

389/6826

पावती

Original/Duplicate

Tuesday, June 20, 2017

नोंदणी क्र. :39म

6:40 PM

Regn.:39M

पावती क्र.: 7397 दिनांक: 20/06/2017

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: वरल-6-6826-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: परमजीत भोगीलाल शेठिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:51 PM ह्या वेळेस मिळेल.


सह. दु. नि. बोरीवली 6

वाजार मूल्य: रु.13036600 /-

मोवदला रु.18375000/-


भरलेले मुद्रांक शुल्क : रु. 918800/-

- 1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002528958201718M दिनांक: 20/06/2017
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: रु 1400/-



सादर दस्तावर भरून घेण्यात आलेले मुद्रांक शुल्क हे महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 33 अ च्या अधिनतेने भरून घेण्यात आलेले आहे.

लिपीक


सह. मुख्य निबंधक, बोरीवली ब्रं. 6
सह. मुख्य निबंधक, मुंबई उपनगर निष्ठा

मुल्यांकन अहवाल सन 2017 - 18

1. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : 256
2. सादरकर्त्याचे नाव : परमजीत मोगीकार शेठिया
3. तालुका : मुंबई / अंधेरी / बोरीवली / कुर्ली
4. गावाचे नाव : पदाडी गोरेगाव पर्यीफ
5. नगरभुजापक क्रमांक / सर्वे क्रं. / अंतिम भुखंड क्रमांक : 2784
6. मुख्य दरविभाग (झोन) उपविभाग
7. मिळकतीचा प्रकार : खुली जमीन/ निवासी / कार्यालय / दुकान / औद्योगिक प्रति धी.
नों. दर : 142500/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ 83.64 कार्गट/ बिल्ट अच धी. मीटर / फुट
9. कारपार्किंगL.... गच्ची पोटमाळा
10. मजला क्रमांक : 7 उदवाहन सुविधा आहे / नही
11. बांधकाम वर्ष : घसारा :
12. दस्ताचा प्रकार : आरसीसी / इतर पक्के / अर्ध पक्के / कच्चे
13. बाजारमुल्यदर लकन्यातील मार्गदर्शक सुचना क्रमांक ज्यामध्ये दिलेली घट/वाढ
घेण्यात आलेली मिळकत असल्यास : 1. त्याच्या ताव्यातील क्षेत्र (जुने क्षेत्र).....
2. नविन इमारतीत दिलेले क्षेत्र
3. भाड्याची रक्कम
14. दस्ताचा दस्त : 1. प्रतिमाह भाडे रक्कम
2. अनामत रक्कम अगाव भाडे
3. कालावधी :
15. निर्धारित केलेले बाजारमुल्य : 1,30,36,545 = 00 $PLM = 1251502 = 00$
 $Prmly = 52443 = 00$
16. दस्तामध्ये दर्शविलेला मोबदला : 1,83,75,000 = 00
17. देय मुद्रांक शुल्क 918,800 = 00 भरलेला मुद्रांक शुल्क 918,800 = 00
18. देय नोंदणी फी 30080 = 00

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EC2E	9	00
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सादर दस्तावर भरून घेण्यात आलेले मुद्रांक शुल्क हे महाराष्ट्र मुद्रांक अधिनियम 1958 चं कलम 33 अ च्या अधिनतेने भरून घेण्यात आलेले आहे.

लिपीक

सह. मुख्य निबंधक, बोरीवली कं. ६,
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6

बरल-६		
६८२६	२	१००
Payer Details २०१७		

GSN MH02252674201713M BARCODE Date 20/06/2017-11:58:49 Form ID 262

Department Inspector General Of Registration Payer Details २०१७

Type of Payment Non-Judicial Customer-Direct Payment
Sole of Non-Judicial Stamps SoS Mumbai only

TAX ID (If Any)
PAN No.(If Applicable)

Office Name SOLE JT SUB REGISTRAR BORNALI S Full Name PARAMJIT SHETHINA

Location MUMBAI

Year 2017-2018 One Time Flat/Block No. FLAT NO 701 7TH FLOOR

Account Head Details Amount In Rs. Premises/Building

003046501 Sale of Non-Judicial Stamp 918800.00 Road/Street NEW VIVEK GAS LTD

Area/Locality GOREGOAN WEST

Town/City/District

FIN 4 0 0 1 0 4



Remarks (If Any)

FLANC-FIN-OMKAR DEVELOPERS-C4=

Amount In Words NINE LAKH EIGHTEEN THOUSAND EIGHT HUNDRED RUPEES 0

Total 9,18,800.00

Payment Details PUNJAB NATIONAL BANK FOR USE IN RECEIVING BANK

Cheque/DD Details Bank CIN Ref. No. 08006172017062000271 200617M457176

Cheque/DD No. Date 20/06/2017-12:49:43

Name of Bank Bank-Branch PUNJAB NATIONAL BANK

Name of Branch Scroll No. Date Not Verified with Scroll

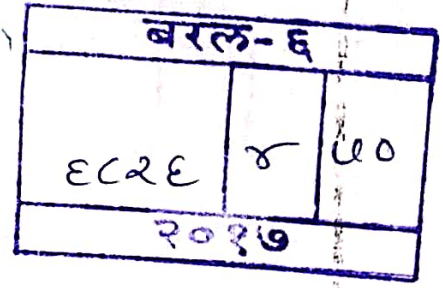
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No.: Not Available
 चालू चरन केवल दस्तावेज निलंबित करवावयाचे नोंदणी कार्यालयामध्ये दस्तऐवजाचे लागू आहे. नोंदणी न करतावयाच्या दस्तऐवजाचे चालू चरन लागू नाही.

U.A. Nandapurkar

V.P. Shethiya



CHALLAN
MTR Form Number-6



IN MH002528958201718M		BARCODE		Date 20/06/2017-11:58:38	Form ID
Department Inspector General Of Registration			Payer Details		
Registration Fees			TAX ID (If Any)		
Type of Payment Ordinary Collections IGR			PAN No.(If Applicable)		
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name PARAMJIT SHETHIYA		
Location MUMBAI			Flat/Block No. 701 7TH FLOOR		
Year 2017-2018 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street NEW VIVEK CHS LTD		
330063301 Amount of Tax		30000.00	Area/Locality GOREGOAN WEST		
			Town/City/District		
			PIN 4 0 0 1 0 4		
			Remarks (If Any)		
			PAN2--PN=OMKAR DEVELOPERS--CA=		
			Amount In	Thirty Thousand Rupees Only	
			Words		
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	03006172017062000275 200617M436120
Cheque/DD No.			Date	20/06/2017-12:48:19	
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-389-6826	0001472996201718	20/06/2017-18:34:15	IGR195	30000.00
Total Defacement Amount					30,000.00

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AGREEMENT FOR SALE

These Articles of Agreement is made and entered into at Mumbai on this 20th day of June 2017

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Sheethiya

Between

M/s. Omkar Developers, a Proprietor firm having its office at 4/31 Unnat Nagar III, M G Road, Goregaon West 400104 by its Proprietor Mrs. Uttara Nandapurkar, hereinafter referred to as 'the Developer' (which expression shall, unless it be repugnant to the context or meaning thereof, include Sole Proprietorship Firm, Sole Proprietor's heirs, legal representative, executors administrators and assignees for the time being and from time to time and successors in title to the said proprietorship firm and/or its permitted assigns) of the One Part.

And

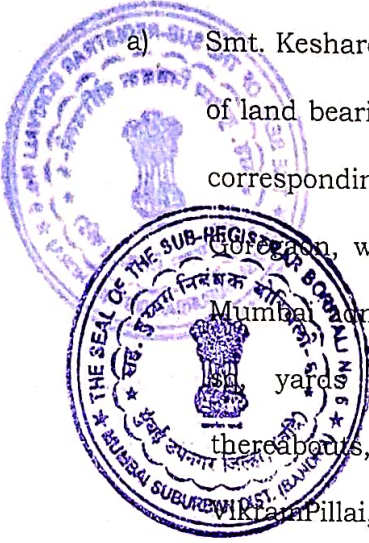
Mr. Paramajit Bhogilal Shethiya aged 51 yrs, and Smt. Vibha Paramajit Shethiya aged 48 yrs, both adult Indian Inhabitant/s having their address as 12 Chandanvilla Plot No. 41, Brahmakumari Road, Jawahar Nagar Road No. 6, Near Central Bank of India, Goregaon (W), Mumbai 400 104 hereinafter referred to as "the Purchaser/s (which expression shall, unless it be repugnant to the context or meaning thereof, include their respective heirs, successors, executors or assignee) of the Second Part.

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WHEREAS:



- a) Smt. Keshardevi Ghanasyamdas Saboo, was the owner of the plots of land bearing Plot No 14, Survey No. 11 and Hissa No. 1 having corresponding C.T. S. No. 276 A and 152 of Village Mouje Pahadi, within the limits of Municipal Corporation of Greater Mumbai measuring 598 sq. yards or 496.10 sq. mtrs and 571 sq. yards equivalent to 477.41 sq. mtrs. respectively or thereabouts, who agreed to sell the said plots to one Mr. Vikram Pillai, acting as Chief Promoter of Vivek Co-operative Housing Society by an Agreement executed on 17th October 1966.

- b) Vide said Agreement Smt. Keshardevi Ghanasyamdas Saboo, therein referred to as the Vendor, had agreed to execute conveyance in favour of the said Mr. Vikram Pillai, or his nominee or to Co-operative Housing Society.

- c) The said Mr. Vikram Pillai, paid to the Vendor a sum of Rs. 2500/- (Rs. Two Thousand Five hundred only) for and on behalf and out of the funds belonging to and behalf of the Society herein by way of earnest money on 17th October 1966. The balance consideration of Rs. 45, 340/- (Rs. Forty Five Thousand Three Hundred Forty Only) was paid by the said Society. The said Mr. Vikram Pillai, then requested the said Vendor to convey the said plot to the said Society absolutely.

- d) Upon receipt of full and final consideration for the said Plot, and upon the request of the said Mr. Vikram Pillai, the said Mr. Saboo, agreed to execute the Deed of conveyance of the said Plot in favor of the said Society. The Indenture of Conveyance of the said plot was executed on 24th Day of February 1967, wherein the said Mr. Saboo is referred to as the Vendor and the said Society is

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referred to as the Purchaser. The Society requested the said Mr. Pillai to join the said indenture as confirming party, which he obliged. The said indenture was presented for registration and the Sub Registrar of Mumbai registered the said Indenture at Sr. No. BOM/R/818/13 of 1967.

- e) On 6th January 2007 the General Body of the Society had resolved that, both the wings of the Society shall carry all the responsibility of the two stand alone buildings separately. The members of the Society comprises of occupants of two wings (buildings) standing Wing A on CTS No. 152 and Wing B standing on CTS No. 276 A.

Annexure A.

- f) The wing A has already been redeveloped vide Development Agreement executed by and between the Society and M/s Kabra & Associates on 15th November 2007 registered under No. BDR-11/09312 of 2007; vide this Agreement the occupant members of Wing A has already got all the monitory and other benefits of such redevelopment, as such Plot No. 152 and Wing A of the Society and its original and present member occupants are not subject of the present redevelopment of wing B situated on plot bearing CTS No. 276 A.
- g) The said M/s Kabra & Associates have obtained the Occupation Certificate on or about 4th April 2012 under file No. CHE/9525/BP(WS)/AP for Wing A, and as such the said M/s Kabra & Associates has finished all his obligation under the said Development Agreement, as such the said Development Agreement has completed its full tenure and either of the parties does not have any rights/obligation against each other, and further, M/s. Kabra & Associates have no role of whatsoever nature to play

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on the present redevelopment project of Wing B situated on plot bearing CTS No. 276 A.

h) The said society having decided to redevelop B wing, occupied by 8 members of the said Society in terms of the provisions under the DC rules and regulations for better living, intended to construct better building with modern amenities.

i) The Special General Body Meeting held on 01/04/2013, it was unanimously resolved that, the Society shall demolish existing B wing of the building standing on the said plot of land bearing C. S. No. 276A, and it was also unanimously resolved in the said meeting that, Mr. Arvind Nandapurkar of M/s. Nandapurkar & Associates shall act as Project Management Consultant / Architect for the Redevelopment Project.

j) It was resolved that, while redeveloping the B wing of the Society, FSI and TDR permissible to load only on C.T.S. No. 276A i.e. the said plot, shall be utilized for redevelopment of the B wing of the Society, and that the occupants of the B wing shall only be entitled to receive the compensation for the hardship they face during the redevelopment, and also the compensation towards temporary accommodation.

k) In the Special General Body Meeting held on 30/10/2013 it was unanimously resolved that M/s Omkar Developer, having office at 4/31, Unnat Nagar III, M. G. Road, Goregaon (West) be appointed as the Developer for redevelopment of the said B wing.

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- l) The Society issued Letter of Appointment to the said M/s Omkar Developers on 01/11/2013, which was accepted by the Developer.
- li) The Advocate to New Vivek society shri. Sunil Patel has issued Title Certificate of the subject plot and building standing thereon on 19/11/2015 certifying in the favour of said society and has further certified that the society is entitled to execute the Development Agreement and any further consequential agreements/deeds or any other document with the Developer. Attached herewith is the copy of said Title Certificate marked herewith as Annexure B
- m) The Developer herein consented to such appointment for the development or redevelopment of the said property and the parties desiring to record the terms and conditions of such development, or the draft of the development agreement was placed before special general body meeting of the members of the said property held on 22/11/2015 and the same was unanimously approved by the members present therein by passing enabling resolutions and authorizing the Chairman and the Secretary to execute the development agreement in terms of the said draft placed before them with such modifications as they deem fit and as may be advised by the advocates and or Architects.
- n) The Development Agreement & Power of Attorney was executed by the Society and the said Developer on 07/12/2015 and the same is registered under registration no. BRL- 2/9242/2015, & BRL- 2/9243/2015 . Copies of Index II of D A & POA- Annexure C

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V.P. Shethiya

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THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All those pieces and parcels of land bearing the plots of land bearing CTS No.276/A being lying and situated at Village Pahadi Goregaon, as per the Extract of certified Property Card that reads 496.10 sq.mtrs alongwith existing ground plus two (2) storied building named as "New Vivek" now demolished, which is more particularly shown and surrounded by red coloured boundary line area to the plan marked and executed hereto and bounded as under;



- On or towards the East : By Plot No. 13 (Jai Hari Kunj CHSL)
- On or towards the West : By Plot No. 15 (Christina CHSL)
- On or towards the North : By 20ft wide Road
- On or towards the South : By Vacant Plot

THE SECOND SCHEDULE ABOVE REFERRED TO:
LIST OF AMENITIES AND SPECIFICATIONS:

- 1) Vitriified flooring in all rooms.
- 2) Granite cooking platform with Stainless Steel Sink and Ceramic tiles.
- 3) Concealed copper wiring with adequate electrical points.
- 4) Concealed plumbing with Jaguar fittings or of equivalent make.
- 5) Toilet with ceramic flooring and matching glaze tiles upto 7 ft height.
- 6) Aluminum sliding windows with tinted glass.
- 7) Decorative wooden main entrance door.
- 8) Internal doors marble/granite/wood frame or flush doors.
- 9) Brass chromium fittings and fixtures on doors.
- 10) High quality painting on internal and external walls.
- 11) Lift of Thyssen Krupp.

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V.P. Shetkije

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For OMKAR DEVELOPERS

U. A. Nandapurkar

Proprietor

Signed, Sealed and delivered by the
Within named "Developer"

M/s. Omkar Developers

Through its Sole Proprietor

Smt. Uttara Arvind Nandapurkar



In the presence of

1) Mansoor S. Shaikh - shaikh

2) Rajivmal



Signed and delivered by the

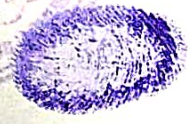
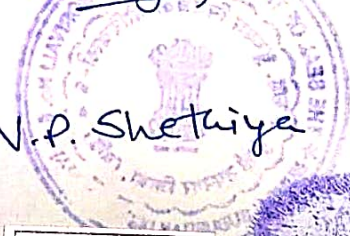
Within named "Flat Purchaser/s"

(1) **Mr. Paramajit Bhogilal Shethiya**

(2) **Mrs. Vibha Paramajit Shethiya**

Shethiya

V.P. Shethiya



In the presence of

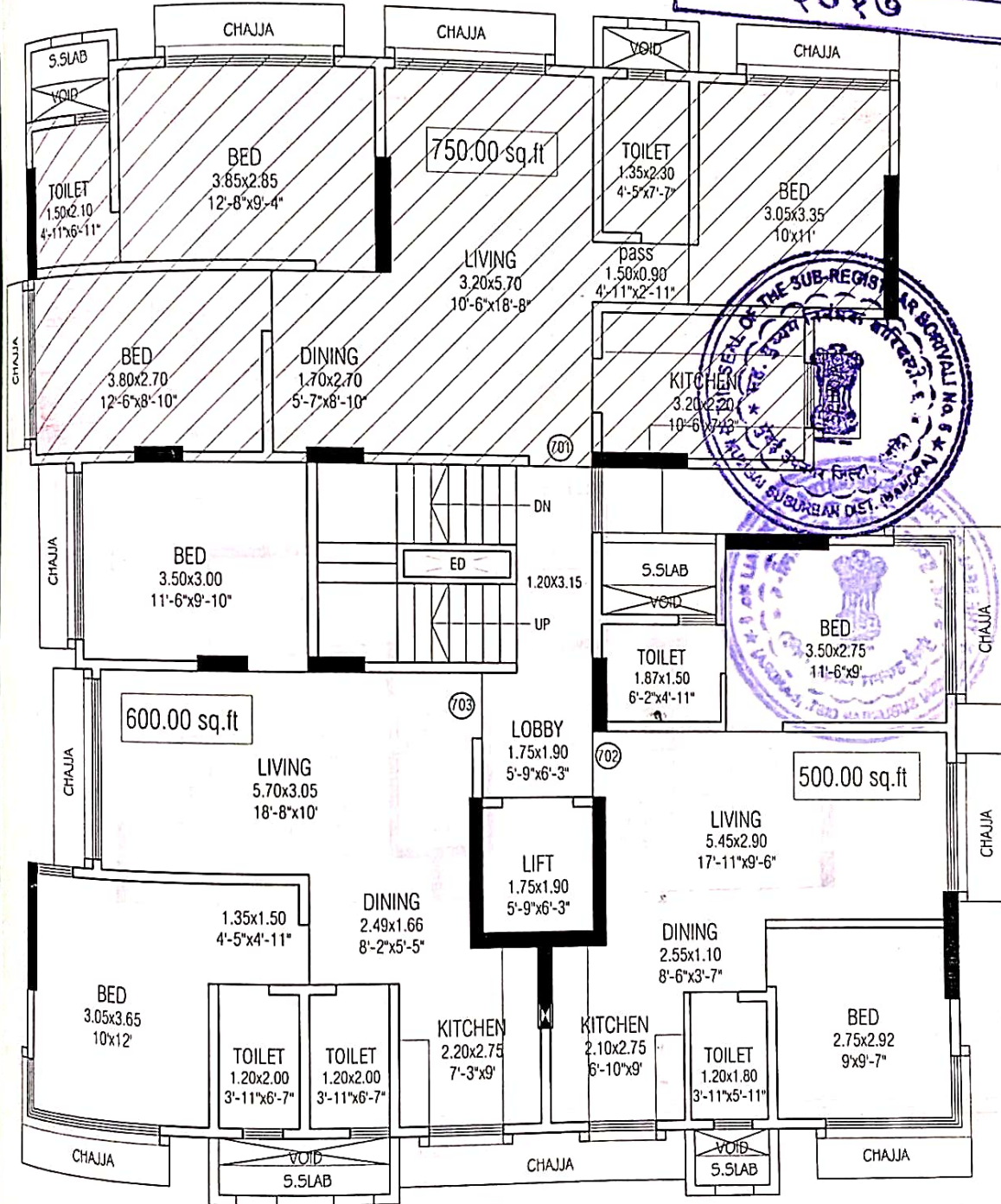
1) Mansoor S. Shaikh - shaikh

2) Rajivmal



ANNEXURE D

वर्क-६
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U.A. Nandapurkar

Handwritten signature V.P. Shetuiye

7th FLOOR PLAN

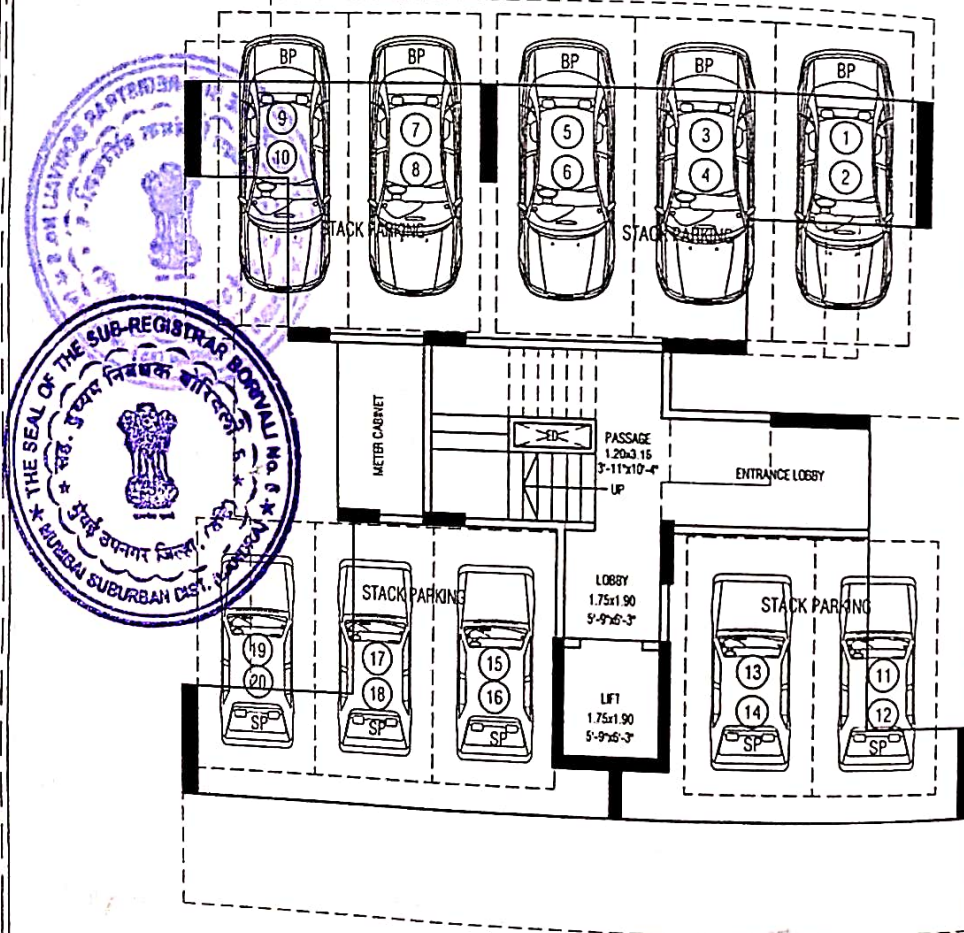
OWNER: NEW VIVEK C.H.S. (WING - B)	JOB TITLE: PROPOSED REDEVELOPMENT OF "NEW VIVEK CHS WING - B" AT PLOT BEARING C.T.S NO. 276A, SHREE NAGAR ESTAE, GOREGAON (W), MUMBAI.	SCALE	NORTH	ARVIND NANDAPURKAR Architect	M/s. UTTARA NANDAPURKAR B E (Cwd)
		DATE			
PREPARED TO CHANGES AS PER THE APPROVAL FROM B.L.C AND MHADA OR/OTHERWISE THE IMPROVEMENT OF THE PROJECT WITHOUT ANY OBLIGATION/ PRIOR NOTICE TO ANY CONCERNED PERSON		Nandapurkar & Associates Architect & Engineers 432, UNHAT NAGAR - II, M.G. ROAD, GOREGAON (W), MUMBAI - 42. PH : 877 5500 / 28779209. Mobile : 98223 36427 / 93234 07857 E-mail : nndpnr@yahooco.in			

बरल-६
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~ 6.00 M. WIDE ROAD ~
 NORTH

GATE 6.00 MT. W. W.GATE

WEST C.T.S NO 276 - B



SOUTH
 C.T.S NO. - 346

STILT FLOOR PLAN

DEVELOPERS: OMKAR DEVELOPERS	OWNER: NEW VIVEK C.H.S. (WING - B)	JOB TITLE: PROPOSED REDEVELOPMENT OF "NEW VIVEK CHS WING - B" AT PLOT BERING C.T.S NO. 276A, SHREE NAGAR ESTAE, COOPERATIVE SOCIETY	SCALE NTS DATE	NORTH 	ARVIND NANDAPURKAR Architect SHRUTI KUMAR Nandpurkar & Associates Architects & Engineers
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बसन्त		
EC2E	40	00

CHE/WSII/0248/P/337 (NEW) of 2015-16 2016

BMPP-8028-2010-11-2,000 Forms (4 Pages F/B)

उपरोक्त विवरण शहरात प्रत्यक्ष व.उ. मंडळ
 मंडळ, सी. विंग, सेंट्रल सी.डी.ओ. सेंट्रल कॉलेज रोड,
 कांदिवली (पूर्व), मुंबई-४००१०१
 EC-48

Form 346
 88

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

THIS I.O.D./C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND SELING AND REGULATIONS ACT 1978

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended upto date

CHE/WSII/ 0248/P/337(NEW) of 2015-2016 29 JUL 2015

MEMORANDUM
New Vivek CHS LTD
Omkar Developers



With reference to your Notice U/S 337 of MMC Act submitted with letter No.202 dated 25.02.2014 and delivered on and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed Redevelopment on plot bearing CTS No. 276/A of village pahadi Goregaon, Goregaon (West) Mumbai furnished to me under your letter, dated 25.02.2014 I have to inform you that I cannot approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 346 of the Mumbai Municipal Corporation Act as amended upto date, my disapproval by thereof reasons:-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

1. That the C.C. under Sec. 44\69 (1) (a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall will not be constructed on all sides of the plot as per CTS boundary clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27).
3. That the specification for layout/D.P. road/or access roads/ development of setback land will not be obtained from E.E. Road Construction(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. and the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S./E.E.(T & C) before submitting B.C.C.

E.C.E.		
49	00	
2089		

CHE/WSII/0248/P/337 (NEW) of 2015-16

: 2 :

() 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 28 JUL 2016 day of 2016, but not so as to contrivance 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.

29 JUL 2015

Executive Engineer, Building Proposals,
EXECUTIVE ENGINEER,
 SPECIAL INSTRUCTIONS Wards
 BUILDING PROPOSAL (W.S.) P-WARD

(1) THIS INTIMATION GIVEN NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 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.

(3) Under Bylaw, 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 centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or the sewer 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. () meters above Town Hall datum".

(4) 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 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 which the completion on occupation is detected by the Assessor and Collector's Department.

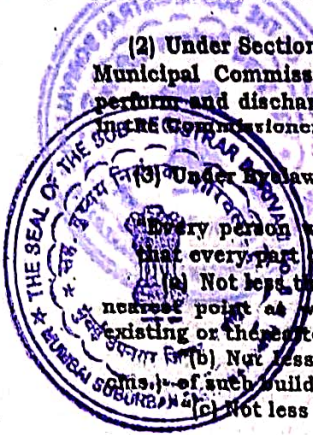
(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirement of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector of 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 thereunder.

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



CHE/WSII/0248/P/337 (NEW) of 2015-16

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4. That the Structural Engineer / site supervisor will not be appointed, and supervision memo as per Appendix XI (Regulation 5(3) (ix) will not be submitted by him.
5.
 - a) That the structural design as per relevant IS codes including provision of seismic/wind load alongwith or calculations for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.
 - b) That main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. Codes. (included in 6 b)
 - c) That all the cantilevers (projections) shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc. (included in 6 c)
6. That the sanitary arrangement for workers shall not be carried as per Municipal Specifications and drainage layout will not be submitted before C.C.
7.
 - a) That the regular /sanctioned/proposed lines and reservations will not be got demarcated at site through S.E. (Survey)/E.E. (I & C)/E.E.D.P./DILR and additional copy of plan shall not be submitted.
8. That the Regd. Agreement with the existing tenant along with the plans will not be submitted before completely vacating the existing structure and that the existing structure proposed to be demolished shall not be demolished or necessary Phase Program with Regd. agreement will not be submitted and got approved before C.C.
9. That the registered undertaking regarding following shall not be submitted before asking for the C.C.
 - a) for compliance of all I.O.D. conditions.
 - b) Mentioning that meter cabin, Stilt Portion, podium, society office, servants toilet, part/pocket terrace, fitness center, shall not be misused in future
 - c) agreeing to pay the difference in premium paid and calculated as per revised land rates
 - d) for not misusing the basement
 - e) stating that the Owner/Developer is aware of the existing municipal dumping ground in close vicinity of their plot and the developer or his agent etc. shall not complain about the nuisance from the dumping ground by virtue or subsequent development on the plot and the developer shall declare this fact by way of a clause in agreement to the intended purchaser of the Residential/Commercial/Industrial units in their property.
 - f) Mentioning that the Workers employed on site shall be covered under workmen compensation policy till completion of the work

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CHE/WSII/0248/P/337 (NEW) of 2015-16

and abiding the clauses / sections of building and other construction workers (regulation of employment and conditions of service Act 1996 and Rules framed therein time to time and being in force.

g) agreeing to comply the terms and conditions of notification from Govt. of Maharashtra under No.TPB-4308/776CR-127/2008/UD-11 dtd. 10.04.2008 and new Govt. Notification dtd. 24.10.2011 regarding 0.33 FSI and consent of society/occupants for utilization of 0.33 F.S.I. on prorata basis.

h) stating that member/prospective buyers shall be made aware about utilization of Fungible F.S.I. and clause to that effect will be incorporated in the flat sale agreement.

i) Agreeing to comply all the conditions mentioned in the E.E.T & C N.O.C. as under :-

i) For the Mechanized Parking system / Car Lift shall be equipped with electric sensor devices and also proper precaution and safety majors shall be taken to avoid any mishap and maintenance of the same shall be done regularly.

ii) Mentioning that MCGM will not be held liable for the damages occurred due to flooding in parking pit if any.

iii) Mentioning that the area reserved for parking shall be used / utilized for the purpose of parking only.

Mentioning that the clauses will be incorporated in the sale agreement of prospective buyers/members stating:-

a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.

b. That the buyer / member agree for no objection for the neighbourhood development with deficient open space in future.

c. That the buyer / member will not held M.C.G.M. liable for failure of mechanical Parking system / car lift in future.

d. That the buyer / member will not held M.C.G.M. liable for the proposed inadequate / sub standard sizes of rooms in future and complaints of whatsoever nature will not be made in future.

e. That there is inadequate maneuvering space of car parkings and buyer / member will not make any complaint to M.C.G.M. in this regard in future.

f. Mentioning that, relevant & applicable clauses / section of Maharashtra ownership flats (Regulations of promotion of ownership, sale, management and Transfer Act 1963, Maharashtra Co-op society Act 1960/ Bombay tenancy agricultural land Act 1948 / Bombay Tenancy Act/ Transfer of property Act 1862/ U.L.C Act / Environmental projection Act 1986 and other relevant act time being in-force shall be duly observed.

g. Undertaking as per note 34 shall not be submitted.

h. Mentioning that the society office shall be handed over to the proposed / existing society.

11. That the Indemnity Bond indemnifying the Corporation and its officers

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*THIS D.O.C. IS ISSUED SUBJECT

30/11/15
EXECUTIVE ENGINEER

29 JUL 2015

- a) against damages, risks accidents etc. to the occupiers and an undertaking regarding no nuisance during construction.
- b) against inconvenience caused due to installation of mechanized stack parking
- c) against any legal complication/matter that may arise due to ownership dispute regarding plot under reference

12. That the requirements of N.O.C. of

- a) E.E. (S.W.D.)
- b) E.E. (T&C)
- c) E.E. (SEW)
- d) E.E. (W.W.)
- e) E.E.(S.P)
- f) C.F.O.
- g) A.A. & C. (P/South)
- h) Tree authority
- i) Hydraulic Engineer
- j) A.E. (Environment) for removal of debris
- k) Collector(M.S.D)/N.O.C. for Royalty/filling of land under

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will not be obtained and the requisitions mentioned there in will not be complied with before asking for C.C.

13. That extra water and sewerage charges will not be paid to P.W. Ward and No dues Pending Certificate shall be submitted before.

14. That the development charges as per M.R.T.C. Act (Amendment) Act 1992 and premium towards OSD and all other requisite premiums will not be paid before C.C.

15. That the provision from Reliance Energy Ldy Power T.N.L. shall not be made.

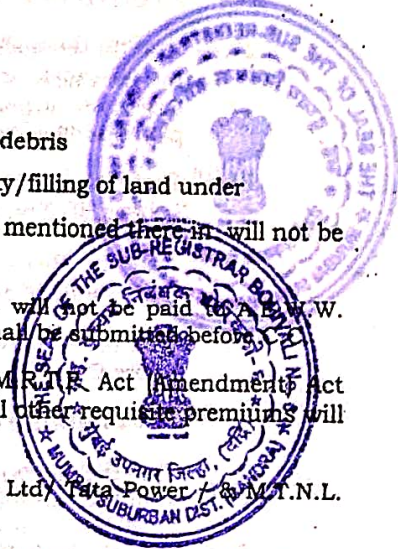
16. That appointment of private pest control agency for anti larvel treatment shall not be made before requesting for C.C.

17. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for Inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

18. That the Janata Insurance Policy shall not be submitted before C.C.

19. 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.

20. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.



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CHE/WSII/0248/P/337 (NEW) of 2015-16.

21. That the requirement of regulation 40 for educational building & regulation 41 D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.

22. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 sq.m

23. That the construction of basement shall not be started unless the construction of diaphragm wall and sheet piling are carried out with all precautionary measures under the strict supervision of Regd. Structural Engineer so as to safeguard the adjoining properties.

24. That the requisitions from fire safety point of view as per D.C.R. 1991 shall not be complied with.

25. That the bore well shall not be constructed in consultation with H.E. and certificate from Ground Water Survey Department/ Authority (GSDA) shall not be submitted before requesting for C.C.

26. That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.

27. That the work shall not be carried out between sunrise and sunset. and provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.

28. That the private doctor shall not be appointed for treatment of labour/staff on site before requesting for C.C.

29. That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.

30. That the water connection for construction purposes will not be taken before C.C.

B. CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.:-

1. That the plinth/stilt height shall not be got checked by this office staff.
2. That the permission for constructing temporary structure of any nature shall not be obtained.
3. That the periodical Material testing report shall not be submitted.
4. That the progress report of the work will not be submitted by the Architect. That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be insisted before granting further C.C. beyond plinth from the Lic. Structural Engineer.

C. GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

1. That the dust bin will not be provided as per the direction of A.H.S. P ward.



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THIS I.O.D./C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1973

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EXECUTIVE ENGINEER;
BUILDING PROPOSAL (M.S.) D.

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CHE/WSII/0248/P/337 (NEW) dt 2015.16

2. That 3.05 mt. wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terrace will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
5. That carriage entrance shall not be provided and carriage entrance fee shall not be paid.
6. That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak-proof and smoke test will not be done in presence of municipal staff.
7. That final N.O.C. from E.E. (S.W.D.) / Lift Inspector/ A.A. & C P/S Ward. shall not be submitted before occupation.
8. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.
9. That the debris shall not be removed before submitting B.C.C.
10. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
11. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
12. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
13. That some of the drains shall not be laid internally with C.I. Pipes.
14. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shali not be provided to the satisfaction of Municipal Commissioner.
15. That a sample agreement with prospective buyers/members shall not be submitted before O.C. with clauses stating:-
 - a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
 - b. That the buyer / member agree for no objection for the neighbourhood development with deficient open space in future.
 - c. That the buyer / member will not held M.C.G.M. liable for failure of mechanical Parking system / car lift in future.



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CHE/WSII/0248/P/337 (NEW) of 2015-16

d. That there is inadequate maneuvering space of car parkings and buyer / member will not make any complaint to M.C.G.M. in this regard in future.

D - CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:-

1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.
2. That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. will not be claimed for refund within a period of 6 years.

THIS I.O.D./C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND SELING AND REGULATIONS ACT 1978

129 JUL 2018

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EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) P-W



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MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/WS-II/0248/P/337(NEW) of

To,
Shri. Arvind Nandapurkar
Architect

Sub: Proposed redevelopment on plot bearing
C.T.S. No. 276 A, Shree Nagar Estate, Opp. M.G.
Road, Village Pahadi Goregaon, at Goregaon (West)
Mumbai.

Ref: Your letter dated 28.12.2015

Gentleman,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) That all the objections of this office Intimation of Disapproval under even No. dt. 29.07.2015 shall be applicable and should be complied with.
- 2) That the revised R.C.C. design and calculation should be submitted.
- 3) That the Revised Drainage approval shall be obtained before C.C.
- 4) That all the payments shall be paid before C.C.
- 5) That revised N.O.C. from H.E. shall be submitted before requesting for C.C.

One set of approved/certified plan is returned herewith as a token of approval.

Yours faithfully,

Encl.: 1 set of plan.

sd -

Executive Engineer (Bldg. Prop.)
(W. S.) 'P' Ward.

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CHB/WB-II/0248/P/337(NEW) of

31 DEC 2015

Copy to : 1. New Vivek CHS LTD.
C.A. to Owner: Omkar Developers

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2. Asstt. Commissioner 'P/South' Ward,
3. A.E.W.W. 'P/South' Ward

For information please.

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SLL
31/12/15
Executive Engineer (Bldg. Prop.)
(W. S.) 'P' Ward.



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13 JAN 2016

COMMENCEMENT CERTIFICATE

महाराष्ट्र राज्य योजना विभाग
महाराष्ट्र राज्य नगरपालिका
महाराष्ट्र राज्य नगरपालिका
महाराष्ट्र राज्य नगरपालिका

TO,
New Vivek CHS. Ltd.
M/s. Omkar Developers, C.A. to Owner.

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Plot No.- Ward-F/South		

Sr. With reference to your application No.7515 dated 07.12.2015 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 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed redevelopment on plot bearing C.T.S. No. 276/A at premises at street- Village Pahadi Goregaon Situated at Goregaon (West), Mumbai.

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

1. The land vacated in 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 G.B. Nikam, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act. This C.C. is restricted for work up to Stilt slab level only.

For and on behalf of Local Authority
Brihanmumbai Mahanagarपालिका


Ex. Eng. Bldg. Prop. (W.S.) P Ward

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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WSII/0248/P/337(NEW) of 20 April 2017]

नगर जिल्हा
किंवा भाड्याचा
गणीची नियत वेळ

साक्षात्कन

क्र. ३७३ प्रमा
ली -
१०२/२००६
म. अ. गोरगाव

क्र. ७३८ प्रमा
ली -
११/२०११
म. अ. गोरगाव

क्र. ७२९ प्रमा
ली -
१२/२०११
म. अ. गोरगाव

क्र. १०८९ प्रमा
ली -
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म. अ. गोरगाव

To,
NEW VIVEK CHSL
Shree nagar Estate Opp. M.G. Road Village Pahadi Goregaon West Mumbai.

Dear Applicant/Owners,

The full development work of _____ building comprising of **Stilt+1st to 7th upper Residential floors** on plot bearing C.S.No./CTS No. **276 A** of village **PAHADI GOREGAON (W)** at _____ is completed under the supervision of Shri. **ARVIND MADHUKAR NANDAPURKAR**, Architect, Lic. No. **CA/83/7799**, Shri. **Vikas V. Gokhale**, RCC Consultant, Lic. No. **STR/G/42** and Shri. **Lalan Kumar Jha**, Site supervisor, Lic.No. **J/130/ SS III** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/LR/R-IV/262** dated **22 March 2017**. The same may be occupied and completion certificate submitted by you is hereby accepted. **A set of certified completion plan is attached herewith.**

Copy To :

1. Asstt. Commissioner, P/N Ward
 2. A.A. & C. , P/N Ward
 3. EE (V), Western Suburb II
 4. M.I. , P/N Ward
 5. A.E.W.W. , P/N Ward
 6. Architect, ARVIND MADHUKAR NANDAPURKAR, 4/32 UNNAT NAGAR -3 M.G.ROAD GOREGAON (W) 601, GANESH SADAN PLOT NO.50, L.T.ROAD NO.3 OFF. M. G. ROAD GOREGAON
- For information please



Document certified by
Girish Bhimrao Nikam
<gbnikam@gmail.com>

Name : Girish Bhimrao Nikam
Designation : Executive
Engineer
Organization : Municipal
Corporation Of Greater
Mumbai
Date : 20-Apr-2017 17: 17:33

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/N Ward

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NANDAPURKAR UTTARA

S N POTDAR

11/04/1966

Permanent Account Number

ADSPN0911G

V.N. Nandapurkar
Signature



V.N. Nandapurkar

Developer

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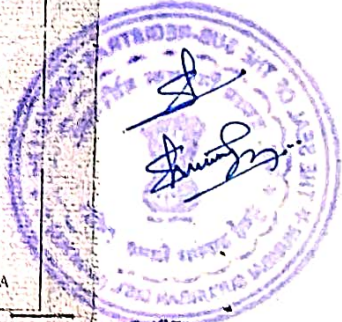
नाम / NAME
PARAMAJIT BHOGILAL SHETHIYA

पिता का नाम / FATHER'S NAME
BOHGILAL HARGOVINDDAS SHETHIYA

जन्म तिथि / DATE OF BIRTH
25-09-1965

हस्ताक्षर / SIGNATURE
Shethiya

आयकर आयुक्त, बड़ौदा
COMMISSIONER OF INCOME-TAX, BARODA



Purchaser



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIBHA P SHETHIYA

JASWANTRAY GORDANDAS NIRMAL

29/01/1969

Permanent Account Number
BQVPS7134M

V.P. Shethiya
Signature



V.P. Shethiya

Purchaser



20/06/2017

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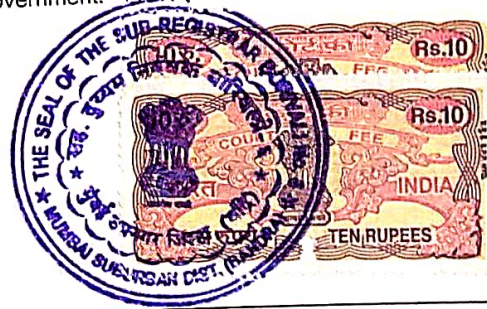
दस्त क्रमांक : 6826/2017

नोदंणी :

Regn:63m

गावाचे नाव : 1) पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा	
(2) मोवदला	18375000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13036600	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 701 बी विंग, माळा नं: 7, इमारतीचे नाव: न्यू विवेक को ऑपरेटिव हाउसिंग सोसायटी ली, ब्लॉक नं: सीटीएस नं 276ए विलेज पहाडी गोरेगाव पश्चिम मुंबा, इतर माहिती: सोबत 1 स्टेक कार पार्किंग((C.T.S. Number : 276A ;))	
(5) क्षेत्रफळ	1) 83.64 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे ओमकार डेव्हलोपर्स च्या प्रोपरायटर उत्तरा अरविंद नांदापूरकर वय:-52; पत्ता:-4/31, -, उन्नत नगर 3, गोरेगाव पश्चिम मुंबई, एमजी रोड, बांगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-ADSPN0911G	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-परमजीत भोगीलाल शेठिया वय:-51; पत्ता:-12, -, चंदन्वीला, प्लाट नं 41 जवाहर नगर रोड नं 6 गोरेगाव पश्चिम मुंबई, ब्रह्मकुमारी रोड नं 6, बांगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-ALLPS5453K 2): नाव:-विभा परमजीत शेठिया वय:-48; पत्ता:-12, -, चंदन्वीला, प्लाट नं 41 जवाहर नगर रोड नं 6 गोरेगाव पश्चिम मुंबई, ब्रह्मकुमारी रोड नं 6, बांगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-BQVPS7134M	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/06/2017	
(10) दस्त नोंदणी केल्याचा दिनांक	20/06/2017	
(11) अनुक्रमांक, खंड व पृष्ठ	6826/2017	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	918800	
(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.

खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र.-६-
मुंबई उपनगर जिल्हा.