



07/10/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 6881/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) ऐरोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3103954.14
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं 301, तिसरा मजला, खेहलता अपार्टमेंटस, प्लॉट नं 55, सेक्टर 20 सी, ऐरोली, नवी मुंबई 400708 ... क्षेत्रफळ 370 चौ. फूट((SECTOR NUMBER : 20 सी ; Plot Number : 55 ;))
(5) क्षेत्रफळ	1) 370 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-उन्मेश गजानन मुळे . वय:-51; पत्ता:-101, .. शंभू निवास , .. सज्जन वाडी, मिठागर रोड, मुलुंड, मुंबई, म्हाडा कॉलनी , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400081 पॅन नं:-AECPM7539N 2): नाव:-सुप्रिया उन्मेश मुळे . वय:-48; पत्ता:-101, .. शंभू निवास , .. सज्जन वाडी, मिठागर रोड, मुलुंड, मुंबई, म्हाडा कॉलनी , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400081 पॅन नं:-AFWPM2540L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नंदिनी प्रभाकर राऊत . वय:-37; पत्ता:-1/3, .. मित्रधाम को ऑप ही सोमा. लि , .. अशोक नगर, वीर सावरकर मार्ग, भांडूप पूर्व, मुंबई, भांडूप पूर्व , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400042 पॅन नं:-ALIPR4754R
(9) दस्तऐवज करून दिल्याचा दिनांक	07/10/2017
(10) दस्त नोंदणी केल्याचा दिनांक	07/10/2017
(11) अनुक्रमांक, खंड व पृष्ठ	6881/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	216000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

५ **दुय्यम निबंधक वर्ग २ ठाणे क्र. १**

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 20171007832

07 October 2017,12:07:23 PM

मूल्यांकनाचे वर्ष 2017
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 1/52-ऐरोली नोड सेक्टर नंबर 20 जी.ई.एस
क्षेत्राचे नांव Navi Mumbai Municipal Corporation

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
39500	90300	107200	129000	107200	

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र-	34.3738चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.90300/-
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
= (90300 * (100 / 100)) * 100 / 100
= Rs.90300/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 90300 * 34.3738
= Rs.3103954.14/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 3103954.14 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.3103954.14/-

Home

Print

टनन - ९
दस्त क्र. ६११७ / २०१७
१/५५

SEAL OF THE SUB REG
अधिक, ठाणे क.

AGREEMENT FOR SALE

ARTICLES OF Agreement made at Mumbai/Navi Mumbai, this ^{of th} 07
Day of Oct 2017 BETWEEN (1) MR. UNMESH GAJANAN
MULAY, age 51 years, (2) MRS. SUPRIYA UNMESH MULAY, age 48 years,
both Indian inhabitants, residing at Flat No. 101, Shambhu Niwas, Sajjan
Wadi, Mithagar Road, Mulund (East), Mumbai-400 081, hereinafter called
"THE PROMOTER/DEVELOPERS" (Which expression shall unless
repugnant to the context or meaning thereof mean and include their
respective heirs, executors, administrators and assigns) of the ONE PART
AND MS. NANDINI PRABHAKAR RAUT, age 37 years, Indian inhabitant/s,
residing at 1/3, Mitradham Co-operative Housing Society Ltd, Ashok
Nagar, Veer Savarkar Marg, Bhandup (East), Mumbai- 400 042,
hereinafter called "THE PURCHASER"(Which expression shall, unless it be
repugnant to the context or meaning thereof, mean and include
his/her/their respective heirs, executors and administrators) of the
OTHER PART.

WHEREAS the City Industrial Development Corporation of
Maharashtra Ltd, (hereinafter called as "the Corporation") is the new Town
Development/ Planning Authority declared and appointed by the State
Government for the area designated as site for the New Town of Navi
Mumbai in exercise of its powers under Section 113 (i) and (3-a) of the
Maharashtra Regional and Town Planning Act, 1966 (Mah. ~~Act~~ of - 9
दस्ता क्र. ७११ /२०१७
५/५१
of the section
1966) hereinafter referred to as " the said Act".

AND WHEREAS the State Government in pursuance of the section
113(1) of the said act acquired the land described therein and vested such
lands in the said Corporation for development and disposal.

AND WHEREAS by an Agreement to lease dated 02.8.1996 made and
entered into between the City and Industrial Development Corporation of
Maharashtra Ltd, therein referred to as the Corporation of the One Part
and Mr. Baban Dhulya Joshi, therein referred to as the "Licencee" of the







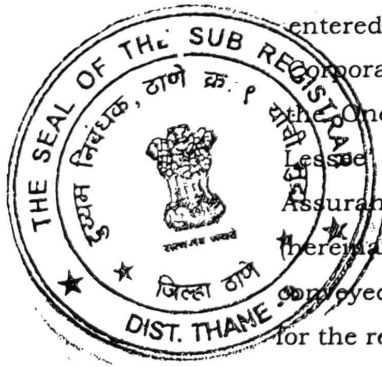
Other Part, the Corporation agreed to grant lease for 90 years unto the said Licensee Baban Dhulya Joshi and the said Licensee agreed to accept a lease of a Plot of land bearing No.55, admeasuring 100 sq. mtrs. area in Sector No.20-C, at Airolii, Navi Mumbai, District Thane and more Particularly described in the schedule hereunder (hereinafter for the sake of brevity referred to as "the said Land/Plot) under Gaothan Expansion Scheme and has permitted the licensee to occupy the said Land/Plot on the terms and conditions more particularly mentioned therein..

AND WHEREAS the Town Planning Officer of Navi Mumbai Municipal Corporation duly sanctioned and approved the building plans vide his letter No. NMMC/TPO/BP/6036 dated 05/10/1996 and granted to Mr. Baban Dhulya Joshi the Commencement Certificate to commence the erection of the Building on the said land/plot on the terms & conditions set out therein.

AND WHEREAS As per duly approved building plans, Mr. Baban Dhulya Joshi constructed a Building consisting of Ground plus One upper floor,, on the said Plot No. 55, situated at Sector-20c, Airoli, Navi Mumbai, Dist. Thane, more particularly described in the Second Schedule of Property hereunder written (hereinafter referred to as "the said Demised Premises"). The Town planning Officer of Navi Mumbai Municipal Corporation has issued to Mr. Baban Dhulya Joshi an Occupancy Certificate vide his Letter No. NMMC/TPO/OC/834, dated 30/5/1997.

AND WHEREAS By the Lease Deed dated 26/7/1999 made and entered into at Navi Mumbai between the City & Industrial Development Corporation of Maharashtra Limited therein referred to as 'the Lessor' of the One Part and Mr. Baban Dhulya Joshi therein referred to as 'the Lessee' of the Other Part and registered with the Sub-Registrar of Assurances, Thane-3 vide Document No. TNN3-6091, dated 27/7/1999 (hereinafter referred to as "the said Lease Deed"), the Corporation granted, conveyed, assignee and assured to Mr. Baban Dhulya Joshi the said Plot for the residential purpose.

टनन - ९
दस्त क्र. ६८९/२०१९
६१५



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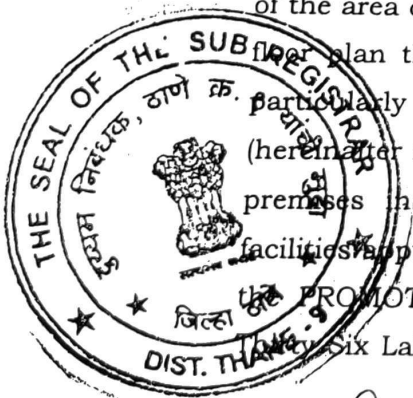
[Handwritten mark]

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. The recital contained herein shall form integral part of these presents, as if the same are set out or incorporated herein.
2. The PROMOTER/DEVELOPERS shall under normal circumstances, construct the Building/s, known as "SNEHALATA APARTMENTS" comprising of Stilt-Ground plus three plus part four upper floors on the said Property in accordance with the plans, designs prepared by their Architect and which have been approved by the municipal Authorities and also seen and confirmed by the PURCHASER/s with only such variations and modifications as the PROMOTER/DEVELOPERS may consider necessary or as may be required by the concerned local authority, the Government to be made in them or any of them.
3. The PURCHASER declared that he/she/they has/have satisfied himself/herself/themselves about the title of the PROMOTER/DEVELOPERS to the said Property and declares that he/she/they shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.

टनन - ९
दस्त क्र. ६८८९ / २०१७
१०/५८

4. The PURCHASER/s hereby agrees to purchase from the PROMOTER/DEVELOPERS and the PROMOTER/DEVELOPERS hereby agree to sell to the PURCHASER/s one Flat premises being premises No. **301**, admeasuring **370 sq. ft. of Built up area** or thereabouts (inclusive of the area of balconies), on the 3rd floor of the Building and shown in the plan thereof hereto annexed and marked **Annexure "F"** and more particularly described in the **Second Schedule** written hereunder (hereinafter referred to as "the Said Premises"). The total price of the said premises inclusive of the proportionate price of common areas and facilities appurtenant to the premises to be paid by the PURCHASER/s to the PROMOTER/DEVELOPERS works out to Rs. 36,00,000/- (Rupees Six Lakhs only). Till today, the Developer has completed all slabs



[Signature]
[Signature]

[Signature]

PURCHASER/s by Registered Post A.D/ under certificate of posting at his/her address specified below-

1/3, Mitradham Co-operative Housing Society Ltd,
Ashok Nagar, Veer Savarkar Marg, Bhandup (East), Mumbai- 400 042,

26. The PURCHASER/s shall not be entitled to claim partition or any separate legal document in respect of the premises agreed to be acquired by him, except this duly registered Agreement.

27. The PURCHASER shall pay stamp duty, scanning fees, out of pocket expenses, registration charges in respect of this Agreement. The service tax, Vat and other statutory charges at the rate prescribed by the Competent shall be paid by the PURCHASER alone.

IN WITNESSESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures and seal the day and year first hereinabove written.

टनन - ९
दस्त क्र. ६१७ / २०१७
२०/५५

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of leasehold land bearing Plot No.55, admeasuring approximately 100.00 sq. mtrs. or thereabouts under 12.5% Gaothan Expansion Scheme and layout of the land situated at Sector-20-C, Village Airoli, Navi Mumbai, Registration District Thane together with Building standing thereon and bounded as under



On or towards North by :Plot No.56

On or towards South by :Plot No.54

On or towards East by :Plot No.68+69

[Signature]

[Signature]

[Signature]

On or towards West by :6.00 Mtrs. Wide Road

THE SECOND SCHEDULE ABOVE REFERRED TO

The Residential Premises bearing Flat No. 301, admeasuring 370 Sq. ft. Built up area or thereabouts, located on the 3rd floor of the building known as "SNEHALATA APARTMENTS" situated at Plot No.55, under 12.5% Gaothan Expansion Scheme and layout of the land situated at Sector-20-C, Village Airoli, Navi Mumbai, Registration District Thane and to be constructed on the plot of land more particularly described in the First Schedule hereunder written together with the benefit of common limited areas and facilities.

SIGNED & DELIVERED
BY THE WITHINNAMED
PROMOTER/DEVELOPERS
MR. UNMESH GAJANAN MULAY,
PAN: AECPM.7539N
MRS. SUPRIYA UNMESH MULAY
PAN: AFWPM.2540L

Unmesh Mulay



In the presence of
1. Pradeep R. Salvi *Salvi*
2. V.A. Phombur *Phombur*

Supriya Mulay



SIGNED & DELIVERED
BY THE WITHINNAMED
PURCHASER
MS. NANDINI PRABHAKAR RAUT,
PAN: ALIPR4754R

उत्पन्न - ९
दस्ता क्र. ETT9/2096
29/45

Ms. Nandini



in the presence of
1. Pradeep R. Salvi *Salvi*
2. V.A. Phombur *Phombur*





नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

कार्यालय : न.मुं.म.पा. मुख्यालय, भूखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, से - १५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/७१
फॅक्स : ०२२-२७५७७०७०

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

NMMC:TPM:CC:४८९८:२०१६-२०१७

जा.क्र./नमुंमपा/नरवि/बां.प./प्र.क्र.ए - १९५०७/४५९/२०१६
दिनांक :- २९/०९/२०१६.

प्रति,
श्री. उमेश गजानन मुळे व श्रीमती सुप्रिया उमेश मुळे
भूखंड क्र.५५, सेक्टर - २०सी, गावियो,
ऐरोली, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र.३६७/२०१५ प्रकरण क्र.ए - १९५०७
विषय :- भूखंड क्र.५५, सेक्टर - २०सी, गावियो, ऐरोली नवी मुंबई या जागेत निवासी वापरासाठी
बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि.३०/०३/२०१५ व १७/०८/२०१५ रोजीचा अर्ज

महोदय,

भूखंड क्र.५५, सेक्टर-२०सी, गावियो, ऐरोली, नवी मुंबई या जागेत निवासी वापरासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी उपयोगासाठी खालील तपशिलानुसार, मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार बांधकाम परवानगी देणेत येत आहे.

बांधकाम प्रारंभ प्रमाणपत्र सोबत जोडले आहे. त्यातील अटी / शर्ती तसेच खाली नमूद केलेल्या बाबींचे पालन करणे आवश्यक राहिल.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील. सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी. बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधित कामे रद्द करून कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उर्वरित जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी. इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

उत्तर
२५/०९/२०१६
जमीनीची पातळी
उर्वरित



इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता (Labour Shed) भूखंडाचे हद्दित आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शोडस् टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शोड स्वखर्चाने काढून टाकणेत यावी. बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नांव, ठेकेदाराचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

२००९ नुसार सदर प्रकरणात कामगार उपकर अदा केला असून त्यास कामगार कल्याण उपकर युनिक कोड क्र. २०१४०२००४०३ ए-१९५०७ ०१ देण्यात आला आहे.

अट :

- १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/ विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक/खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
- ४) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.

आपला

टमन - ९	
दस्त क्र. ६८२९/२०१७	(किशोर मा. अग्रहारकर)
२०/५८	

(Signature)

नगररचनाकार

नवी मुंबई महानगरपालिका

प्रत माहितीसाठी :

- १) सुगत विवेक आर्किटेक्स, वास्तुविशारद
८, इ-३ टाईप अपा. से. ४, वाशी, नवी मुंबई.
- २) मुख्य नियोजनकार, सिडको लि.
- ३) विभाग अधिकारी, ऐरोली, नमुंमपा.
- ४) उप आयुक्त (उपकर), नमुंमपा.

(Signature)



NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO:MMMC/TPD/BP/Case No.A-195071/459/2016

DATE :- 21/10/2016

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, Shri Unmesh Galanan Mulay & Smt. Supriya Unmesh Mulay, Plot No.55, Sector-20C, GES, Alroli, Navi Mumbai. As per the approved plans and subject to the following conditions for the construction work of the proposed Building.

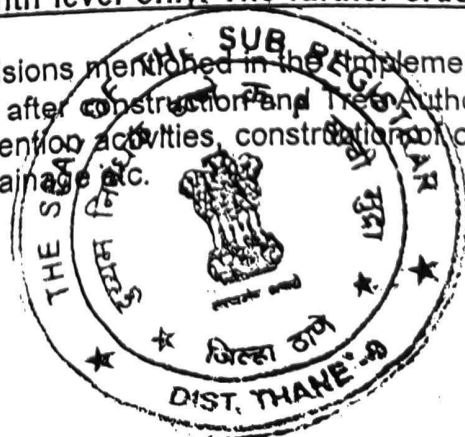
Total BUA = Resi - 149.835m² F.S.I. = 1.50 (Residential) (No. of units - 6)

- 1) The 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 there of 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 by the Corporation is contravened.
 - The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - Give written notice to the Municipal Corporation regarding completion of work.
 - Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate. The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall not exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966 but also its successors.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.500/- S.D. Rs.2000/- for Mosquito Prevention's. Rs.2000/- for debris & S.D. Rs.500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.

-3-




- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply:-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - Exit from lift lobby shall be through a self closing smoke stop door.
 - There shall be no other machinery in the lift machinery room.
 - For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - Electrical cables etc. shall in separate ducts.
 - Alternate sources of electric supply or a diesel generator set shall be arranged.
 - Hazardous material shall not be stored.
 - Refuse stamps or storage places shall not be permitted in the staircase wall.
 - Fire fighting application shall be distributed over the building.
 - For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided, Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished with utmost care.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 22) **This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.**
- 23) The applicants should fulfill all the health related provisions mentioned in the implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966 "The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage".



- 24) The construction work shall be completed before dated 16/07/2019 as per conditions mentioned in CIDCO letter dated 17/07/2015 and must be applied for O.C. with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 28) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 29) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 30) As directed by the Urban Development, Department Government of Maharashtra, under section - 154 of MR&TP Act-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 of Housing Society and new construction/reconstruction /additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed). Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.
- 31) The Owner / Society has paid the labour cess as per circular issued by the Government in Industries, Energy & labour Department Vide No. BCA 2007/CR.788/Labour 7 -A, dated 26th October 2009 & accordingly a Labour Welfare cess Unique Code No.20140200403 A-19507 01 is given.
- 32) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No. 35 of D.C.R.-1994. (Copy attached herewith)

तमन - ९
दस्त क्र. ६१११/२०१७
३३/५८


(Kishor M. Agraharkar)
Town Planner
Navi Mumbai Municipal Corporation.



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

कार्यालय : न.मु.म.पा. मुख्यालय, भूखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, से - १५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७३७८५ / २७५७७०७०

Office : N.M.M.C. Head Quarter, Plot No.1,
Near Kille Gaonthan, Palmbeach Junction,
Sec-15A, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel. : 022 - 2756 7070 /1/2/3/4/5
Fax. : 022 - 27573785 / 27577070

जा.क्र./नरवि/भोप्र/ प्र. क्र. 20171BONMMC51597/386/2016
दिनांक :- ११/०८/२०१७

प्रति.

श्री. उन्मेश गजानन मुळे व श्रीमती सुप्रिया उन्मेश मुळे,
भूखंड क्र. ५५, सेक्टर क्र. २०सी, गा.वि.यो.,
ऐरोली, नवी मुंबई.

नस्ती क्र.- नमुंमपा/वि.प्र.क्र.३६७/२०१५,

20171BONMMC51597

विषय :- भूखंड क्र. ५५, सेक्टर क्र. २०सी, गा.वि.यो., ऐरोली, नवी मुंबई बाबत भोगवटा
प्रमाणपत्र मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. १२-०५-२०१७ रोजीचा Online प्राप्त अर्ज.

महोदय.

संदर्भाधिन अर्जाच्या अनुषंगाने भूखंड क्र. ५५, सेक्टर क्र. २०सी, गा.वि.यो., ऐरोली, नवी मुंबई येथील

निवासी वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्तीफिकेट) या पत्रासोबत जोडले आहे.

- अट - १) प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशामध्ये दर्शविल्याप्रमाणे संपूर्ण वाहनतळ व्यवस्था दर्शविणारे
सिमांकन (Marking) कायमस्वरूपी व्यवस्थित राहणेबाबत योग्य ती खबरदारी वेळोवेळी घेणेत यावी.
- २) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी
असल्याचे निदर्शनास आल्यास सादरची परवानगी आपोआप रद्द होईल.

प्रत : माहितीसाठी

१. मे. सुगत विवेक , वास्तुविशारद,
शॉप नं. ८/ई-३ टाईप अपार्टमेंट, सेक्टर क्र. ०४, वाशी, नवी मुंबई.
२. उप आयुक्त (उपकर), नमुंमपा.
३. उप - आयुक्त , परिमडळ -१/२, नमुंमपा.
४. कर निर्धारक व संकलक, नमुंमपा.
५. व्यवस्थापक (शहर सेवा - १/१२.५%), सिडको लि.
६. विभाग अधिकारी, ऐरोली विभाग, नमुंमपा,

आपला,

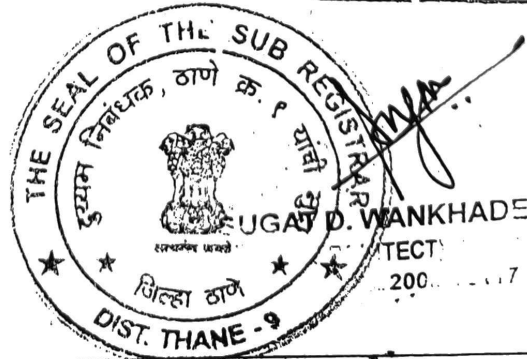


(ओवैस ए. मोमीन)

सहाय्यक संचालक, नगर रचना

नवी मुंबई महानगरपालिका

दस्तावेज - १
दस्त क्र. ६११ / २०१७
३४/५८



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

TRUE COPY

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

कार्यालय : न.मुं.म.पा. मुख्यालय, भूखंड क्र.१,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, से-१५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७ ३७८५ / २७५७७०७०

Office : N.M.M.C. Head Quarter, Plot No.1,
Near Kille Gaonthan, Palmbeach Junction,
Sec-15A, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel. : 022 - 2756 7070 /1/2/3/4/5
Fax. : 022 - 27573785 / 27577070

जा.क्र./नरवि/भोप्र/ प्र. क्र. 20171BONMMC51597/374/2016
दिनांक : १४/०८/२०१७

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बां.प./
प्र.क्र. ए-१९५०७/४५९/२०१६, दि. २१-०१-२०१६
२) नवी मुंबई महानगरपालिकेचे दि. ३१-०७-२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे
परिपत्रक.
३) वास्तुविशारद मे. सुगत विवेक यांनी दि. १२-०५-२०१७ रोजी सादर केलेला बांधकाम पुर्णत्वाचा
दाखला.

नवी मुंबई येथे भुखंड क्र. ५५, सेक्टर क्र. २०सी, गा.वि.यो., ऐरोली, नवी मुंबई या जागेचे मालक
श्री. उन्मेश गजानन मुळे व श्रीमती सुप्रिया उन्मेश मुळे यांनी जागेवरील बांधकाम दि. २४-०४-२०१७ रोजी पूर्ण
केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, मे. सुगत विवेक यांनी सादर केलेला आहे. नवी मुंबई
महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २१-०१-२०१६ मध्ये नमूद केलेल्या अटी व शर्ती तसेच
महानगरपालिकेचे दि. ३१-०७-२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क
वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

- | | | |
|--|----|-------------------------|
| १) भुखंडाचे क्षेत्रफळ | :- | १००.०० चौ.मी. |
| २) अनुज्ञेय चटई क्षेत्र निर्देशांक | :- | १.१० टनन - ९ |
| ३) एकूण अनुज्ञेय बांधकाम क्षेत्र | :- | १५४.४६ चौ.मी. ६/१७/२०१७ |
| ४) भोगवटा प्रमाणपत्र अन्वये निवासी वापराखालील
बांधकाम क्षेत्र
(निवासी वापराखालील एकूण सदनिका - ०६) | :- | ३७/५८ |
| ५) बाल्कनी खालील बांधकाम क्षेत्र | :- | १४९.८३५ चौ.मी. |

यानुसार वापर करणेस परवानगी देण्यात येत आहे.


SUGAT D. WANKHADE
(ARCHITECT)
REG. No. CA/2008/42417



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

Mr. UNMESH G. MULAY & Mrs. SUPRIYA U. MULAY

Ref - Allot - 04

Date - 5th Sept, 2017

To,

Ms. Nandini Prabhakar Raut

1/3, Mitradham CHS, Ashok Nagar, Veer Savarkar Marg, Bhandup (East), Mumbai - 42.

Sub - Allotment Letter

Dear Ms. Nandini Raut,

We are pleased to allot you Flat No 301 on the 3rd floor admeasuring 370 Sft of Built Up Area in the Project called "Snehalata Apartment", situated on Plot No 55, Sector 20 C, Airoli, Navi Mumbai - 400 708, for a lump sum price of Rs. 36,00,000/- (Rs. Thirty Six Lakhs Only).

The said allotment is subject to payment made by you and realization of cheques.

In case there is any delay beyond agreed time limit or the cheque is not honored, the allotment shall stand cancelled.

Sincerely Yours,

For Snehalata Apartment.

टमन - ९
दस्त क्र. ६५७/२०१७
५३/५५





Unmesh Mulay & Supriya Mulay.
Authorized Signatory



Branch Code	
Source Type	Self

DAN AC NO	
NG AC NO	42550675735
per	
t Name	NANDINI PRABHAKAR RAUT
ant Name	—
Number	ALIPR4754R
rth	
ount Number	50100057581806
	imnandiniraut@gmail.com
p.	9167213489
unt & ROI	22,00,000/-
Moratorium	180 Monthly
ype	Take over
BO	STON

	VENDOR	INITIATED	RECIEVED
	SOMARSH		
RT			