

75/2554

Friday, January 31, 2025

10:32 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2812 दिनांक: 31/01/2025

गावाचे नाव: नेरुळ

दस्तावेजाचा अनुक्रमांक: टनन3-2554-2025

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: काशिनाथ जाना

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1840.00

पृष्ठांची संख्या: 92

एकूण:

₹. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:50 AM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 3

वाजार मुल्य: ₹. 13044498.5 /-

मोवदला ₹. 25202522/-

भरलेले मुद्रांक शुल्क : ₹. 1512300/-

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

1) देयकाचा प्रकार: DHC रकम: ₹. 1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125312001895 दिनांक: 31/01/2025

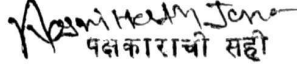
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015108941202425M दिनांक: 31/01/2025

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला


पक्षकाराची सही

लिपिक

दुय्यम निबंधक ठाणे-३

गावाचे नाव : नेरुळ

(1) विनिंकाचा प्रकार	कगरनामा
(2) मोबदला	25202522
(3) वाजारभाव(भाडेपट्टयाच्या वावनिंकाट्टावा आकारणी देतो की पट्टेदार ते नमुद करणे)	13044498.5
(4) दम्नगवज, पोट्टिस्मा व घरक्रमांक(अमल्ल्याम)	1) पानिंकेचे नाव नवी मुंबई मनया इतर वर्णन : सदनिका नं: सदनिका नं.1706, माळा नं: 17 वा मजला, इमारतीचे नाव: एल अँड टी सीवूड्स - अँड अ ट वेस्ट म्केअर, ब्लॉक नं: तातुका नेरुळ, जिल्हा ठाणे, नवी मुंबई - 400706. रोड : सेक्टर 40, नेरुळ नोड, सीवूड दागावे रेल्वे स्टेशन, इतर माहिती: मोबत 2 सिंगल कारपार्किंग नं.163 आणि 164(नोअर ग्राऊंड लेवल).... मदानिकेचे प्लूफ क्षेत्रफळ 83.83 चौ.मी. कारपेट झोन 26/314 दर 1,22,900/- ((C.T.S. Number : सेक्टर 40 ;))
(5) क्षेत्रफळ	1) 92.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-एल अँड टी रियल्टी प्रांपटीज लिमिटेड (पूर्वीचे नाव एल अँड टी सीवूड्स लिमिटेड) चे आंधो मिश्रेंटरी भरन रस्तोगी तर्फे मुखल्यार आर के विश्वनाथन वण -66; पत्ता:-प्लॉट नं: ऑफिम, माळा नं: -, इमारतीचे नाव: एल अँड टी ड्राऊम, ब्लॉक नं: वॅलार्ड इस्टेट, मुंबई , रोड नं: नरोनम मोरारजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AABCL4524C
(8) दम्नगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-काशिनाथ जाना वय:-41; पत्ता:-प्लॉट नं: मदानिका नं.803, माळा नं: प्लॉट नं.72, सेक्टर नं.5, इमारतीचे नाव: ऑर्चीड ब्लिस, ब्लॉक नं: पनवेल, उळवे, रायगड, रोड नं: -, महाराष्ट्र, राईगार:(ः). पिन कोड:-410206 पॅन नं:-AKGPJ1412M
(9) दम्नगवज करून दिल्याचा दिनांक	31/01/2025
(10) दम्न नोंदणी केल्याचा दिनांक	05/02/2025
(11) अनुक्रमांक, खड व पृष्ठ	2554/2025
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1512300
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) गेल	

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुल्यानुक्रमांठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

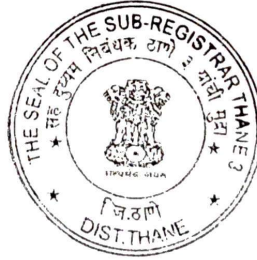


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0125312001895D
0008474922202425

31/01/2025
31/01/2025
31/01/2025

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20250131724	31 January, 2025, 10:29:39 AM			
मूल्यांकनाचे तर्ष	2024	टनन			
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	26/314- नेरुळ नोड सेक्टर नंबर 40				
क्षेत्राचे नांव	Navri Mumbai Municipal Corporation	सर्व्हे नंबर व भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुलो जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
55200	122900	136900	153500	136900	
बांधीव क्षेत्राची माहिती					
बंधकाम क्षेत्र (Built Up)	92.25 चौ मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बंधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	010 2 वर्षे	बंधकामाचा दर	Rs 2662 /-
उद्भवान सुविधा	आहे	मजला	11th to 20th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.132118/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
= ((132118-55200) * (100 / 100)) + 55200)					
= Rs.132118/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 132118 * 92.25				
	= Rs 12187885.5/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88 चौ मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * (122900 * 25/100)				
	= Rs 85661.3/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य - तळघर चे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + रंगनच्या गच्चीचे मूल्य/खुली बाल्कनी - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इगारसी भावतीच्या खुला जागेचे मूल्य - बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 12187885.5 + 0 + 0 + 0 + 85661.3 + 0 + 0 + 0 + 0 + 0 - 0					
= Rs.13044498/-					
= ₹ एक करोड तीस लाख चव्वेचाळीस हजार चार शो अबुघाणव /-					

Home Print



टनन - ३
दस्त क्र. २५५४ / २०२५
९ / १२

AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") made at Mumbai on this the 31st day of January, 2025

BETWEEN

L&T REALTY PROPERTIES LIMITED (formerly known as L&T SEAWOODS LIMITED) (PAN: AABCL4524C), a company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U45203MH2008PLC180029 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, hereinafter referred to as the "**Promoter**", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

Mr. Kashinath Jana, (PAN: AKGPJ1412M) having its registered office/place of business/ residing at **Flat No 803, Plot no 72, Orchid Bliss, Panvel, Ulawe, Sector 5, Raigad - 410206, Maharashtra, India**, hereinafter referred to as the "Allottee/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective legal heirs, executors and administrators and permitted assigns; in case of a body corporate, its successors and permitted assigns; in case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a Hindu undivided family, the Karta and the members/coparceners for the time being and from time to time of the undivided family and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns) of the **OTHER PART**.

The Promoter and the Allottee/s are hereinafter collectively referred to as the "**Parties**" and individually referred to as "**Party**".

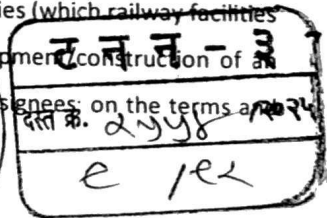


दस्तावेज क्र. २५५४ १२०२५
L 1 E 2

WHEREAS: The Government of Maharashtra, in exercise of its power under sub sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as the "MRTP Act"), has declared "City and Industrial Development Corporation of Maharashtra Limited", a public company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U99999MH1970SGC014574 and having its registered office at 2nd Floor, Nirmal Building, Nariman

Point, Mumbai 400021, (hereinafter referred to as "CIDCO"), as the New Towns Development Authority for the new town of Navi Mumbai;

- B. Pursuant to Section 113 (A) of the MRTP Act, the Government of Maharashtra acquired certain lands and such lands vested in CIDCO for development and disposal;
- C. Thus, *inter alia*, all that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra, (hereinafter referred to as the "Larger Land" and more particularly described in the **First Schedule** hereunder written, vested in CIDCO;
- D. With an objective to leverage the commercial potential of the Larger Land, CIDCO proposed to develop an integrated complex and a modern Seawoods Darave Railway Station. Accordingly, CIDCO carried out a competitive bidding process for the said proposed development and received proposals from eligible bidders, including Larsen and Toubro Limited, a public company incorporated under the provisions of the Companies Act, 1913, bearing CIN: L99999MH1946PLC004768 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, (hereinafter referred to as "L&T");
- E. After evaluating the proposals received from various eligible bidders, CIDCO accepted the proposal submitted by L&T and accordingly issued a Letter of Allotment bearing Ref. No. CIDCO/GM(IT&SP)/2008/534 dated 19 March 2008, to L&T, which Letter of Allotment was acknowledged by L&T by its letter dated 29 March 2008;
- F. By and under a Development Agreement dated 21 April 2008, duly registered with the Sub Registrar of Assurances at Thane under Serial No. TNN-9/1296 of 2008 (hereinafter referred to as the "**Said Development Agreement**"), executed between CIDCO, (referred to as the 'Corporation' therein), and L&T (referred to as the 'Developer' therein), CIDCO granted developmental rights to L&T, in respect of the Larger Land, *inter alia*, for the purpose of (i) development, construction and handover of the Seawoods Darave Railway Station, to be developed and constructed on notionally demarcated portion of the Larger Land, along with ~~and~~ railway facilities (which railway facilities are on the said portion and areas adjacent thereto), and (ii) development/construction of an integrated complex, for the benefit of L&T and/or its employees and assignees, on the terms and conditions recorded under the Said Development Agreement;
- G. To implement the development / construction of the Larger Land through a special purpose vehicle, L&T requested CIDCO for its prior approval/permission for implementing the development / construction of the Larger Land, through its wholly owned special purpose vehicle viz. the Promoter herein, which permission was granted by CIDCO;



construction/development of the Real Estate Project is proposed. This Annexure also shows open spaces that are proposed to be provided for on the portion of the Cluster G Area;

- ANNEXURE B1:** The footprint plan the Real Estate Project proposed to be developed/ constructed on a portion of the Cluster G Area, which portion is admeasuring approximately 1125.37 square metres;
- ANNEXURE C:** Authenticated copy of the Registration Certificate of the Real Estate Project granted by the Real Estate Regulatory Authority;
- ANNEXURE D:** Authenticated copy of the plans of the Said Apartment agreed to be purchased by the Allottee/s as approved by the concerned local authority.
- ANNEXURE D-1:** Floor Plan;
- ANNEXURE E:** Title Certificate;
- ANNEXURE F:** Commencement Certificate

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement between the Promoter and the Allottee/s at Navi Mumbai in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE

Description of the Larger Land

All that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra



रज. नं - ३
दस्त क्र. २५५४ / २०२५
५४/१२

SECOND SCHEDULE

Amenities and Common Areas

Club House Amenities
Badminton Court - 2 nos
Squash Court - 1 no
Gymnasium
Multipurpose Hall
Games Room
Swimming Pool
Mini Theatre
Reading Area / Library
Business Centre
Kids Play area

[Handwritten signature]

Landscape area
Senior Citizen Corner
Walking Track

THIRD SCHEDULE

Description of the Said Apartment and the Said Car Parking Spaces

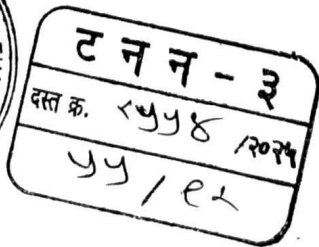
Apartment bearing No. 1706 of the type 3 BHK Imperio admeasuring 62.933 square metres of Carpet Area equivalent to 677.410 square feet and ancillary area, if any, admeasuring 20.903 square metres equivalent to 225.000 square feet, on the 17th floor in the building known as - L&T Seawoods-Amber at West Square for a Consideration mentioned in Fourth Schedule.

Further, for the exclusive use of the Allottee/s, 2 SINGLE covered car parking space/s at Lower Ground level basement / podium bearing No(s)163 & 164.

FOURTH SCHEDULE

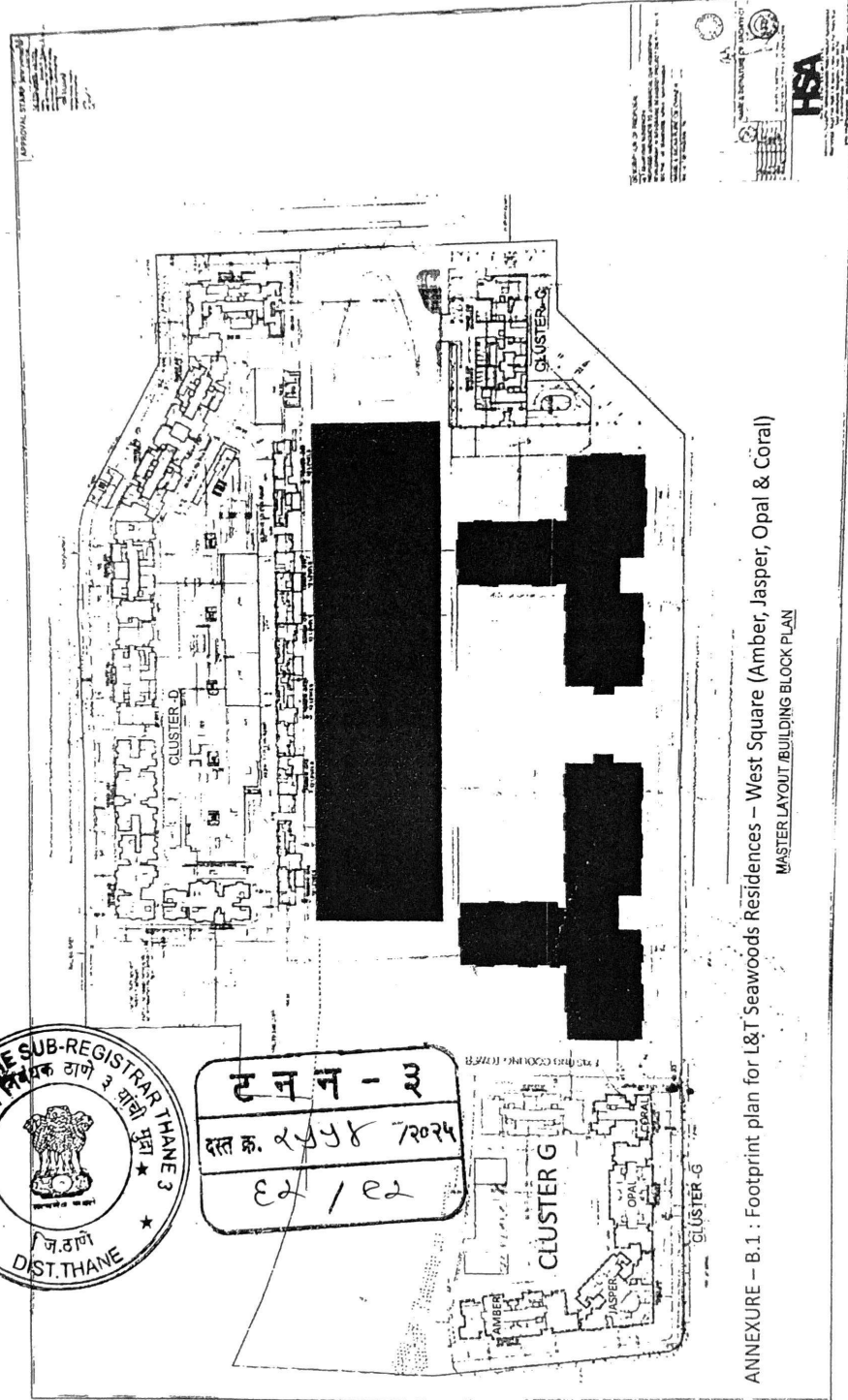
(Details of payments to be made by the Allottee/s, Payment Plans, etc.)

<u>1</u>	<u>Consideration</u>	<u>Rs. 2,52,02,522/- (Rupees Two Crore Fifty Two Lakh Two thousand Five hundred Twenty Two Only) excluding GST & other applicable tax</u>
<u>2</u>	<u>Earnest Money</u>	<u>Rs. 25,20,252/- (Rupees Twenty Five Lakh Twenty thousand Two hundred Fifty Two Only), being 10 % of the Consideration (excluding GST & other applicable tax)</u>
<u>3</u>	The Bank Account details of the Promoter for the purpose of making payment by the Allottee/s	<u>5345911882</u>
<u>4</u>	Rebate for early payments at the sole discretion of the Promoter	<u>NIL% of equal Installments payable by the Allottee/s.</u>
<u>5</u>	<u>Nominee</u>	The Allottee/s hereby nominate/s the person NAME OF NOMINEE: <u>Swapna Kashinath Jana and Khushal Kashinath Jana</u> ADDRESS OF NOMINEE: <u>Flat No 803, Plot no 72, Orchid Bliss, Panvel, Ulawe, Sector 5, Raigad - 410206, Maharashtra, India</u> RELATIONSHIP OF NOMINEE WITH THE ALLOTTEE/S : <u>Spouse and Son</u> PAN NO. OF NOMINEE: <u>ATXPJ7778A and NA</u> AADHAR CARD NO. OF NOMINEE: <u>2315 3784 9258 and 7040 0091 2849</u>

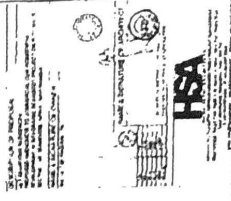




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दस्ता क्र. २५५४ ७२०२५
६२ / ६२



ANNEXURE - B.1 : Footprint plan for L&T Seawoods Residences - West Square (Amber, Jasper, Opal & Coral)
MASTER LAYOUT/BUILDING BLOCK PLAN



ANNEXURE - C



Maharashtra Real Estate Regulatory Authority

**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'**

[See rule 7(2)]

This extension of registration is granted under section 67 of the Act, to the following project: **Project: L AND T SEAWOODS - AMBER AT WEST SQUARE** Plot Bearing / CTS / Survey / Final Plot No.: **R-1** at **Navi Mumbai (M Corp.), Thane, Thane, 400706**; registered with the regulatory authority vide project registration certificate bearing No **P51700045795** of

1. **L&T Seawoods Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.**

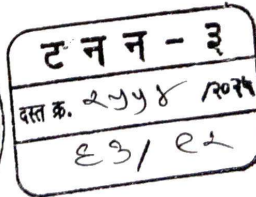
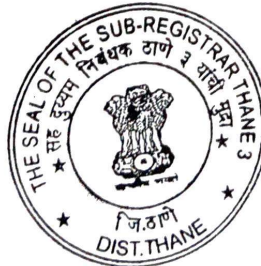
2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The registration shall be valid up to **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 67 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



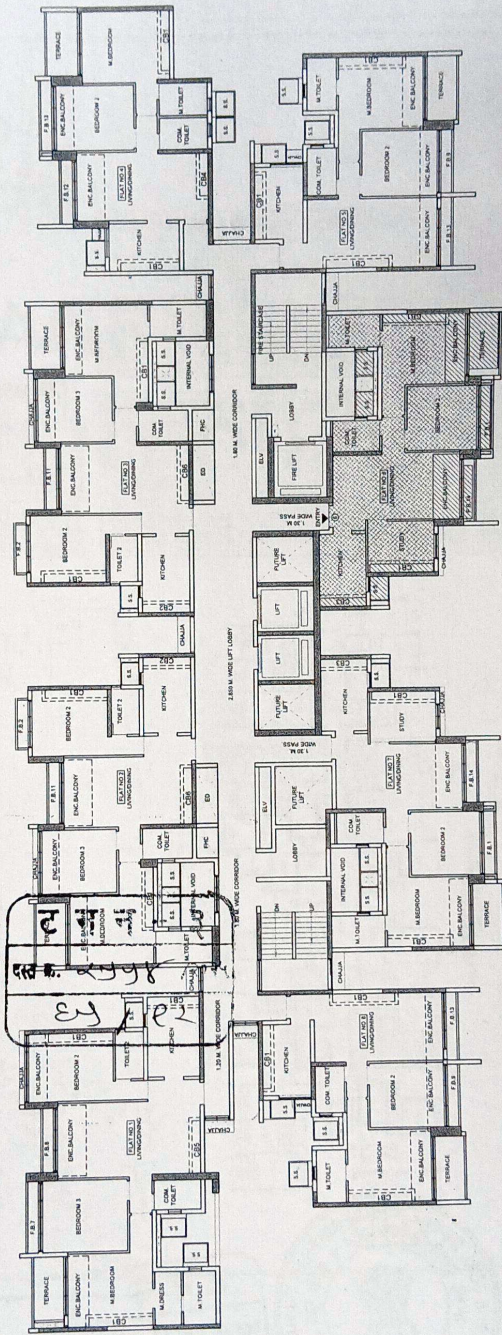
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
Secretary, Maharashtra Real Estate Regulatory Authority
Date: 27/12/2022 14:55:23

Dated: 27/12/2022

Place: Mumbai



L&T Seawoods Residences - Amber
Annexure D1- Floor Plan of said Apartment



Building (TOWER) - AMBER (CLUSTER - G)
3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH & 17TH FLOOR PLAN

Floor :- 17th
Apartment :- 1706





नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र.१,
किल्ले गांवठाण जवळ, पागबीच जंक्शन, सेक्टर - १५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७७०७०

Head Office: Plot No.1,
Near Kille Gaothan, Palmbeach Junction,
Sector 15A, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 2757 7070

जा.क्र.नमुंमपा/नरवि/बां.प./२५/२/२०२२
दि.क्र. १८/१०/२०२२

प्रति,
मे.एल अॅन्ड टी सिव्हिल्स लि.(विकासक),
भूखंड क्र.आर-१, सेक्टर ४०,
नेरुळ, नवी मुंबई.

विषय : नवी मुंबई सीव्हिल्स नोडमधील सेक्टर ४०, भूखंड क्र.आर-१ या भूखंडावरील,
निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबत.

संदर्भ : १) आपले वास्तुविशारद मे.हितेन सेठिंगे यांच्याकडून दि.०४/२०२२ रोजी प्राप्त अर्ज.
२) या कार्यालयाची सुधारीत बांधकाम परवानगी जा.क्र.नमुंमपा/नरवि/बां.प./२०४१/२०२०,
दि.२२/०६/२०२०.

महोदय,

नवी मुंबई, सीव्हिल्स नोडमधील सेक्टर ४०, भूखंड क्र.आर-१ या भूखंडामध्ये निवासी व वाणिज्य या वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधीन अर्जांन्वये प्राप्त झालेला आहे. संदर्भांमधीन भूखंडावर निवासी व वाणिज्य वापराकरीता बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि.०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दि.०३/१२/२०२० पासून नवी मुंबई मनपा क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भूखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच प्रमाणपत्रातील १ ते ११ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसापेक्ष बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

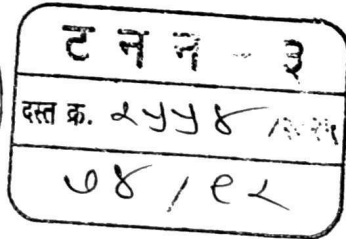
- पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात 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 भिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा 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 सुधारीत बांधकाम नकाशा मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

कृ.पा.प.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात 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.
- ७) बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नांव, जमिन मालकाचे नांव, ठेकेदाराचे नांव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा ही विनंती.
- ८) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करित असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुषंगीक कायद्यातील तरतुदींचे 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.
- ९) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सदर बाबी पुर्वत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची / विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- १०) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.
- ११) शासनाचे व नवी मुंबई महानगरपालिकेचे कोविड-१९ बाबतचे वेळोवेळी प्राप्त होणा-या मार्गदर्शक सुचनांचे पालन करणेच्या अटीस अधिन राहून बांधकाम परवानगी देण्यात येत आहे.
- १२) सन २०११ CRZ अधिसूचनेनुसार MCZMA कडील ना हरकत दाखला प्राप्त झाल्यानंतरच यापूर्वी मंजूर बांधकाम परवानगी नकाशातील क्लस्टर-सी चे बांधकाम सुरु करणे आपणास बंधनकारक आहे.
- १३) भारतीय विमान पत्तन प्राधिकरणाच्या ना हरकत दाखल्यानुसार अनुज्ञेय उंचीच्या मर्यादित मंजूर नकाशानुसार बांधकाम सुरु करणे आपणावर बंधनकारक आहे.



(Handwritten signature)

(ज्योती कवाडे)
सहाय्यक संचालक, नगररचना (अ.का.)
नवी मुंबई महानगरपालिका

१. म. हिलेन सेठी अॅन्ड असो, वास्तुविशारद,
ययाती को.ऑ.हौ.सोसायटी, भूखंड क्र.०९, सेक्टर ५८-ए, नेरुळ, नवी मुंबई.
२. व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
३. उप आयुक्त (उपकर), नमुंमपा.
४. सहाय्यक आयुक्त तथा विभाग अधिकारी, बेलापूर, नमुंमपा.

**NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE**

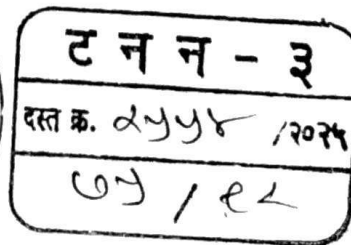
NO.NMMC/TPO/BP/25721/2022

DATE : 18/10/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd December 2020, 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, M/s. L & T Seawoods Ltd. (Developers), Plot No.R-1, Sector No. 40, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

A)	Plot Area	:	162002.83 m ²	
B)	F.S.I.	:	1.50	
C)	Permissible BUA	:	243004.245 m ²	
i)	Existing Commercial amended C.C Granted Area (NMMC /TPO /BP/20181CNMMC13686/125/2019 dated- 11/01/2019	:	136194.246 m ²	
ii)	Existing commercial Part O.C Granted Area (Part O.C. NMMC / TPO/O.C/20191BONMMC55866/3672/2019, dated-21/09/2019	:	135952.351 m ²	
iii)	Balance Area under construction (B-1 – B2)	:	241.985 m ²	
iv)	Previously Residential + Commercial amended C.C Granted Area (NMMC/ TPO /BP/ 20201 CNMMC 16494/2040/2020, Dated 22/06/2020).	:		i) Commercial : 1157.758 m ² ii) Residential : 105627.794 m ² iii) Total BUA(i+ii) : 106785.552 m ²
D)	Retained Area	:		
	Cluster D Tower No- 1 to 8 retained Area	:	50379.38 m ²	
	Cluster D Tower Club House retained Area	:	266.444 m ²	
	Cluster C Tower No- 1 to 2 retained Area	:	4807.505 m ²	
	Cluster C Tower Club House retained Area	:	546.388 m ²	
	Cluster G Tower No- 1 to 5 retained Area	:	39367.819 m ²	
	Cluster G Tower Club House retained Area	:	231.154 m ²	
	Total Retained Area	:	95598.69 m ²	
E)	Modified Area- Cluster - D	:		
	Lower Ground – internal changes (Modified Area)	:	1035.196 m ²	
	Basement no-2 internal changes (Modified Area)	:	32.925 m ²	
	Basement No-1 internal changes (Modified Area)	:	32.925 m ²	
	Proposed Villa	:	4629.415 m ²	
	Total Modified Area Cluster -D	:	5730.461 m ²	
F)	Modified area- Cluster -G	:		
	Lower Ground – internal changes (Modified Area)	:	557.406 m ²	
	Basement no-3 internal changes & extended)	:	--	
	Basement no-2 internal changes & extended)	:	53.372 m ²	
	Basement No-1 internal changes & extended)	:	68.074 m ²	
	Total Modified Area Cluster -G	:	678.852 m ²	
	No.of Shops (Proposed)	:	5 Nos	
	No.of Residential Unit (Proposed)	:	1396 Nos	

"C" Cluster



Existing 3 Basement + Existing Lower Ground + Existing Upper Ground + 2nd to 3rd Floor Parking & 4th to 11th Floor Residential

"D" Cluster	: 749 Nos	Existing 2 Basement + Existing Lower Ground (Commercial) + Podium + Upper 14 th Floor Residential
Villa	: 9 Nos	
"G" Cluster	: 562 Nos	Existing 3 Basement + Commercial in Lower Podium parking + Upper 17 th Floor Residential
G) Total C , D & G Cluster Modified & Retained Area (D + E + F)	: 102008.002 m ²	
H) Total Built Up Area Consumed (C-i + G)	: 238202.248 m ²	
I) Balance Area (C - H)	: 4801.997 m ²	

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 :**

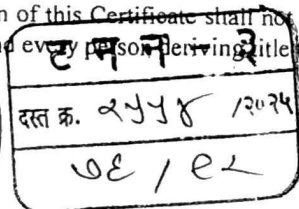
- The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
- 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.

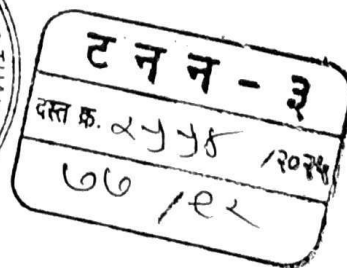
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

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 be in no case 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.

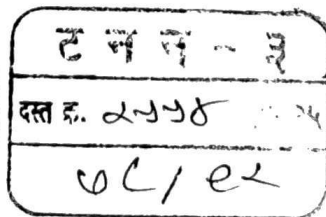
Condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.



- 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.47,47,273/- S.D. Rs.32,40,057/- for Mosquito Prevention's Rs.32,40,057/- for debris & S.D. Rs.8,10,025/- 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 forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 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 conform 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) 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.
- 13) 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 conform to withstand an earthquake of highest intensity in seismic zone IV.
- 14) 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.
- 15) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 16) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 17) 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.
- 18) 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.
- 19) 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.



- 20) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 21) 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.
- 22) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/2007/2022, dated 20/05/2022 by Station officer Fire Brigade Department, NMMC.
- 23) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 24) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 25) 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.
- 26) 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.
- 27) No construction work should be started without submitting of NOC from MCZMA as per CRZ notification 2011 for cluster 'C' as per earlier approval.
- 28) Construction work should be carried out in the limit of permissible height as approved in NOC from AAI.
- 29) 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/UD-11, dated 10/03/2005, for all buildings greater than 500.00 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 500.00 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 approved 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



(Handwritten Signature)

(Jyoti Kawade)

Assistant Director of Town Planning (A.C.)
Navi Mumbai Municipal Corporation



सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Central Processing Centre

Manesar, Plot No. 6,7, 8, Sector 5, IMT Manesar, Gurgaon, Haryana, 122050, India

Certificate of Incorporation pursuant to change of name

[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U45203MH2008PLC180029

I hereby certify that the name of the company has been changed from L&T SEAWOODS LIMITED to L&T REALTY PROPERTIES LIMITED with effect from the date of this certificate and that the company is Company limited by shares.

Company was originally incorporated with the name L&T SEAWOODS PRIVATE LIMITED

Given under my hand at ROC, CPC this TWENTY THIRD day of SEPTEMBER TWO THOUSAND TWENTY FOUR

Document certified by DS CPC
<VIVEK.MEENA@GOV.IN>

Digitally signed by
DS CPC 1

Date: 2024.09.23 12:45:10 IST

Sweety Kumar

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
Central Processing Centre

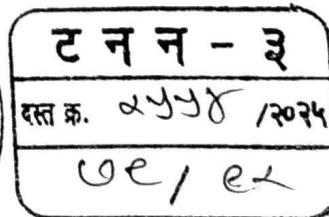
Note: The corresponding form has been approved by Sweety Kumar, Central Processing Centre, and this order has been digitally signed by the Registrar of Companies through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014.

Mailing Address as per record available in Registrar of Companies office:

L&T REALTY PROPERTIES LIMITED

L&T HOUSE BALLARD ESTATE, NA, MUMBAI, Mumbai City- 400001, Maharashtra, India

Note: This certificate of incorporation is in pursuance to change of name by the Company and does not affect the rights and liabilities of stakeholders pursuant to such change of name. It is obligatory on the part of the Company to display the old name for a period of two years along with its new name at all places wherever a Company is required to display its name in terms of Section 12 of the Act. All stakeholders are advised to verify the latest status of the Company and its Directors etc and view public documents of the Company on the website of the Ministry www.mca.gov.in/MCA21



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KASHINATH JANA


BIJOYKRISHNA JANA

03/03/1984
Permanent Account Number
AKGPJ1412M

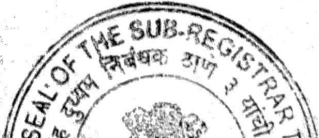
Kashi Nath Jana
Signature

भारत
सरकार

15/12/2018



Kashinath Jana
Kashinath Jana



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