

any increase in FSI or any other benefits accruing in respect of the said Plot and with regard to the Building constructed thereat, the benefit of such increase in FSI and all other benefits accruing in respect of the said plots and with regard to the Building constructed thereat shall go to the Builders and the Builders may construct any additional floors or structures as may be approved by CIDCO or Municipal Corporation or any other Government Authority. The Purchaser/s or Co-operative Society shall not claim any right, title or interest therein & shall not be entitled to any rebate on that account even after formation of Society.

40. The Purchaser/s shall use the Premises purchased by the Purchaser/s for the purpose for which the same is allotted and for no other purpose.

41. The Purchaser/s shall not use the said premises for any illegal purpose and the Builder/ Society has/ have full right to evict such person from the Premises.

प व ल - २	
२३८८	२०११
१९ / १७	

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:-

ALL THAT piece or parcel of land known as **Plot No.44**, containing by admeasurement **999.94 Sq.Mtrs** area or thereabouts, under **Gaothan Expansion Scheme**, in **Sector No.11**, at **Taloja (Pachnand)**, Taluka **Panvel & District Raigad** and bounded as follows that is to say:-

ON OR TOWARDS THE NORTH BY : Plot No.38 & 37

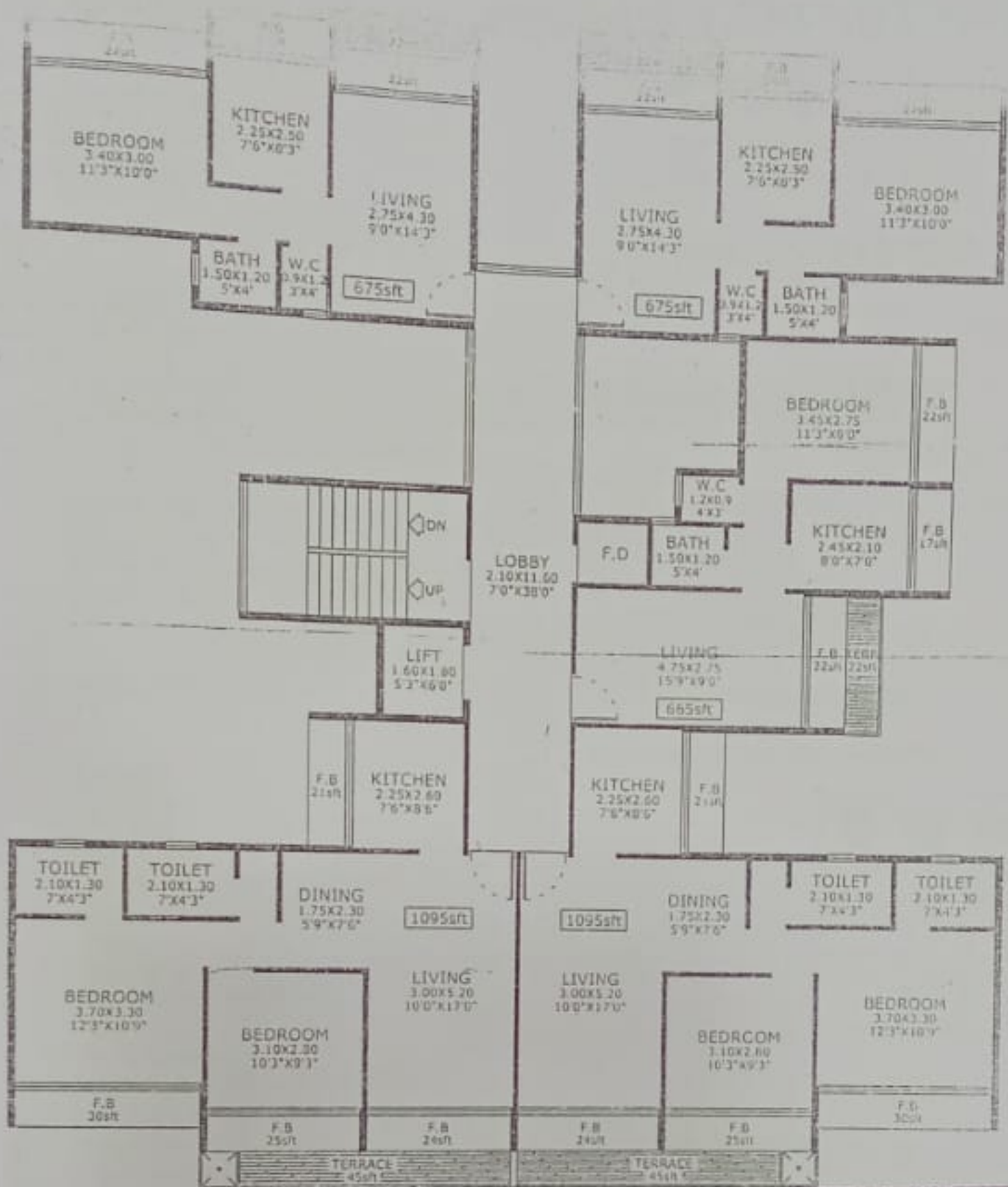
ON OR TOWARDS THE SOUTH BY : Proposed 20 Mtrs wide Road

ON OR TOWARDS THE EAST BY : Plot No.45

ON OR TOWARDS THE WEST BY : Plot No.43

=17=



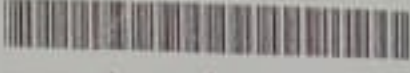


FOURTH FLOOR PLAN

प व ल-२
 २३८९ २०११
 २३ / १०

COMMERCIAL CUM RESIDENTIAL ON PLOT NO.- 44, SECTOR-11, NAVI MUMBAI.	DEVELOPERS	NORTH	 TRIARCH... ARCHITECTS & INTERIOR DESIGNERS <small>(INDIANA STREET, BHAYANDR NAGAR, MUMBAI - 400007) KANUN - 400008 TEL: 27234411, 27234400 15, DAUR DORNI CHAVEL, SECTOR 11, COO. PILLARPUR NAVI MUMBAI. TEL: 27460740, 27460747</small>
	M/S. RAMDEV ENTERPRISES L-32, A.P.M.C MARKET, PHASE II MARKET - 1, SECTOR-19, VASHI, NAVI MUMBAI - 400 703 TEL:- 9223331487		





सूची क्र. दोन INDEX NO. II

गावाचे नाव : तळोजे पांचनंद

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,404,000.00
बा.भा. रु. 1,669,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र 404 चौथा मजला **रामदेव होम्स ** प्लॉट नं 44,सेक्टर 11,तळोजे पांचनंद ता पनवेल जि रायगड क्षेत्र 588.791 चौ.फुट कारपेट +टेरेस 30 चौ.फुट
- (3)क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.रामदेव इन्टरप्रायझेस चे भागीदार किशोरचंद धिमनजी सोलंकी यांचे वतीने अख.हरेश किशोरचंद सोलंकी - ; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: ए पी एम सी मार्केड से 19 वाशी ; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AALFR5976P
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राजेशकुमार बाबुलाल दिक्षित - ; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: से 02 वाशी ; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AEXPD6483K.
- (7) दिनांक करून दिल्याचा 10/03/2011
- (8) नोंदणीचा 10/03/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 2382 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 82740.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 16700.00
- (12) शेरा



Mundau
सहदुय्यम निबंधक, वर्ग २
(पनवेल-२)

The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 5000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose.

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number. Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

प व ल-२	
२३८२	२०११
२६ / १६	



11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development & Forest (MOEF), Govt. of India and as per Circular FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 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 / amenities 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.

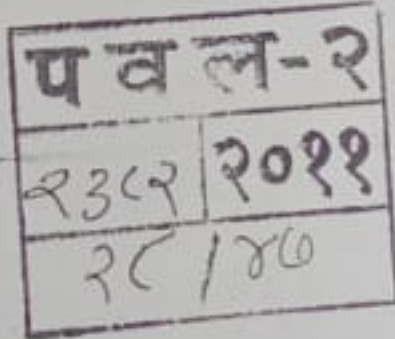
- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- 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 structures as required under these byelaws.

Hubli
29/12
ssyid * ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopda

C.C. TO: ARCHITECT
M/s. Tripathi

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)



23 MAR 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to

Permittee Mr. Kishorchand Chimanaji Sabanki & Other one through M/s. Ramdev Enterprises

Unit/Plot No. 44 Road No. - Sector 11 Node Taloja of 12.5%

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed

Res. N. BUA = 1498.052 sqm. (G+7) Residential Structure.
Res. N. BUA = 1319.659 sqm. Comm. NBUA = 178.395 sq

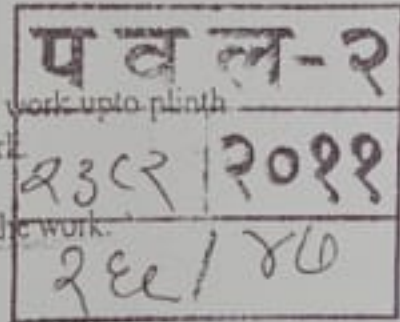
(Nos. of Residential Units 35 Nos. of Commercial units 06)

1. This Certificate is liable to be revoked by the Corporation if :-

- 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.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title 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.

2. The applicant shall :

- Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.
- Obtain Occupancy Certificate from the Corporation.
- Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.



3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCR - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.

