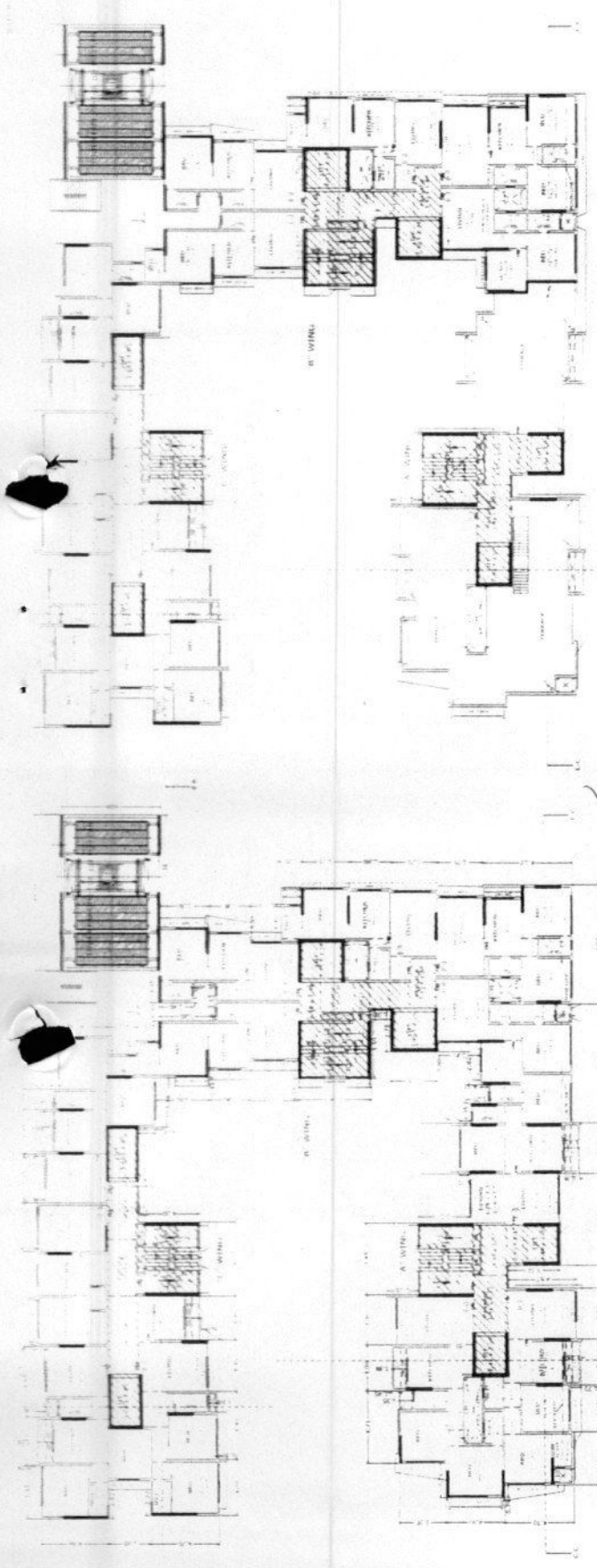
Handwritten notes in a box: 9002, 934, 980, 2024.



PROJECT NAME		SAGAR OM DE INFRA LLP	
CLIENT		SAGAR OM DE INFRA LLP	
DATE		15/08/2024	
SCALE		SCALE 1:100	
DRAWN BY		[Signature]	
CHECKED BY		[Signature]	
PROJECT		SAGAR OM DE INFRA LLP	
ADDRESS & SUBDIVISION OF ADDRESS		[Address]	
CONSULTANTS		CNS Consultants	
PROJECT NO.		[Project No.]	
DATE OF PREPARATION		[Date]	

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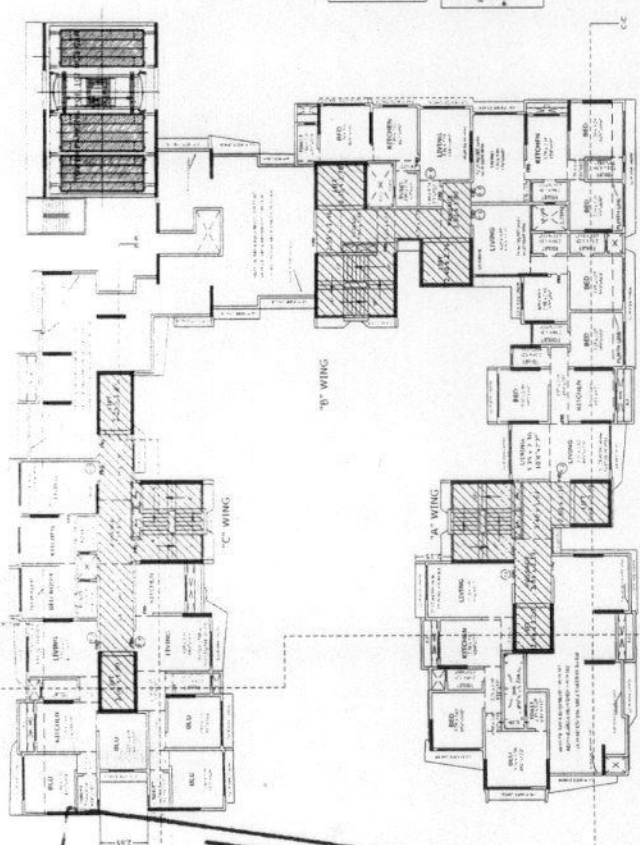
TYPICAL FLOOR PLAN FOR "A" WING, "B" WING & "C" WING, 1ST TO 6TH & 8TH TO 12TH FLOOR LEVEL
SCALE 1:100

TYPICAL FLOOR PLAN FOR "A" WING, "B" WING & "C" WING, 13TH FLOOR LEVEL
SCALE 1:100



REFUGEE AREA CALCULATION FOR "A" WING (77M TO 127M)
AS PER REG-4(B) (II)
REFUGEE AREA REQUIRED 4.25% OF BUA AREA OF 77M TO 127M
BUA AREA OF 77M TO 127M = 120.00 M² X 132.28 X 5
REFUGEE AREA REQ. = 109.128 X 4.25% = 46.28 SQ
REFUGEE AREA PROPOSED = 60.74 SQ
14.84% EXCESS AREA (TAKEN IN TO IT)

REFUGEE AREA CALCULATION FOR "B" & "C" WING (77M TO 147M)
AS PER REG-4(B) (II)
REFUGEE AREA REQUIRED 4.25% OF BUA AREA OF 77M TO 147M
BUA AREA OF 77M TO 147M = 315.00 X 131.00 X 6.622424245 = 261.81
REFUGEE AREA REQ. = 111.77 X 4.25% = 47.50 SQ
REFUGEE AREA PROPOSED = 140.12 SQ
14.38% EXCESS AREA (TAKEN IN TO IT)



TYPICAL FLOOR PLAN FOR "A" WING, "B" WING & "C" WING, 7TH FLOOR (REFUGEE FLOOR) SCALE 1:100

बरल-५
१००२ १३० १६०
२०२५

CONTRACT NO. 2024		DATE OF ISSUE	
PROJECT NAME: SAGAR OM DB INFRA LLP		DATE: 18/04/24	
CLIENT: SAGAR OM DB INFRA LLP		SCALE: AS SHOWN	
DESIGNER: SAGAR OM DB INFRA LLP		DRAWN BY: [Signature]	
CHECKED BY: [Signature]		DATE: 18/04/24	
APPROVED BY: [Signature]		DATE: 18/04/24	
CONSULTANT: ONS Consultants		DATE: 18/04/24	
ADDRESS: [Address]		DATE: 18/04/24	

ANNEXURE- "D"



महाराष्ट्र शासन

मालमत्ता पत्रक



80098851297

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

ULPIN 80098851297

गाव/पेट : चारकोप		तालुका/न.भू.का. : नगर भूमापन अधिकारी, बोरीवली			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
3/37/9			29289.20	सी	
सुरिवाधिकार					
हस्तावा मूळ धारक :					
वर्ष :					
पट्टेदार :					
इतर भार :					
इतर श्रे :					

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
07/02/1990	SFR रा. महसूल व वन विभाग यांचेकडील क्र. LND/१०८२/२०८२/२३९२४४/LR/१८५४ व G.S. क्र. ३०.६.८३ व २०.९.८४ आणि न उपविभागिय अधिकारी मु. उ. जि. यांचेकडील पोटविभाजन व विनशेती जादेश क्र. LND/UB.C.३२४८.८.१६.९.८४ चे लागत इकडील आदेश क्र. न.भू.चारकोप/जा.बॉ.प्र./न.भू.३३४/९० दि. १८.२.९० अन्वये निवास प्रकल्पासाठी हे आर चौ.मी. ११४८.८८.३५ इतके क्षेत्र प्रदान केलेने व त्यापैकी ४.४०.५३६.८९ क्षेत्र विनशेती कडे वर्ग केलेने मंजूरअभिन्वयास नुसार व मोजणीनुसार पोटविभाजन केले व त्यानुसार न.भू.क्र. ३३४/९, ३३४/२ असे पोटविभाग केले न.भू.क्र. ३३४ मधून न.भू.क्र. ३३४/२ चे क्षेत्र १३४४६३.२ चौ.मी वजा करून मुळ मिळकत पत्रिकेस न.भू.क्र. ३३४/१ असा शेज दिला न.भू.क्र. ३३४/० ची नविन मिळकत पत्रिका उघडत तीस क्षेत्र १३४४६३.२ चौ.मी दाखल केले.		H जागतिक बँक प्रकल्प महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण मुंबई	सही- 15/03/1990 न.भू.अ.६ मुंबई उपनगर, मुंबई
07/02/1990	न.भू.क्र. ३३४/१, जात जादेश क्र. चारकोप/जा.बॉ.प्र./न.भू.३३४/९० दि. १८.२.९० अन्वये न.भू.क्र. ३३४/१ व ३३४/२ चे क्षेत्र ११९९८६.० वजा करून न.भू.क्र. ३३४/० चे मिळकत पत्रिकेस न.भू.क्र. ३३४/० असा शेज दिला व शिल्लक क्षेत्र ४३२४९.२ चौ.मी दाखल केले व न.भू.क्र. ३३४/२ ते १३९ असा मिळकत पत्रिका उघडल्या.			सही- 15/03/1990 न.भू.अ.६ मुंबई उपनगर मुंबई
16/11/1990	मा. जिल्हा निरीक्षक भूमि अभिलेख तथा न.भू.क्र. ६ यांचेआदेश क्र. न.भू.चारकोप/जा.बॉ.प्र./न.भू.३३४/२/१९० दि. १६.११.९० अन्वये न.भू.क्र. ३३४/२/१४० ते ३३४/२/१४८ एकूण ९ भूखंडांच्या नविन मिळकत पत्रिका उघडल्या क्षेत्र ११.९४६.५ चौ.मी सबब मुळ न.भू.क्र. ३३४/२ मधून क्षेत्र वजा केले शिल्लक क्षेत्र ३२९००.४ चौ.मी असे.			सही- 16/11/1990 न.भू.अ.६ मुंबई उपनगर, मुंबई
19/09/1991	मा. उपनगर जिल्हाधिकारी मुंबई उपनगर मु. यांचेकडील आदेशक्र. ६४/३३/३-१८८ दि. २९.९.९० ने क्षेत्र मा. जागतिक बँक प्रकल्प महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण बांदे यांचेकडे वर्ग करणेबाबतचे आदेशान्वये व इकडील आदेश क्र. न.भू./चारकोप/जा.बॉ.प्र./न.भू.क्र. ३३४/२/१ व ५०/९१ दि. १९.९.९० अन्वये न.भू.क्र. ३३४/१ पैकी ४९९४०.४ चौ.मी क्षेत्र व ५० पै ४२३५.० चौ.मी एकूण ४६,२०५.४ चौ.मी क्षेत्र समिल केले.			सही- 19/09/1991 न.भू.अ.६ मुंबई उपनगर, मुंबई
19/09/1991	कार्डलघीन आदेश क्र. न.भू./चारकोप/जा.बॉ.प्र./न.भू.क्र. ३३४/२/१ व ५०/९१ दि. १९.९.९१ अन्वये न.भू.क्र. ३३४/२/१ यात नविन न.भू.क्र. ३३४/२/१४९ ते ३१ क्षेत्र ५१०५९.२ चौ.मी. चे नविन उपविभाग पाडलेने क्षेत्र कमी केले.			सही- 19/09/1991 न.भू.अ.६ मुंबई, उपनगर मुंबई
14/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मिळकत पत्रिका अक्षरी नोंद / २०१५ पुणे दिनांक १६/२/२०१५ व न.भू.अ. बोरीवली यांचे आदेशान्वये सदर मिळकत पत्रिकेवर अक्षरी सत्ताविस हजार दोनशे सत्तेचाळीस पुर्णक दोन दशांश मात्र क्षेत्राची नोंद केली			फेरफार क्र. १४७ प्रमाणे सही- 14/12/2015 न.भू.अ. बोरीवली



बरल-५
१००२ ABE १६४
२०२५

हि मिळकत पत्रिका (दिनांक 21/07/2018 12:07:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

Digitalsatbara Mahabhumisatbara

मिळकत पत्रिका डाउनलोड दिनांक 05/06/2023 03:06:26 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumisatbara.gov.in/DSL/VerifyPropertyCard> या संकेत स्थळावर 2201100001543360 हा क्रमांक वापरावा.



बरल-५		
१००२	११०	१६६
२०२५		



ANNEXURE - "E"



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 :
P51800056062

Project: **Soham Heights, Plot Bearing / CTS / Survey / Final Plot No.: Plot no. 807 and CTS no. 3A(pt), Sector-8 of Village- Charkop at Charkop, Borivali, Mumbai Suburban, 400067;**

1. **Sagarom Dbr Infra Llp** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban. Pin: 400092.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

 - The Registration shall be valid for a period commencing from **10/05/2024** and ending with **13/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

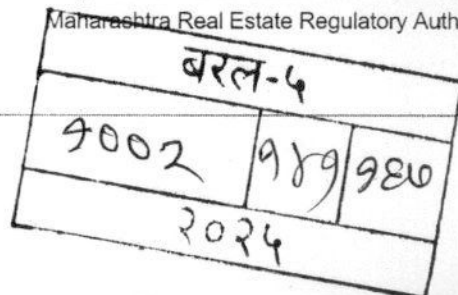


Dated: 05/06/2024
Place: Mumbai

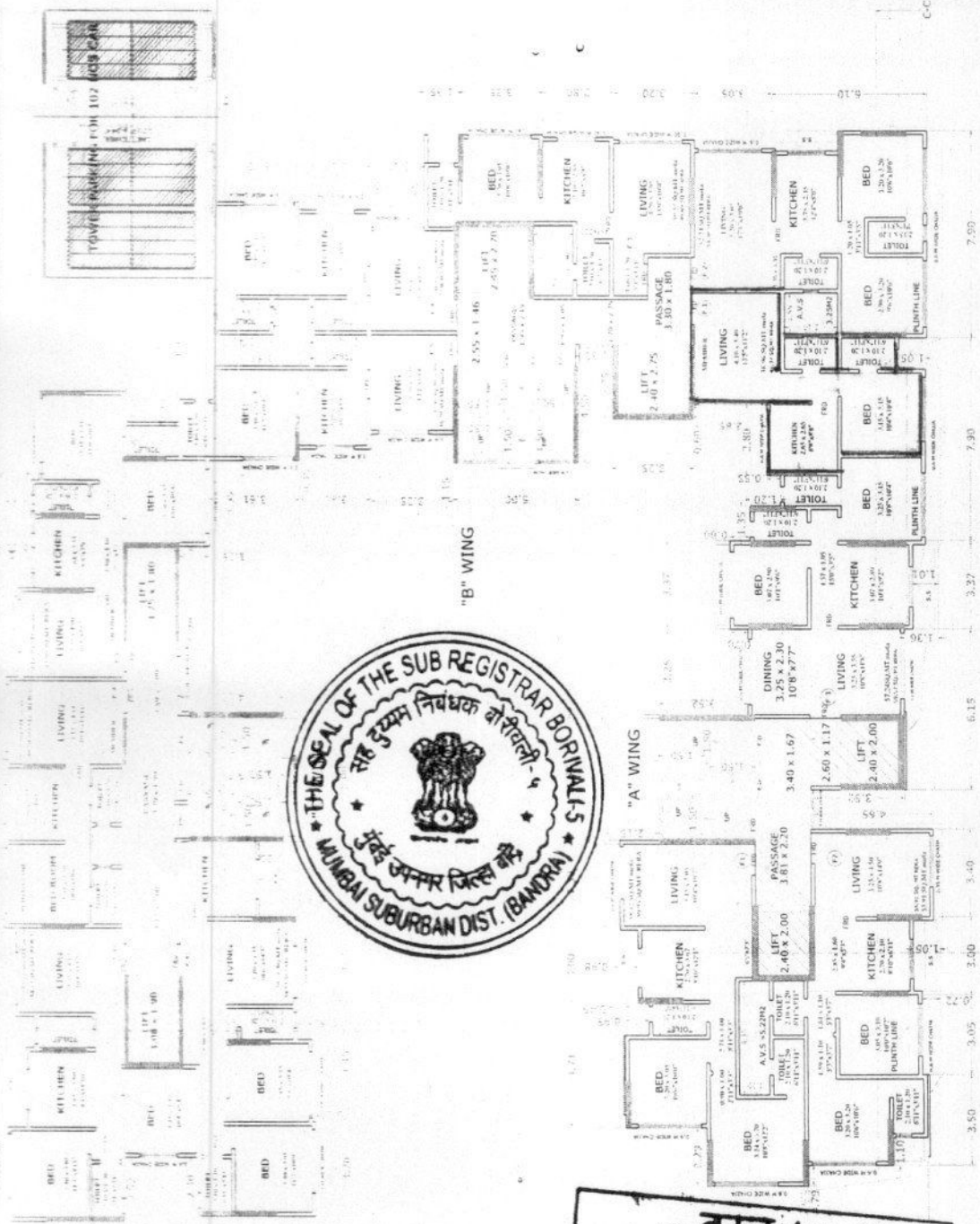


Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:05-06-2024 17:28:21

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



Annexure "F"



बरल-५	
१००२	११२१६७
२०२५	

TYPICAL FLOOR PLAN FOR "A" WING, "B" WING & "C" WING, 1ST TO 6TH & 8TH TO 12TH FLOOR LEVEL

SCALE 1 : 100

For SAGAROM DB INFRA LLP

[Signature]
 Partner

[Signature]

ANNEXURE "G"

(Description of the Common Areas, Facilities and Amenities Residential Project – SOHAM HEIGHTS)

- Multipurpose Court
- Indoor Games
- Kids play area
- Community Hall
- Fitness Centre
- Society Office
- Senior Sit Out
- Swimming Pool
- Jacuzzi
- Lounge Area
- Barbeque Station
- DJ Spot
- Party Deck
- Relaxation Area
- Yoga Oasis
- Solar Panel
- Jogging Track



वरल-५		
१००२	१४३	१६७
२०२५		

ANNEXURE- "H"

Description of the Amenities in the said Flat of the Real Estate Project "SOHAM HEIGHTS"

1. Flooring
 - a. Vetrified Tiles
 - b. Anti-skid flooring tiles in Toilet
2. Kitchen
 - a. Modular Kitchen
 - b. Ceramic Dado
3. Toilet
 - a. Ceramic Tiles
 - b. Hot and Cold water mixer
3. Walls & Ceiling
 - a. Internal wall with Gypsum finish plaster
 - b. Walls and ceiling of Luster/Plastic Paint
 - c. External paint with acrylic paint
4. Electrical
 - a. Concealed fire resistant wiring
 - b. Branded Modular Switches
 - c. RCB & MCB will be provided
5. Plumbing
 - a. C-class PVC Fitting
 - b. Branded Sanitary ware and CP fitting of Jaguar Make
6. Windows
 - a. Composite Marble/Granite Frame
 - b. Sliding window with anodized finish and tinted glass
 - c. Mosquito net shutter
7. Doors
 - a. Hard-pressed Solid Core Flush door
 - b. Brass Hardware Fittings
 - c. Teak wood frames of doors



बरल-५		
१००२	१४४	११६७
२०२५		

घोषणापत्र

मी Mr. Maheshkumar Dahyabhai Surti सादरे घोषित करतो की, दुय्यम निबंधक Borivali यांच्या कार्यालयात Agreement For Sale या शिर्षकाचा दस्त नोंदणीसाठी सदर करण्यात आला आहे. सदर दस्त नोंदणीस सदर केला आहे / निष्पादित करून कवुलीजबाब दिला आहे. M/s. SAGAROM DB INFRA LLP Through its Designated Partner Mr. Dinesh Nagindas Shah व इ. यांना दि. 01/08/2024 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारयाच्या आधारे मी, सदर कुलमुखत्यारपत्राच्या लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयात झालेले नाही किवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः समक्ष आहे. सदरचे कथन चुकीचे आधाळून आल्यास नोंधणी अधिनियम १९०८ चे कलम ८२ अन्वये सिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक: ०१/०८/२५



(Signature)

कुलमुखत्यार पत्र धारका चे नाव

व सही

वरल-५		
१००२	१४५४६७	
२०२५		

1388 13969

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

Thursday, August 01, 2024

11:29 AM

पावती क्र.: 14934

दिनांक: 01/08/2024

गावाचे नाव: बोरीवली

दस्तऐवजाचा अनुक्रमांक: बरल-5-13969-2024

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स सागर ओम डीबी इन्फ्रा एल.एल.पी. चे भागीदार दिनेश नगिनदास शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:49 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.0.0/-

मोबदला रु.0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक बोरीवली क्र. 15,

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724319821922 दिनांक: 01/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006110654202425E दिनांक: 31/07/2024

बँकेचे नाव व पत्ता:



ORIVALIS

Delivery Date: 1/8/24

बरल-५		
१००२	१४९९६७	
२०२५		

SCAN

AnyScanner



CHALLAN
MTR Form Number-6



GRN	MH006110654202425E	BARCODE			Date	31/07/2024 19:31:45	Form ID	4671
Department Inspector General Of Registration					Payer Details			
Type of Payment Stamp Duty Registration Fee					TAX ID / TAN (If Any)			
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5					PAN No.(If Applicable)			
Location MUMBAI					Full Name	SAGAROM DB INFRA LLP		
Year 2024-2025 One Time					Flat/Block No.	OFFICE NO. B-13, AVANTI APARTMENT		
Account Head Details				Amount In Rs.	Premises/Building			
0030045501 Stamp Duty				500.00	Road/Street	SHIMPOLI ROAD, HARIDAS NAGAR,		
0030063301 Registration Fee				100.00	Area/Locality	BORIVALI (WEST) MUMBAI		
					Town/City/District			
					PIN	4 0 0 0 9 2		
					Remarks (If Any)	SecondPartyName=MAHESHKUMAR DAHYABHAI SURTI-		
					Amount In	Six Hundred Rupees Only		
Total					600.00	Words		
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN	Ref. No.	02003942024073101596 1396684964	
Cheque/DD No.					Bank Date	RBI Date	31/07/2024-19:32:35 Not Verified with RBI	
Name of Bank					Bank-Branch BANK OF BARODA			
Name of Branch					Serial 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 चतान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करताच्या दस्तासाठी सदर चतान लागू नाही.

Mobile No 9223406113

वरल-५		
१००२	१४८	१६०
२०२५		

वरल-५		
१३६६६	१	१५
२०२४		



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 03/24/098/1022 Date 31/07/2024

Received from Agreement, Mobile number 9223406113, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

Payment Details

Bank Name BARB Date 31/07/2024
Bank CIN 10004152024073118376 REF No. 1413573791

This is computer generated receipt, hence no signature is required.

वरल-५
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वरल-५
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