

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Ref. No. CIDCO/BP-11788/ATPO(NM & K)/2013/418 ---

Date: 4 MAR 2013

To,
 M/s. Quality Planet Infra,
 Partners Mr. Habib Umer Khan & Others Four,
 8/A/40, Sagar CHS, Sector-10, Koparkhairne, Navi Mumbai.

ASSESSMENT ORDER NO.735/2012-13/REGISTER NO.02 PAGE NO.735


Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	2	1	2	3	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.37, Sector No.20, at Talaja-Pachnand, (12.5% scheme) Navi Mumbai

REF:- 1) Your architect's letter dated 10/10/2012, 22/11/2012, 27/12/2012 & 24/01/2013

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

- | | | |
|-----|---|--|
| 1. | Name of Assessee | :- M/s. Quality Planet Infra,
Partners Mr. Habib Umer Khan & Others Four, |
| 2. | Location | :- Plot No.37, Sector No.20, at Talaja-Pachnand,
(12.5% scheme) Navi Mumbai |
| 3. | Land use | :- Residential |
| 4. | Plot area | :- 2149.62 Sq. mtrs |
| 5. | Permissible FSI | :-1.5 |
| 6. | GROSS BUA FOR ASSESSEMENT | :- 9053.55 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | :- 9053.55 Sq.mtrs. X 13200.00= Rs.119506860/- |
| B) | AMOUNT OF CESS | :- Rs.119506860/- X 1%= Rs.1195068.60 |
| 7) | Construction & Other Workers Welfare Cess charges paid | Rs.12,01,000/- vide |
| i) | Receipt No.9417, dtd.05/12/2012, Amount of Rs.10,87,000/- | |
| ii) | Receipt No.9691, dtd.10/01/2013, Amount of Rs.1,14,000/- | |

Yours faithfully,

 (R. B. Ratil)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

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418 = --

Date: 14 MAR 2013

M/s. Quality Planet Infra,
 Partners Mr. Habib Umer Khan & Others Four,
 8/A/40, Sagar CHS, Sector-10, Koparkhairne, Navi Mumbai.

ASSESSMENT ORDER NO.735/2012-13/REGISTER NO.02 PAGE NO.735

SUB:- Payment of development charges for Residential Building on Plot No.37, Sector No.20, at Taloja-Pachnand, (12.5% scheme) Navi Mumbai

- REF:-**
- 1) Your architect's letter dated 10/10/2012, 22/11/2012, 27/12/2012 & 24/01/2013
 - 2) Final transfer order issued by EO(12.5% Scheme), vide letter No. CIDCO/Estate/12.5%/Taloja/257/2012, dtd.28/09/2012
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5%/257/Taloja/2012, dtd.17/10/2012
 - 4) Extension in time limit NOC issued by AEO vide letter No. CIDCO/Estate/12.5%/Taloja/257/2013, dtd.22/01/2013
 - 5) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/12/NM/NOCAS/556, dtd.21/11/2012
 - 6) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/3721/2012, dtd.19/11/2012
 - 7) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/ Estate/12.5%/Taloja/257/2012, dtd.27/09/2012
 - 8) 50% IDC paid of Rs.12,50,000/- vide
 - i) Receipt No.9417, dtd.05/12/2012, Amount of Rs.10,75,000/-
 - ii) Receipt No.9691, dtd.10/01/2013, Amount of Rs.1,75,000/-

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1. Name of Assessee :- M/s. Quality Planet Infra,
Partners Mr. Habib Umer Khan & Others Four,
2. Location :- Plot No.37, Sector No.20, at Taloja-Pachnand,
(12.5% scheme)
Navi Mumbai
3. Land use :- Residential
4. Plot area :- 2149.62 Sq. mtrs
5. Permissible FSI :- 1.5
6. Rates as per Stamp Duty Ready Reckoner, for Sec-20, Taloja :- Rs.13780/-
7. **AREA FOR ASSESSEMENT FOR RESIDENTIAL** :-
 - i) Plot area @ 1% of (6) above :- 2149.620 Sq.mtrs.
 - ii) Built up area @ 0.5% of (6) above :- 3224.307 Sq.mtrs
8. **DEVELOPMENT CHARGES FOR RESIDENTIAL** :-
 - i) On plot area :- 2149.620 Sq.mtrs X 13780 X 0.5%=Rs.148108.81
 - ii) On built up area :- 3224.307 Sq.mtrs X 13780 X 2%=Rs.888619.01

Total Rs.1036727.82
9. Total Assessed development Charges :- (8.i + 8.ii)=Rs.1036727.82, Say Rs.1036728/-
10. Date of Assessment :- 24/01/2013
11. Due date of completion :- Upto 17/12/2015
12. Development charges paid of Rs.10,37,250/- vide
 - i) Receipt No.9417, dtd.05/12/2012, Amount of Rs.7,57,650/-
 - ii) Receipt No.9691, dtd.10/01/2013, Amount of Rs.2,79,600

Unique Code No. 2012 03 021 02 2123 01 is for this Development Permission on Plot No.37, Sector No.20, at Taloja, (12.5%-scheme) Navi Mumbai

(Signature)
 Yours faithfully
 14/02

(R. B. Patil)

Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

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To,
 M/s. Quality Planet Infra,
 Partners Mr. Habib Umer Khan & Others Four,
 8/A/40, Sagar CHS, Sector-10, Koparkhairne, Navi Mumbai.

Sub:- Development permission for Residential Building on Plot No.37, Sector No.20, at Taloja-Pachnand, (12.5% scheme) Navi Mumbai

- REF:-**
- 1) Your architect's letter dated 10/10/2012, 22/11/2012, 27/12/2012 & 24/01/2013
 - 2) Final transfer order issued by EO(12.5% Scheme), vide letter No. CIDCO/Estate/12.5%/Taloja/257/2012, dtd.28/09/2012
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5%/257/Taloja/2012, dtd.17/10/2012
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 - 7) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/ Estate/12.5%/Taloja/257/2012, dtd.27/09/2012
 - 8) 50% IDC paid of Rs.12,50,000/- vide
 - i) Receipt No.9417, dtd.05/12/2012, Amount of Rs.10,75,000/-
 - ii) Receipt No.9691, dtd.10/01/2013, Amount of Rs.1,75,000/-

Sir,

Please refer to your application for development permission for Residential Building on Plot No.37, Sector No.20, at Taloja-Pachnand, (12.5% scheme) Navi Mumbai

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer(W/S), CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

The Developers / Builders shall take all precautionary measure for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

Since, you have paid 50% IDC of Rs.12,50,000/- vide i) Receipt No.9417, dtd.05/12/2012, Amount of Rs.10,75,000/- ii) Receipt No.9691, dtd.10/01/2013, Amount of Rs.1,75,000/-, you may approach to the Office of Executive Engineer (Klm) to get the sewerage connection to your plot.

Note : This development permission is subject to pending Regular Civil Suit No.42/2008, the order passed in said suit shall be binding on you.

Thanking you,

Yours faithfully

(R. B. Patil)

 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXVII) of 1966 to M/s Quality Planet Infra, Partners Mr. Habib Umer Khan & Others four on Plot No. 37, Sector- 20, Node:- Taloja-Pachnand (12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed

Residential Building (Gr. + 18 Structure)

Total Residential BUA =3224.307 Sq. Mt.

(Nos. of Residential Units – 102, Nos. of Commercial units - Nil)

- i) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
 - ii) This Development Permission is subject to pending Regular Civil Suit no. 42/2008, the order passed in said suit shall be binding on you.
1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(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.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
 2. The applicant shall:-
 - 2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.
 4. The Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section – 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs – 1975.

Normata