Page No. 185 to 217

26/04/2008	वाराणसी		[illegible]	[illegible]
26/04/2008	वाराणसी		[illegible]	[illegible]
26/04/2008	वाराणसी		[illegible]	[illegible]
26/04/2008	वाराणसी		[illegible]	[illegible]
26/04/2008	वाराणसी		[illegible]	[illegible]
26/04/2008	वाराणसी		[illegible]	[illegible]
26/04/2008	वाराणसी		[illegible]	[illegible]

Page No. 186 to 217

14122015	[illegible]			[illegible]
04/07/2023	आदेशाचे नाव - other, तालुका/उपनिबंधक/अधिकारी, अपेक्षी यांचे कडील आदेश क्रं.: ADC/LAND/C/४९२ दि.: १३/०८/२०१९ नुसार व मा. कुलाब अधिकारी, मालक यांनाकडील अधिकारी दिनांक [illegible], दि.: २३/०६/२०२३ नुसार मा.मुख्यालय महिला, [illegible] नुसार, १९७१ चे [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]			दिनांक क्रं. ७४९ प्रमाणे वाटी ०४/०७/२०२३ [illegible]

दि दिनांक पर्यंत दिनांक 04/07/2023 07:09:08 PM रोजी | डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणतीही सही केलेली आवश्यकता नाही.

दिनांक पर्यंत प्रमाणित दिनांक 05/07/2023 10:07:37 AM

ऐसा पडताळणी साठी https://digitalmaharashtra.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या लिंक वरील 2202160000253785 हा क्रमांक द्या.

बरल - ६
१४७९४ | ४८ | ४२५
२०२३

THE SEAL OF THE SUB REGISTRAR MUMBAI SUBURBAN DIST. BANDRA

COLLECTOR OF BORIVALI

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र नगरपालिका (प्रादेशिक, नगर व अंतर्गत गुणवत्ता) नियम, १९६२ यातील नियम ३ नमुना ५ नुसार]

UL-मालमत्ता-3831046828921

गाव/पेठ : मालाड (पू)	तालुका/म.न.पा. : नगर भूमापन अधिकारी, मालाड	जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	आकारणीकरिता	शासनाला दिलेल्या आकारणीचा किंवा मालमत्ता नगरपालिका आणि राज्यस्तर केल्याचा तपशील
१४७८/१८			४६.४०	[सी-१ ४६.४०] सी	

मालिकाधिकार :	
सध्याचा मुळ धारक :	H
सन : १९६८	१)श्री.इस्माईल जान महंमद कलवा २)श्री.अब्दुल करीम इब्राहीम कलगा ३)श्री.इब्राहीम साले महंमद ४)श्री.सुलेमान रज्जाक महंमद कोलर
पट्टेदार :	
इतर माहिती :	
इतर शेरे :	

अरत्न - ६/
१४७८ | २१ | ४५
२०२३

दिनांक	व्यवहार	मंजूर तपशील	नवीन धारकाचा/ पट्टेदाराचा किंवा भाडे	साक्षांकन
09/04/2008	म.अस्त.का.नि.[बोरीवली मुंबई उपनगर] प्रतिनी धारेकाडील मिळकतीचे आदेश M.ASSGN/NDC- [१९२/दिनांक १३/८/२००८ चलने दर- ८८,६९,२] म.मुक्त:३४०,१४०/२०१० चे निर्देशानुसार पोचेकरार मिळकतीची पॅन कार्ड व पोचीस लॉगी नकलनवीस लोअर परेल यांचेकडे पॅन कार्ड पॅन केली.			फेरफार क्र. २९९ मार्फत सही- 09/04/2008 म.भू.अ. मालाड
09/04/2008	फेरफार		H [महंमद जान महंमद कलवा ३८५/] [अब्दुल करीम इब्राहिम कलगा ३८५/] [इब्राहिम साले महंमद कोलर १८.७५/] [सुलेमान रज्जाक महंमद कोलर ६.२५/]	फेरफार क्र. ३०० मार्फत सही 09/04/2008 म. भू. अ. मालाड
09/07/2008	तुकडेबंदी		H [अब्दुल करीम कलगा ३८५/]	फेरफार क्र. ३०१ मार्फत सही- 09/04/2008 म. भू. अ. मालाड
09/04/2009	तारण		H [मेसर्स महाराष्ट्र कोऑप बँक] [सुलेमान रज्जाक इब्राहिम] [अब्दुल करीम कलगी कुरेशि] [इब्राहिम साले इब्राहिम] [सुलेमान रज्जाक कुरेशि]	फेरफार क्र. ३०२ मार्फत सही- 09/04/2009 म. भू. अ. मालाड

09/04/2008	बारसाले		H [मुनुफ़ मेमी [illegible] कोजर] एरेशिक शमी महमद कोजर ३अब्दुर वली महम्मद कोजर ४अमीर शमी महमद कोजर ५इसाक शमी महमद कोजर ६अब्दुल वहाब [illegible] कोजर ७आशुक वली महम्मद कोजर ८अ [illegible]	फेरफार क्र. २७३ प्रमाणे सही- 09/04/2008 [illegible]
09/04/2008	बारसाले बरल - ६/ १४७१४ | २० | ४२५ २०२३ THE SEAL OF THE SUB-REGISTRAR OF ASSURANCE NO. 6 MUMBAI SUBURBAN DIST. (MAHARASHTRA) सह दुय्यम निबंधक बोरिवली ६ मुंबई उपनगर जिल्हा, (महा)		H १मुनुफ़ मुसुफ़ कोजर २अब्दुल मुसुफ़ कोजर ३अफ़ुस मुसुफ़ कोजर ४हसनैन मुसुफ़ कोजर ५शफिक मुसुफ़ कोजर ६अ [illegible] मुसुफ़ कोजर ७मुस्लीम मुसुफ़ कोजर ८अफिषा इकबाल शरोला ९सिल्वीलेड्रीस मलडांबिका	फेरफार क्र. ३०९ प्रमाणे सही-
09/04/2008			H [मलविका मुनाफ़ मुसुफ़ शमी मुलाकिम] [अ शाहम मुनाफ़मुसुफ़ शमी मुखत्यार] [प्रवाकष मुनाफ़मुसुफ़ शमी इलाकिम] भवलमान मुलामसुफ़ शमी इलाकिम ५बाबेरा मजुलका ६मुसी इस्माईल ७मुबेन्द मबाद ८सबका उस्मान	फेरफार क्र. ३०१ प्रमाणे सही- COLLECTOR &
09/04/2008	[illegible]		H १ [illegible] आबेद कोजर २मुनाफ़ल शाबद कोजर ३अल्लीम शाबद कोजर ४अबरीण मुबेद कोजर ५अलगोता मुला मालम्मद चाटेद	फेरफार क्र. ३०६ प्रमाणे सही-
09/04/2008	बारसाले		H [१आकेश शाकद कोजर] २अजीत रविभाल दरबद कोजर ३मेहुल शाकद कोजर ४गजेन्द्र शाकद कोजर ५अशुल शाकद कोजर ६दिलिआब शाकद कोजर ७रेविका चेतन गणदाणी ८रविका मुलचन्द मलीवला	फेरफार क्र. ३०७ प्रमाणे सही-

Page No. 189 to 217-१

09/04/2008	वारसाने		[illegible] अब्दुल रहिमान कोचर [illegible] अब्दुल रहिमान कोचर ३)मरियम अब्दुल रहिमान कोचर ४)[illegible] अब्दुल रहिमान कोचर ५)[illegible] अब्दुल [illegible] ६)[illegible] [illegible] ७)सलमा अब्दुल [illegible] मुसी ८)[illegible]	फेरफार क्र. ३४[illegible] वगळले सही- 20/04/2009 न. भू. अ. [illegible]
09/04/2008	वारसाने		[illegible] १)[illegible] हनिफ कोचर २)[illegible] हनिफ कोचर [illegible] हनिफ कोचर [illegible]	फेरफार क्र. ३४[illegible] वगळले सही-
09/04/2008	वारसाने		[illegible] [illegible] उमर [illegible] [illegible] उमर [illegible] [illegible] उमर कोचर [illegible]	फेरफार क्र. ३४[illegible] [illegible] सही-
09/04/2008	वारसाने		[illegible] कोचर [illegible] [illegible] उमर कोचर [illegible] उमर कोचर [illegible] उमर कोचर [illegible] उमर कोचर [illegible] उमर कोचर [illegible] इस्माईल [illegible] [illegible] मजीद [illegible]	फेरफार क्र. ३४[illegible] वगळले सही- 09/04/2008 न. भू. अ. मालाड
09/04/2008	वारसाने		[illegible] १)[illegible] सुलेमान कोचर २)[illegible] सुलेमान कोचर ३)[illegible] सुलेमान कोचर ४)[illegible] कोचर ५)[illegible] ६)[illegible] सुलेमान कोचर ७)[illegible]	फेरफार क्र. ३४[illegible] [illegible] सही-
09/04/2008	[illegible]	[illegible]-2175[illegible] दि [illegible] [illegible]-2175[illegible] [illegible] 2463[illegible] [illegible] [illegible]-2311[illegible] दि.10/[illegible]/2000 [illegible] 23141/2000 दि.[illegible]/2000	इस्माईल [illegible] [illegible]	फेरफार क्र. ३४[illegible] [illegible] सही-
30/04/2008	[illegible]	[illegible]-2175[illegible] [illegible] [illegible]-1[illegible] दि[illegible] [illegible] [illegible]	[illegible]	फेरफार क्र. ३४[illegible] [illegible] सही-
04/07/2023	[illegible] ADC/LND/[illegible] [illegible] [illegible] अधिकारी [illegible] [illegible] [illegible] [illegible]			फेरफार क्र. [illegible] [illegible] सही- [illegible]/07/2024 [illegible] मालाड

ई-नोंदणत दस्तऐवज (वितरण 04/07/2023 07:07:07 PM पासून) तिसऱ्या पक्षाने केली असल्यास त्याबाबतची माहिती आवश्यकता नाही.

सिक्का पानिका बाजारमूल्य दिनांक 03/07/2023 10:07:05 AM

पेमेंट पावतीची खरी Https://gfrs1.sadhan.maharashtra.gov.in/GRASLogin/VerifyPropertyEvent ही संकेतस्थळावर 2023100002513778 या क्रमांकाने पाहावा.

बरल - ६/
१४१८ | ४२५
२०२३

THE SEAL OF THE SUB-REGISTRAR JOINT No. 5 MUMBAI SUBURBAN DIST. (BANDRA)
सह दुय्यम निबंधक वांद्रे - ३
मुंबई उपनगर जिल्हा (बांद्रा)

COLLECTOR BORIV

Page No. 191 217

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६२ यातील नियम ७ नुसार "ब"]

U.L.P.N. 92010865817

गाव/पेठ : माळाड (घ)	तालुका/न.भू.का. : नगर भूमापन अधिकारी, माळाड				जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	आकारणीकार	आकारणीला दिलेला आकारणीचा। किंवा गाळ्याचा तपशील आणि त्याच्या ऐरतपासणीची निश्चित वेळ
५२९८/११			५२.२०	[सी-८५२.७] सी	

सूचिबाधिकार :

कब्जात असलेले धारक :	H
वर्ष : १९६८	१)मो.ईस्माईल आलम शेख्स अली
	२)श्री.अब्दुल रऊफ इब्राहिम
	३)श्री.झाकीर अली मोहम्मद
	४)श्री.सुलेमान राजाभोय शेख्स

पट्टेदार :	
इतर धारक :	
इतर बोजे :	

दिनांक	व्यवहार	अंक क्रमांक		साक्षांकन
09/04/2008	मा.सह दुय्यम निबंधक मुंबई उपनगर अंधेरी यांचेकडील दिलेले हुकूम क्र.ACC/HUC-५८२२/दिनांक १३/०५/२००८ अन्वये सन २००८ चि.न.भू.क्र.५२९८/११, ५२९८/१२९१ व दिलेली नोटिसबाबत दिलेली नोंद येथे व मालमत्ता पत्रकी धारणा नमतल्याने पोकळी होऊन दिलेला खाली नोंद केली		नवीन पोटक्रमांक [illegible] पोट-विभाग [illegible]	सहायक क. ३२ माळाड सही- 09/04/2008 न.भू.अ.माळाड
09/04/2008	खरेदीने	दस्त क्र.2-2161 दि.11/03/2008 व मुंबई हायकोर्ट यांचेकडील दिनांक सूट न.1490/2008माळाड	H [१)मोहम्मद अली मोहम्मद कलवा २)श्री.[illegible]] [२)अब्दुल करीम इब्राहिम कलवा ३)श्री.[illegible]] [३)श्री.झाकीर अली मोहम्मद कोजर ४)श्री.[illegible]] [४)श्री.सुलेमान राजाभोय शेख्स १)श्री.[illegible]]	सहायक क. ३२ माळाड सही- 09/04/2008 न.भू.अ.माळाड
09/04/2008	खरेदीने	रजिस्टर फेरफार ऑर्डरमेंट क.रि.फे.ड /1700/2008 मुंबई हायकोर्ट यांचे कडील रेफरन्स क्र.1491/माळाड	H १)श्री.अब्दुल करीम कलवा २)श्री.[illegible]	सहायक क. ३२ माळाड सही- 09/04/2008 न.भू.अ.माळाड
09/04/2008	खरेदीने		H [१)श्री.[illegible]] [२)श्री.[illegible]] [३)श्री.[illegible]] [४)श्री.[illegible]] [५)श्री.[illegible]]	सहायक क. ३२ माळाड सही- 09/04/2008 न.भू.अ.माळाड

Page No. 192 to 217

09/04/2008	[illegible]		H [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]	[illegible] [illegible] सही- 09/04/2008 [illegible]
09/04/2008	[illegible]		H [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]	[illegible] [illegible] सही- 09/04/2008 [illegible]
09/04/2008	[illegible]		H [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]	[illegible] [illegible] सही- 09/04/2008 [illegible]
09/04/2008	[illegible]		H [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]	[illegible] [illegible] सही- 09/04/2008 [illegible]
09/04/2008	[illegible]		H [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]	[illegible] [illegible] सही- 09/04/2008 [illegible]

08/04/2008	दस्तावेज		ह [पुनीत कुमार रहिमान कोंवर] [अनुपिका कुमार रहिमान कोंवर]] [illegible] कुमार रहिमान कोंवर [illegible] कुमार रहिमान कोंवर [illegible] [illegible] [illegible] ठाकुरिया बरुवा [illegible] कुमार कोंवर सुतरी [illegible] [illegible]	दिनांक रु. 3[illegible] प्रमाणे सही- 08/04/2008 न.मु.अ.मालाड
08/04/2008	दस्तावेज		ह [illegible] [illegible] [illegible] [illegible]	दिनांक रु. 3[illegible] प्रमाणे सही- 08/04/2008 न.मु.अ.मालाड
08/04/2008	दस्तावेज		ह [illegible] [illegible] [illegible] [illegible] हवालदार	दिनांक रु. 3[illegible] प्रमाणे सही- 08/04/2008 न.मु.अ.मालाड
08/04/2008	दस्तावेज		ह [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] हवालदार [illegible] [illegible]	दिनांक रु. 3[illegible] प्रमाणे सही- 08/04/2008 न.मु.अ.मालाड
08/04/2008	दस्तावेज		ह [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]	दिनांक रु. 3[illegible] प्रमाणे सही- 08/04/2008 न.मु.अ.मालाड
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08/04/2008	दस्तावेज		ह [illegible]	दिनांक रु. 3[illegible] प्रमाणे सही 08/04/2008 न.मु.अ.मालाड

	...कार्यालयीन अनुक्रमांक आणि मजकूर मुंबई उपनगर जिल्हाधिकारी कार्यालय मुंबई उपनगर जिल्हा क.स.मु.उ/सिआर/आदेश/१७५/२०१५ मुंबई दि.१८/१२/२०१५ च्या झालेल्या आदेशान्वये मा.जिल्हाधिकारी (मुंबई उपनगर) जिल्हा यांनी दिनांक १४/१२/२०१५ रोजी केलेल्या दोषसिद्धी/दोषमुक्ती बाबत निवडणूक प्रतिज्ञापत्रात दोन स्वतंत्र अक्षरांमध्ये नमूद केलेले निवडणूक प्रतिज्ञापत्र भाग ४ मधील अशी खात्री करून पुर्णांक एक म्हणजे डी.पी.सावंत केले.			निवडणूक कार्यालय मुंबई उपनगर जिल्हा
04/07/2023	आदेशाचे भाग - ...कार्यालय, ...अधिकारी/कार्यालय, ...भेटी मार्फत करणेत आलेले आदेश क्र.: SDO/LND/C/५८९/२०२३ दि. ...07/2023 अन्वये मा.सहा.जिल्हाधिकारी, मालाड यांचेकडील प्रतिनियुक्ती बेलापूरी नं.एल.पी.१९०/२०२३, दिनांक २७/०३/२०२३ अन्वये मा.उप जिल्हा दंडाधिकारी, मा.बोरीवली विभाग, मुंबई उपनगर यांचे दि.१९/०४/२०२३ रोजीचा लिखित पत्रव्यवहार किंवा तोंडी आदेशाची व तसा प्रकारचा कोणत्याही स्वरूपाची खात्री करणेत येत आहे.			निवडणूक कार्यालय मुंबई उपनगर जिल्हा- 04/07/2023 मुंबई उपनगर जिल्हा

हि मिळकत पत्रिका दिनांक 04/07/2023 07:07:07 PM रोजी ऑनलाईन पध्दतीने प्राप्त करण्यात आली असल्याने सदर मिळकतीस सही शिक्याची आवश्यकता नाही.

मिळकत पत्रिका प्रकाशित दिनांक 04/07/2023 10:07:15 AM

वेबसाईटची लिंक https://digitalsatbara.mahabhumi.gov.in/DILR/Login/VerifyPropertyCard या संकेत क्रमांकावर 220210000251377A हा क्रमांक वापरावा.

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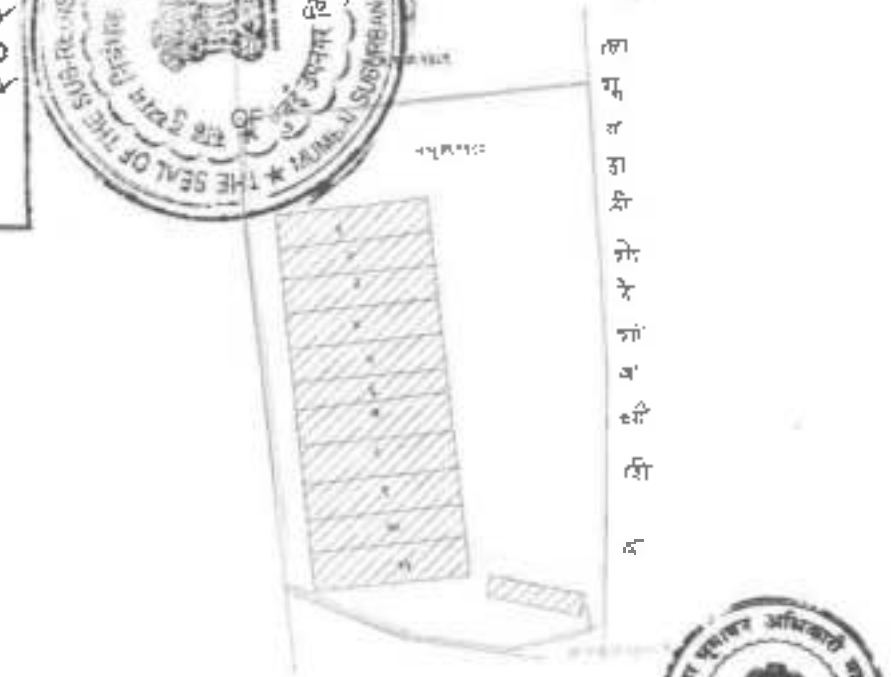
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मोजणीचे कारण :- मा.अति.जमाबंदी अधिकारी ठाणे यांचे कडील पत्र क्र.ADC/LND/C १८९२ दिनांक १३/०८/१९९९ अन्वये अर्जदार श्री.ईश्वराईल अब्दुल करीम मालवा यांचा दिनांक १९/०७/२०२३ चे मोजणी अर्जान्वये नगर भूमापन मालाड (द.), ता. बोरीवली येथील न.भू.क्र.१३५०,१३९०/१ते११ या पिळकतींची ईटीएस मशिनच्या सहाय्याने मोजणी करून तयार केलेला मोजणी नकाशा.

बारस - ५/ १४४५५ मालाड 2023

THE SEAL OF THE SUPERINTENDENT OF LAND RECORDS BORIVALI No. 6 ★ THE STATE OF महाराष्ट्र ★ GOVERNMENT



नगर भूमापन - मालाड (दक्षिण)

तालुका - बोरीवली

जिल्हा मुंबई उपनगर

अभिलेखातील क्षेत्रफळ चौ.मी. २६/२०२३

प्रत्यक्षातील क्षेत्रफळ

याप्रमाणे मुळ अभिलेखानुसार न.भू.क्र.चौ हद्द आहे

OF याप्रमाणे जागेवर कायम खुणा आहे.

याप्रमाणे मुळ अभिलेखानुसार बांधकाम असे.

याप्रमाणे जागेवर भिंत असे.

याप्रमाणे जागेवर बांधकाम असे.

या रंगाने दाखविल्याप्रमाणे विशेषतः स्पष्टीकरण असे.

N

प्रमाण :- १ : ५००

मोजणी दिनांक - २३/०८/२०२३

मोजणी करणार -

श्री.रविंद्र रामचंद्र पवार

परिरक्षण भूमापक क्र.५

तपासलेले

निरीक्षक

नगर भूमापन अधिकारी

मालाड

नगर भूमापन अधिकारी

मालाड

(1) MR. HUSSEIN ABDUL KARIM BALWA,
(2) MR. ISMAIL ABDUL KARIM BALWA, and
(3) MR. UMAR ABDUL KARIM BALWA

..... **Landowners**

(1) BALWA CO-OPERATIVE HOUSING SOCIETY LIMITED
(2) 62 MEMBERS OF BALWA CO-OPERATIVE HOUSING SOCIETY LIMITED
(3) THE BALWA NAGAR UNIT No. 2 CO-OPERATIVE HOUSING SOCIETY LIMITED
(4) 41 MEMBERS OF THE BALWA NAGAR UNIT No. 2 CO-OPERATIVE HOUSING SOCIETY LIMITED

..... **the Societies**

AND

AVALON RESIDENCY LLP

..... **Developer**

DEVELOPMENT AGREEMENT
Dated _____ day of July, 2023

In respect of
Sub-Plot C-1 bearing
New CTS No. 928A/01 (Old CTS 928 (part)) of Village Pahadi Goregaon (W), CTS Nos. 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South), Goregaon (West), Mumbai – 400104.

C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/CC/1/New

COMMENCEMENT CERTIFICATE

To,
HUSSEIN ASDUL KARIM BALWA & OTHERS
4th Floor, Techriplex-I. Techn plex Complex, Veer Savarkar Flyover, Goregaon (West). Mumbai- 400 104.

Sir

With reference to your application No P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/CC/1/New Dated 29 Aug 2022 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 no 337 (New) dated 29 Aug 2022 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 928 ,929 C.T.S. No. 928 ,929 Division / Village / Town Planning Scheme No. PAHADI GOREGAON-W situated at S.V. Road and Veer Savarkar flyover Road / Street in P/S Ward Ward .

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

1. The land vacated on 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 Commissionor 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 of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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. **Shri.Santosh H. Sankho (EE-BP-WS - 2) P ward.** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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This CC is valid upto 21/5/2024

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Issue On : 22 May 2023 Valid Upto : 21 May 2024

Application Number : P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/CC/1/New

Remark :

First C.C. is granted for the work up to plinth level only as per approved IOD plans dated 19.04.2023

THE SEAL OF THE SUBURBAN DISTRICT (BANDRA) SUBURBAN DIST. (BANDRA)

COLLECTOR BORIV

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal
Western Suburb II P/S Ward Ward

Cc to :
1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

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

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MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-12586/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/WOD/1/New Dated- 19 April 2023

MEMORANDUM

To,

HUSSEIN ABDUL KARIM BALWA & OTHERS

4th Floor, Techniplex-I, Techniplex Complex, Veer Savarkar Flyover, Goregaon (West), Mumbai-400 104.

With reference to your Notice 337 (New) , letter No. 000 dated. 29/8/2022 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed High rise Residential building no. 6 on plot bearing C.T.S. No. 928-A, 928-A/1 to 24 of Village Pahadi Goregaon (W), C.T.S. No. 1390, 1390/A, 1390/1 to 21 of Village Malad (S) and C.T.S. No. 73-A/D of Village Chincheva i, Goregaon (West), Mumbai. CTS/CS/FP No. 928 ,929 furnished to me under your letter, dated 29/8/2022. I have to inform you that, I cannot approve of 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 up to-date, my disapproval by reasons thereof :-

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

1 That the Janata Insurance Policy shall not be submitted.

2 That the work shall not be carried out between 6.00am to 10.00pm only in accordance with rule 5A(3) of the Noise Pollution (Regulation & Control)Rules,2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.

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

4 That all the requis te documents / remarks / Designs / NOC from concerned authorities / consultants as per E.O.D.B. shall not be submitted before asking for C.C.

5 That the self –declaration in respect of installing compositing pit/ composite machine/ bio methenise system, for processing wet waste generated at project site shall not be submitted by developer/builder/owner as per circular No. CHE/3024/GEN dated 02/04/2016.

6 That a l the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with.

7 That the compound wall shall not be constructed on all sides of the plot clear of road widening line with foundation below the 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 Regulation No. 37(24) of DCPR-2034.

8 That the valid Bank Guarantee of Rs.25,00,000/- shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.

9 That the requisitions of Reg. 49 of DCPR 2034 shall not be complied with and records of quality of work, verification reports, etc. shall not be maintained on site till completion of the entire work.

10 That the bore well shall not be constructed in consultation with H.E.

11 That the comprehensive registerd undertaking and comprehensive indemnity bond as per EODB shall not be submitted.

12 That the N.O.C. from Tree Authority shall not be submitted before asking for plinth C.C.

13 That the P.C.O.'s one time charges as per E.O.D.B. policy shall not be paid.

14 The registered undertaking cum indemnity shall not be submitted by the Owner or developer, stating that the permission/s granted for proposed development will not be used as tool to vacate the existing tenement/s and the necessary agreement / consent shall not be executed before demolition of the existing vacated building.

15 That the existing structure proposed to be demolished shall not be demolished or necessary Phase program will not be submitted and got approved before C.C.

16 That the commencement certificate under Sec.44/69(i) (a) of the M.R. & T. P. Act will not be obtained before starting the proposed work.

17 That all the payments required to be done shall not be paid.

18 Registered undertaking for not misusing the elevation features, part/packet terrace, stilt, society office, fitness center etc. shall not be submitted before C.C.

19 That the NOC from Collector (M.S.D) for Excavation shall not be obtained and the requisitions mentioned therein shall not be complied with.

20 That Registered undertaking from the developer shall not be submitted for incorporating the clause in agreement with prospective buyers to make aware them that (a) That Building under reference is constructed with deficient open spaces (b) That Buyers will not object the development of adjoining plot in future with deficient open spaces

21 That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

22 That no 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.

23 That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1893 2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI
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24 That the NOC from AIRC shall not be submitted

25 That the NOC from MOEF shall not be submitted and all the conditions of the said NOC shall not be complied with before OCC.

26 That the adequate & decent temporary sanitary accommodation will not be provided for constructions workers on before starting the work.

27 That preferably electric vehicles shall not be used for transport of staff / labour / materials at site during the course of construction.

28 That the PR card in the Name of Owner shall not be submitted.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

1 That the plinth/stilt height shall not be got checked by this office staff.

2 All the payments as intimated by various departments of MCGM shall not be paid

3 That the structural stability certificate through Regd. Structural engineer regarding stability of constructed plinth shall not be submitted before asking for CC beyond plinth.

4 That the quarterly progress report of the work will not be submitted by the LS.

5 That the Material testing report shall not be submitted.

That PCO one time charges as per DCDB shall not be paid

That the N.O.C. for height clearance from AAI, Civil Aviation Department will not be obtained for the

That the area under reservation of Garden / Park (ROS 1.5) shall not be handed over and transferred in name of BMC on PR card before availing Zonal basic FSI beyond 75%

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

1 That the low lying plot will not be filled up to a reduced level of at least 31.98MT own Hall Datum or 0.15m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.

2 That 3.00mt.wide paved pathway up to staircase will not be provided.

3 That the open spaces as per approval, 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 as per design of registered structural engineer 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 ponding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.

7 That final N.O.C. from concerned authorities / empaneled consultants for a. S.W.D. b. CFO / Fire Fighting Provisions c. Tree authority d. A.A & C (P/S) Ward e. Rain water harvesting completion f. Lift Inspector f. A.E.(Water Works) shall not be submitted before Occupation.

8 That Structural Engineer's final Structural Stability Certificate and completion certificate along with

upto date License copy and B.C.C. design plan shall not be submitted.

9 That Site Supervisor certificate for quality of work and comp etion of the work shall not be submitted in prescribed format.

10 That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding acequacy of water supply.

11 That the final plans shall not be submitted along with Notice of Completion of work u/sec.353A of MMC Act 1888 for work completed on site.

12 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 MCGM shall not be provided to the satisfaction of Mun c pa Commissioner.

13 That the separate single PR Card in the name of owner shall not be submitted

14 That the area under reservation of Garden / Park (ROS 1.5) shall not be handed over and transferred in name of BMC.

15 That the dust bin will not be provided.

16 That completion certificate from the rainwater harvesting consultant for effective comp etion and functioning of RWH system shall not be submitted and quantum of rain water harvested from RWH completed scheme on site shall not to be uploaded on RWH tab in online AutoDCR system.

17 Certificate from Airport Authority certifying height of proposed hui ding shall not be submitted.

18 That the RUT shall not be submitted regarding handing over of society office and fitness center to proposed CHS/Apartment owner association without any compensation

19 That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. will not be claimed for refund within

20 That the up to date Bank Guarantee and SWM NOC shall not be submittec.

21 That Agreement in consu tation with legal department for handing over of tenement / built up accommodation shall not be executed and final copy of executed agreement shal not be submitted. Advance Possession shall not be handed over with title certificate by advocate.

22 That Society Office permiss ble as per DCR before occupation for the building under reference shall not be constructed.

No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GORLGAON-W/OOD/1/New Dated - 19 April 2023

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( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves 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 build ng or work at anytime before the 18 April day of 2024 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.

Executive Engineer, Zone, **Building Proposals, Wards.**

SPECIAL INSTRUCTIONS

1. **THIS INTIMATION GIVES 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 Byelaw, 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 center of the adjoin ng street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such building.
c) Not less than 92 ft. ([TownHall]) 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 Commissinner within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act. from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

5. Your attention if 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 requirements 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 Suburbs District.

No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI
GOREGAON-W/MOD/1/New Dated- 19 April 2023

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector 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 there under.

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

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No. P-12569/2022/(928 And Other)/P/S Ward/PAHADI
GORLGAON W/GD/1/New Dated- 19 April 2023

No. EB/CE/ /BS /A/

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NOTES

1) The work should not be started unless objections are complied with

2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.

3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.

4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.

5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over the road side drain.

6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.

8) The work should not be started unless the manner in obviating all the objection is approved by this department.

9) No work should be started unless the structural design is approved.

10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.

11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

No P-1256/n/2022/0829 And Other)/P/S Ward/PAHADI
GOREGAON-W/IOD/1/New Dated- 19 Apr 2023

Avoid the excavation of the road an footpath.

12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.

13) No Building / Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.

15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalting lighting and drainage before submission of the Building Completion Certificate.

16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.

17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.

18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

19) No work should be started unless the existing structures proposed to be demolished are demolished.

20) The Intimation of Disapproval is given exclusive y for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (II) of the Rent Act and in the event of your proceeding with the work either without an Intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.

21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-

i. Specific plans in respect of evicting or removing the existing tenants on Four stating their number and the areas in occupation of each.
ii. Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
iii. Plans showing the phased programme of constructions has to be duly approved by this office before

No. P-12586/2022/(928 And Other)/P/S Ward/PAHADI
GORLG/ON-W/IOD/1/New Dated 19 Apr 2023

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starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.

23) In case of additional floor no work should be start or during monsoon which will same arise water leakages and consequent nuisance to the tenants staying on the floor below.

24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.

25) The work should not be started above first floor level unless the No Objection Certificate from the Aviation Authorities, where necessary is obtained.

26) It is to be understood that the foundations must be excavated down to hard soil.

27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.

29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron p ates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cup over in one piece. with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the ralshet protected with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding1.5 inm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.

31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

32) a Louvres should be provided as required by Byelllaw No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.

33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

Page No. 208 to 217

No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New Dated- 19 April 2023

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Executive Engineer. Building Proposals
Zones ..... wards.

P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New

Copy To :-
1. Manojkumar Ashwanikumar Dubal
009,Sangam Arcade, Valtbhbhai road opp. Rly. station
2. Asst. Commissioner P/S Ward
3. A.L.W.W. P/S Ward,
4. Dy.A & C. Western Suburb II
5. Chief Officer, M.B.R. & R. Board P/S Ward
6. Designated Officer, Asstt. Lngg. (D. & I.) P/S Ward ,
7. The Collector of Mumbai

Page No. 209 to 217 A

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E/DP3420221111424701 D P. Rev. dt. Refer Inward Number. P/S/2022/111424706 Payment Dated 03/11/2022

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. uday b Upadhyay
C/203 Angelina apt., old police station road, vile parle (west),

बरल - ८ /
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Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 928 of PAHADI GOHH(SAON-W Village situated in P/S Ward, Mumbai.
२०२३

Ref : Application Inw. P/S/2022/111424706 Payment Challan No. DP3420221111424701 Dated 03/11/2022 certifying payment of charges made under Receipt no. 102500383808 Dated 03/11/2022

Sir/Madam/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries shown in blue color boundary on the appurtenant plan, are as follows,

Description	Nomenclature	Remarks
CTS No	928	
Village	PAHADI GOREGAON-W	
Development Plan 2034 referred to Ward	P/S	
Zone [as shown on plan]	Industrial(I) and Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
ROAD	FP NO: EP-P836	Affected Area : 928 : 1509.600 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal		
Whether a listed Heritage building/ site	Yes / No	
Whether situated in a Heritage Precinct	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site	Yes / No	
Whether a listed archaeological site (ASI)	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	

This is Electronically generated report. Hence personal signature is not required

CHE/DP3420221111424701/DP/PS

Note:

The remarks are offered basis on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on this DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their areas are subject to the actual demarcation on site by E.E.T&C/A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPS.4317/628/CR-119/2017/UD-11 dt. 8.11.2017, TPS.4317/628/CR-267/2017/UD-11 dt. 7.2.2018, TPS.4317/628/CR-119/2017/DP/UD-11 dt.9.2.2018 & TPS.4317/628/CR-178/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the lands under the Sanctioned Modification & Excluded Portion the link for notification is as under :-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 450 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 1831156[illegible], 0.00 meters far) has Invert level 20.88 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Storm Manhole near the plot (Node ID 2173215503, 9.41 meters far) has invert level 21.92 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 32.60 meters and maximum 35.40 meters ground level with reference to Town Hall Datum (T.H.D.)

RL Remark:

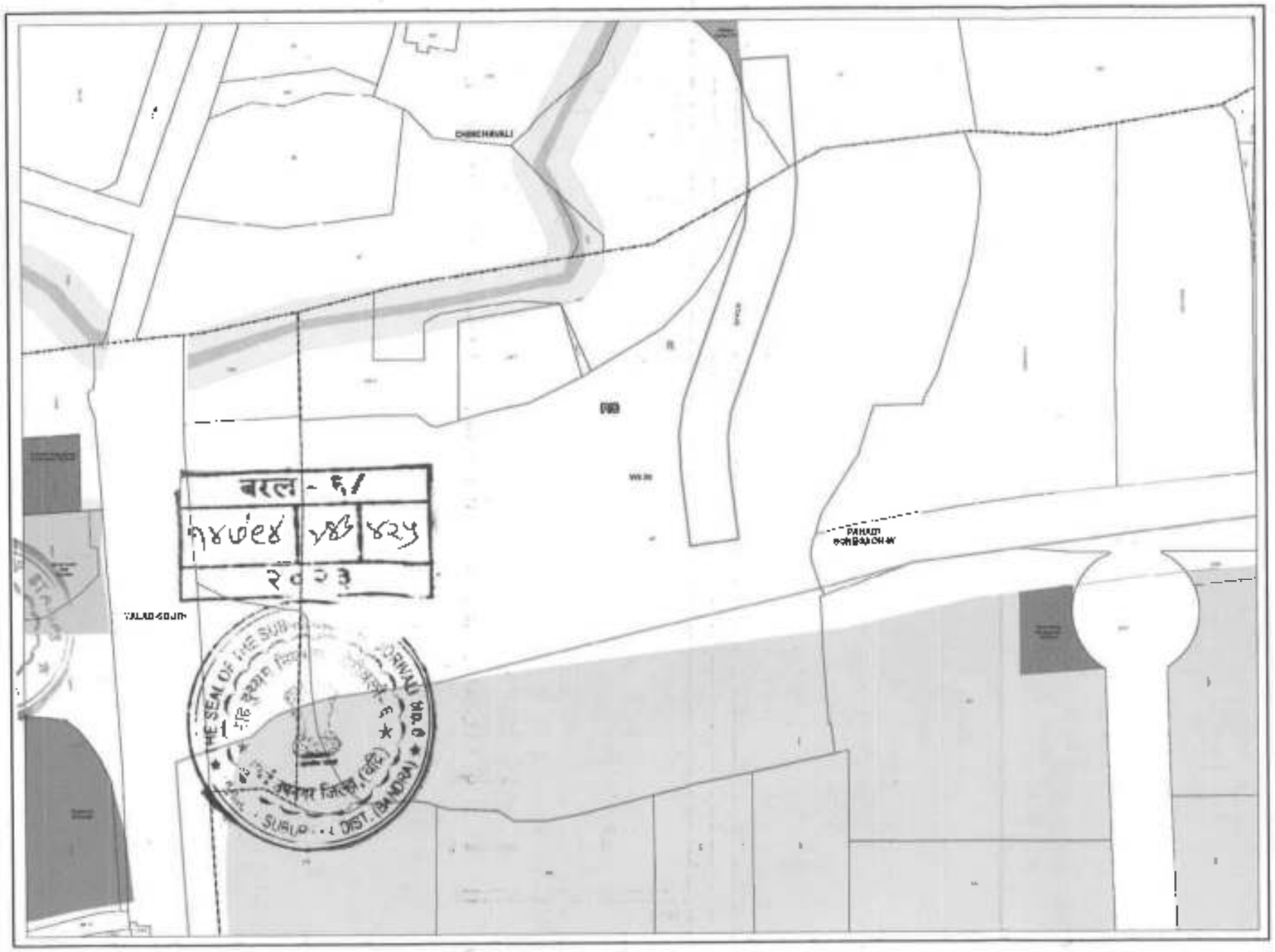
REGULAR LINE REMARKS (Traffic):
Land bearing C.T.S. No.(s) 528 of Village PAHADI GOREGAON-Win P/S ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.40mts (i.e. 90.0' approx.) wide Circle/T/M at Junc. of S.V.Rd. & Gen. Arun Kumar Vaidya Marg marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 528 of Village PAHADI GOREGAON-Win P/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

Encl: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

This is electronically generated report. Hence signature is not required.



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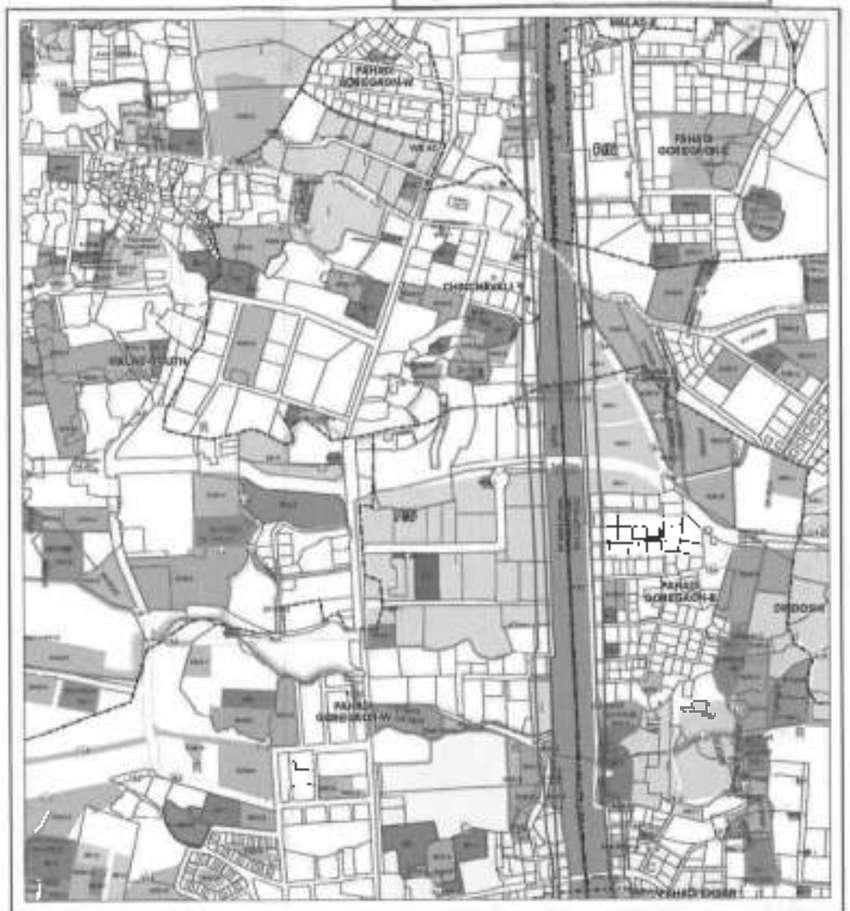
THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES OF BORIVALI NO. 6 ★ MUMBAI SUBURBAN DIST. (MUMBAI) ★

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BLOCK PLAN

Scale 1: 500

Land Bearing C.T.S.\ o(s) 828 of PAHADI GOREGAON-W Village n P/S Ward



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LOCATION PLAN

Scale 1:4000

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Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES OF BORIVALI NO. 6 ★ MUMBAI SUBURBAN DIST. (MUMBAI) ★

This is an electronically generated document. Hence no signature required. Assistant Engineer (Development Plan) Municipal Corporation of Greater Mumbai

Brihanmumbai Municipal Corporation
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

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Land Bearing CTS No(s) 928 of PAHADI GOREGAON-W Village in P/S Ward

This plan is to be read with additional information given in letter no CHE/DP3420221111424701/DP/WS/P/S

Brihanmumbai Municipal Corporation
(Development Plan Department)

Legend

- Sewer Manholes
- SWD Manholes
- Traffic Road Lines
- Survey Road Lines
- Contours
- Sewer Lines
- Storm Water Drains
- Ward Boundary

Generated On: 11/3/2022

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO: Ch.E./DP34202211111427100 D.P. Rev. dt. Refer Invoice Number: P/S/2022/111427113 Payment Dated 15/11/2022

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

M/s/Ms. Santosh Malsinee Mhatre
431/22 shree sadan society section 4 Charkop kandival West

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 1390 of MALAD-SOUTH Village situated in P/S Ward Mumbai.

Ref: Application vide P/S/2022/111427113 Payment Challan No. DP3420221111142710 dated 15/11/2022 certifying payment of charges made under Receipt no. 102200145429 Dated 15/11/2022

Sir/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows:

Description	Nomenclature	Remarks
CTS No.	1390	
Village	MALAD-SOUTH	
Development Plan 2034 referred to Ward	P/S	
Zone (as shown on plan)	Residential(R)	
Sanctioned Roads affecting the Land (as shown on plan)	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land (as shown on plan)	NO	
Reservation abutting the Land (as shown on plan)	NO	
Existing amenities affecting the Land (as shown on plan)	NO	
Existing amenities abutting the Land (as shown on plan)	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

This is a system generated report. Hence personal signature is not required.

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Page No. 2-14 to 2-174

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the scrutiny demarcation or site by E.E. T&C/A.E.(Survey) as case may be

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any shall be confirmed from the concerned Ward Office

The DP Remarks and Plan shall be read with modification no. TPS.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPS.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPS.4517/529/CR-118/2017/TPS.1-11 dt.8.5.2019 & TPS.4317/629/CR-118/2017/CP/UD-11 dt.8.5.2019 before granting any development permission on the lands. For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans

EP Sheets - MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 9th May 2018 - For Suggestions / Objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 450 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 1503/4403 / 1.67 meters far) has invert level 27.86 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 27/3/1450 / 3.62 meters far) has invert level 30.30 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 32.45 meters and maximum 32.60 meters ground level with reference to Town Hall Datum (THD).

RL Remark:

REGULAR LINE REMARKS (Traffic):
Land bearing C.T.S. No.(s) 1390 of Village MALAD-SOUTH in P/S ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.40mts. i.e. (30.0' approx.) wide Curve/bend at Junc. of S.V. Rd. & GML Rd., marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 1390 of Village MALAD-SOUTH in P/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

Acc: As Plan

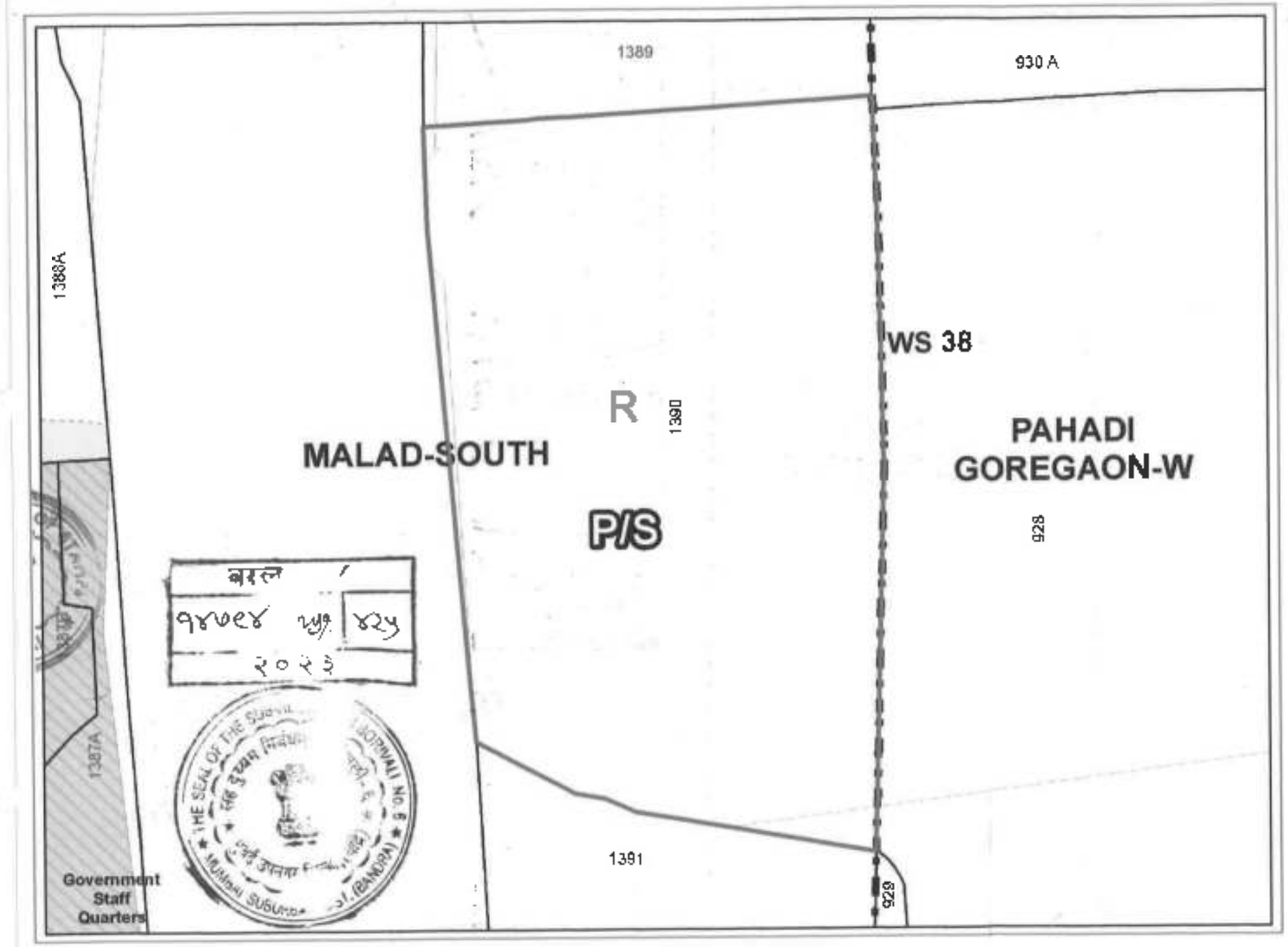
Note: The above information is as per the data received from concerned MCGM Departments

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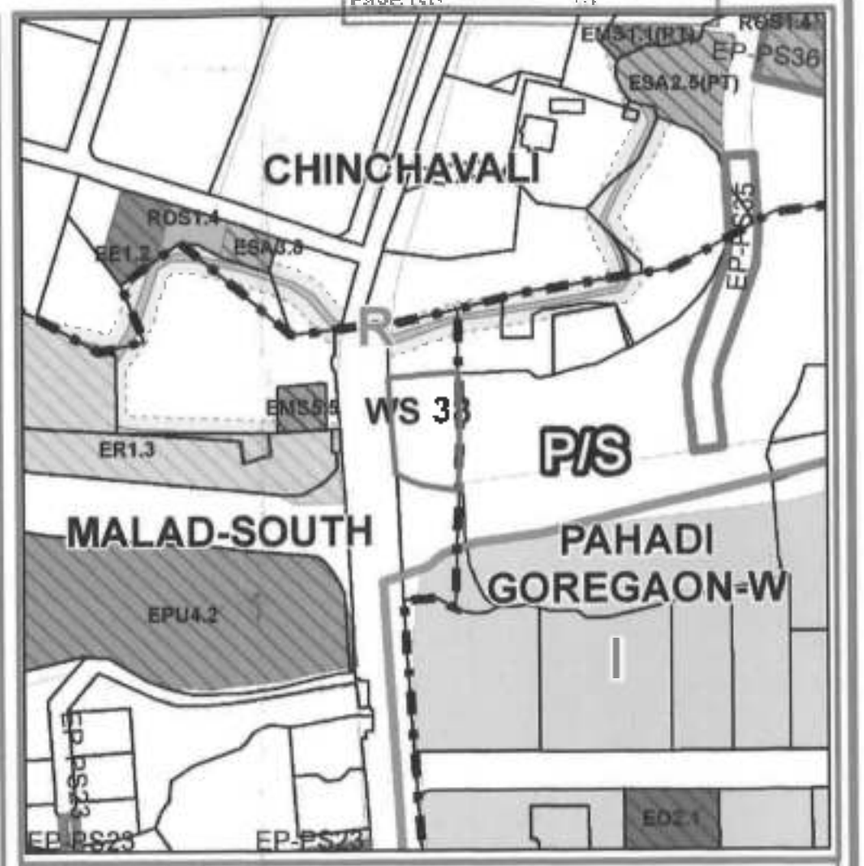
THE SEAL OF THE SUBURBAN COLLECTOR, MUMBAI SUBURBAN DIST. (MAHARASHTRA)

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N	BLOCK PLAN
Scale 1:500	Land Bearing C.T.S.No(s) 1390 of MALAD-SOUTH Village in P/S Ward



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Scale 1:4000	बरल - ए/ १४७६४ मुं ४२५ २०२३

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

CHE/DP34202211111427109/DP/WS/P/S

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), P/S Ward. Dated: 15/11/2022

Brihanmumbai Municipal Corporation
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

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THE SEAL OF THE SUB-REGISTRAR OF ASSURANCE NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

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Brihanmumbai Municipal Corporation
(Development Plan Department)

Land Bearing CTS No(s) 1390 of MALAD-SOUTH Village in P/S Ward

This plan is to be read with additional information given in letter no CHE/DP3420221111427109/DP/WS/P/S

Legend

- Sewer Manholes
- SWD Manholes
- Traffic RoadLines
- Survey RoadLines
- Contours
- SewerLines
- Storm Water Drains
- Ward Boundary

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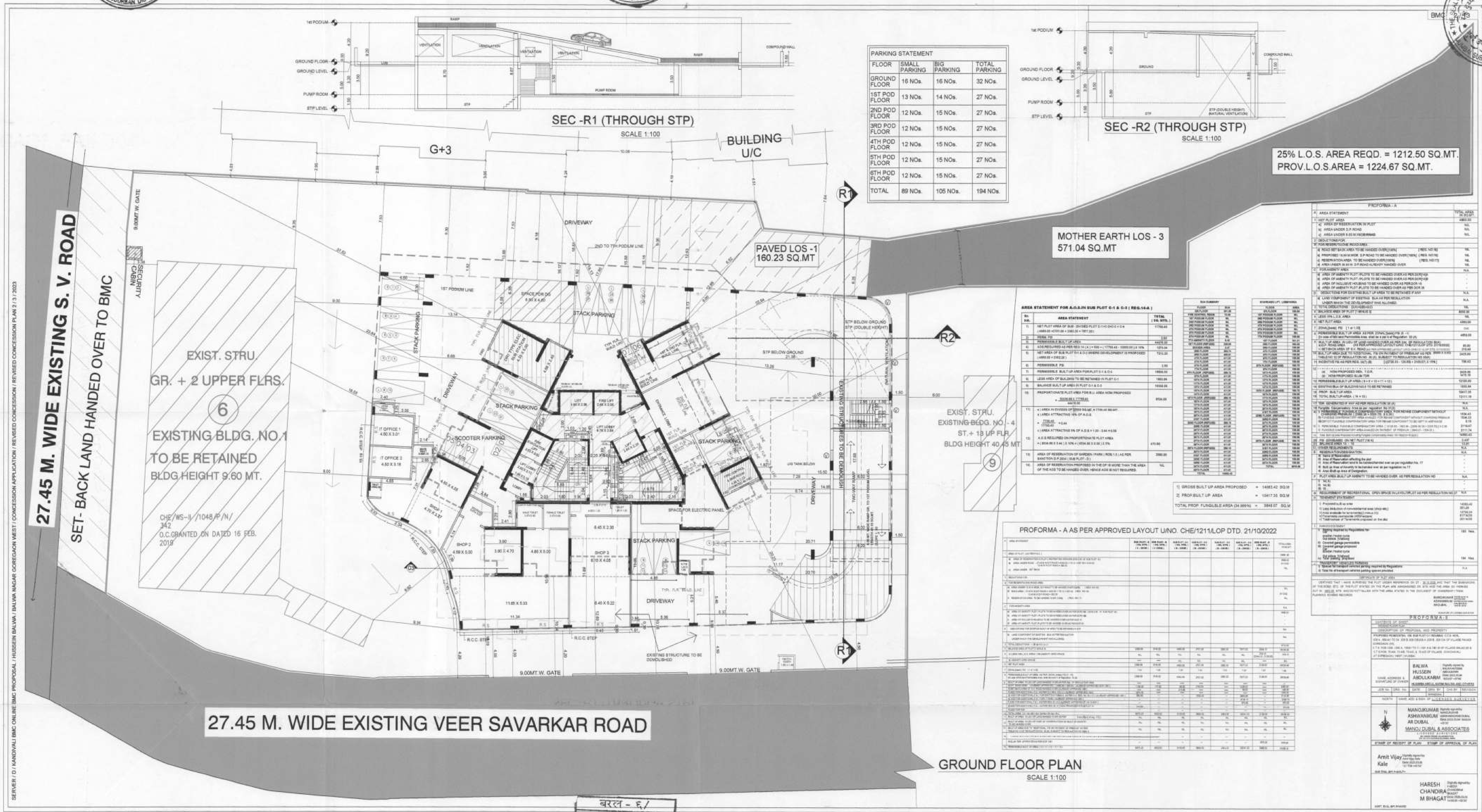
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THE SEAL OF THE SUB-REGISTRAR OF ASSURANCE NO. 6
मुंबई उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

COLLECTOR

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PARKING STATEMENT			
FLOOR	SMALL PARKING	BIG PARKING	TOTAL PARKING
GROUND FLOOR	16 NOs.	16 NOs.	32 NOs.
1ST POD FLOOR	13 NOs.	14 NOs.	27 NOs.
2ND POD FLOOR	12 NOs.	15 NOs.	27 NOs.
3RD POD FLOOR	12 NOs.	15 NOs.	27 NOs.
4TH POD FLOOR	12 NOs.	15 NOs.	27 NOs.
5TH POD FLOOR	12 NOs.	15 NOs.	27 NOs.
6TH POD FLOOR	12 NOs.	15 NOs.	27 NOs.
TOTAL	89 NOs.	105 NOs.	194 NOs.

AREA STATEMENT FOR A.O.S.IN SUB PLOT C-1 & C-3 (REG.14-A)

1) GROSS BUILT UP AREA PROPOSED = 14683.42 SQ.M
2) PROP.BUILT UP AREA = 10417.35 SQ.M
TOTAL PROP. FUNGIBLE AREA (34.986%) = 3646.07 SQ.M

PROFORMA - A

PROFORMA - A AS PER APPROVED LAYOUT U/NO. CHE/1211/LOP DTD. 21/10/2022

PROFORMA-II

BALWA HUSSEIN ABDULKARIM

MANOJKUMAR ASHWANIKUMAR DUBAL
MANOJ DUBAL & ASSOCIATES

STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

Amit Vijay Kale

HARESH CHANDIRA M BHAGAT

SERVER / D / KANDIVALI BMC ONLINE BMC PROPOSAL / HUSSEIN BALWA / BALWA NAGAR GOREGAON WEST / CONCESSION APPLICATION / REVISED CONCESSION / REVISED CONCESSION PLAN 2 / 3 / 2023

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 / MUMBAI SUBURBAN DIST. (BANDRA)

Annexure- 10 & Annexure-11

Details of Amenities and Fixtures/Fittings

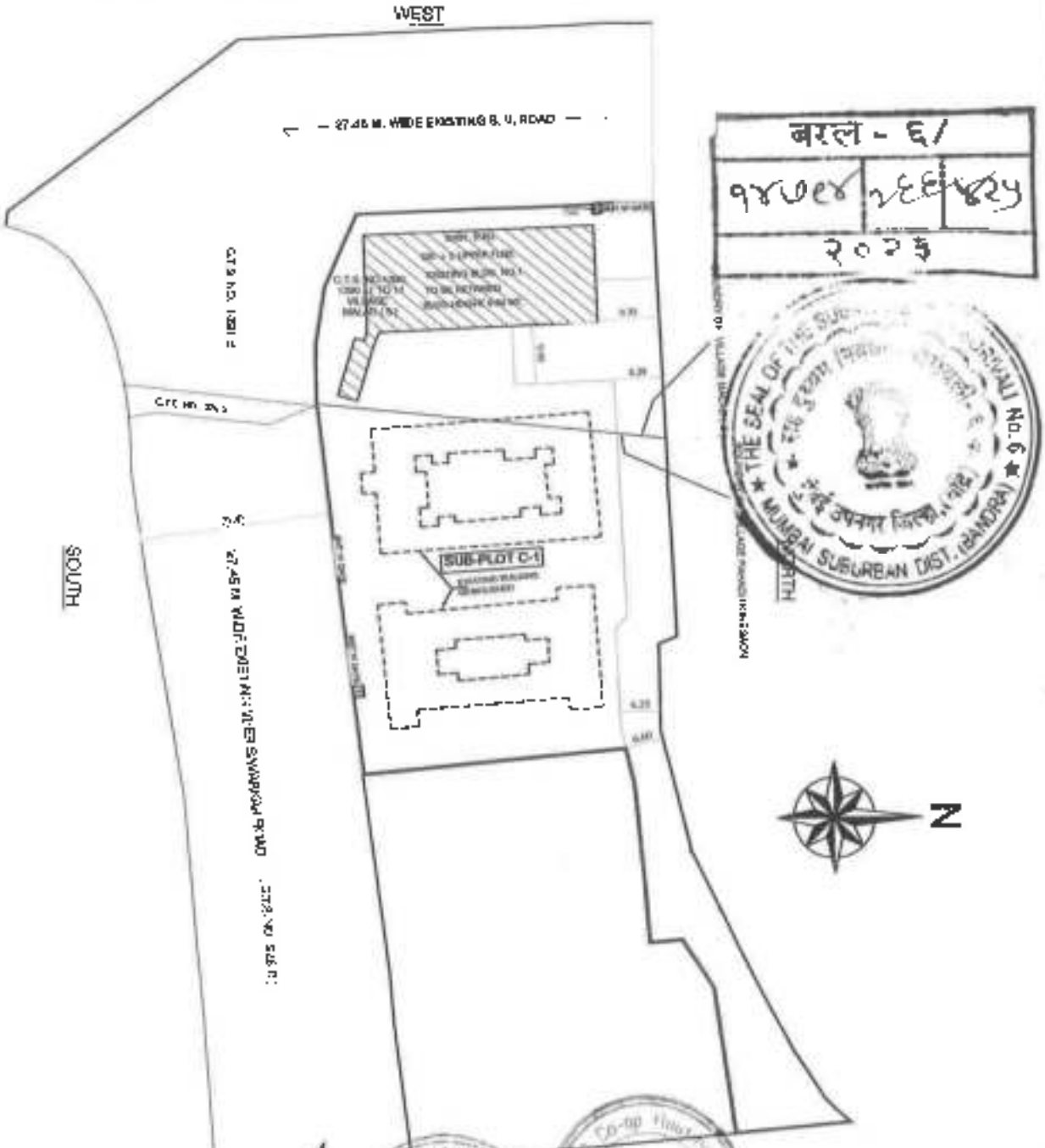
The Amenities and the Fixtures/Fittings to be provided in the Members' New Permanent Alternate Accommodation Premises in the proposed building shall be same as shall be provided in the equivalent Sale Component Flat.

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ANNEXURE B

PLAN SHOWING PLOT OF LAND BEARING SUB- PLOT 'C-1' BEARING C.T.S. NO 928/A/01 OF VILLAGE PAHADI GOREGAON WEST, C.T.S.NO.1390,1390/1 TO 1390/11 OF VILLAGE MALAD SOUTH ADMEASURING ABOUT 4,850.00 SQ.METERS WHICH IS THE SUBJECT MATTER OF THIS DEVELOPMENT AGREEMENT.



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Owners _____ Society NO.1 _____ Society NO.2 _____ Developers _____

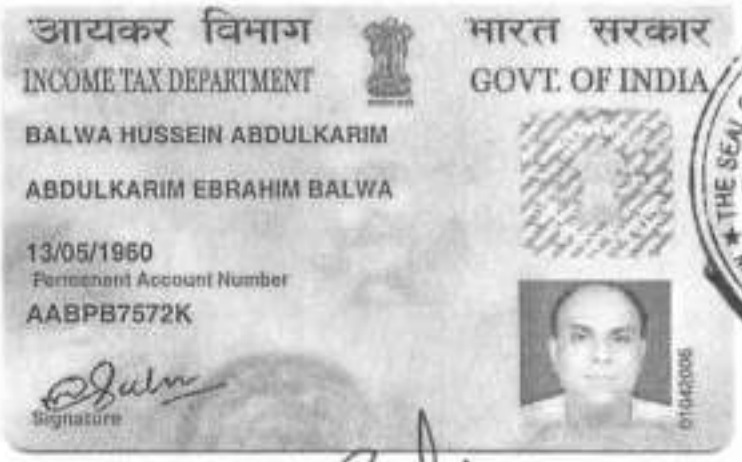
Members of Balwa CHS.Ltd. _____ Members of Balwa nagar Unit No.2 CHS.Ltd. _____



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आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0000/00007/18433

To
हुसेन अब्दुल करीम बाबू
Hussain Abdul Karim Babu
S/O Abdul Karim Ebrahim Babu
Flat No: 201, Rosplex C.H.S.Ltd
Dr. S.V. Road
Textile Complex
Goregaon West
Mumbai Maharashtra - 400104
9930 854247

Download Date: 15/03/2023

Issue Date: 30/03/2012

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
5919 0657 8336
VID : 9137 6081 3976 3501

माझे आधार, माझी ओळख

AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाईन XML / ऑनलाईन प्रमाणीकरण यापासून ओळख स्थापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारा उत्पन्न झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication
- This is electronically generated letter.

- आधार सेवा भारत वैध आहे
- अनेक शासकीय विविध सरकारी आणि खाजगी सेवा सुलभ रीतीने घेण्यास मदत करते
- आपला मोबाईल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार - mAadhaar App ठेवा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारत सरकार
Government of India



हुसेन अब्दुल करीम बाबू
Hussain Abdul Karim Babu
जन्म तारीख/DOB: 19/05/1968
पुरुष/ MALE

Download Date: 15/03/2023

Issue Date: 30/03/2012

5919 0657 8336
VID : 9137 6081 3976 3501

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O अब्दुल करीम इब्राहिम बाबू, फ्लॅट नं.२०१, रोझप्लेक्स को.ऑप.हौ.सोसा.लि., डॉ.एस.व्ही.रोड मार्ग, टेक्सटाईल कॉम्प्लेक्स, गोरेगाव पश्चिम, मुंबई,
महाराष्ट्र - 400104

Address:
S/O Abdul Karim Ebrahim Babu, Flat No: 201, Rosplex C.H.S.Ltd, Dr. S.V.Road, Textile Complex, Goregaon West, Mumbai, Maharashtra - 400104

5919 0657 8336
VID : 9137 6081 3976 3501

help@uidai.gov.in | www.uidai.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BALWA ISMAIL ABDULKARIM

ABDULKARIM EBRAHIM BALWA

18/05/1962

Permanent Account Number
AABPB7570M

Signature



020020006

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES BORIVALI NO. 6
MUMBAI SUBURBAN DIST. (BANDRA)