

# 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-11066/ATPO(NM & K)/2012/425=--

Date: 28 JUN 2012

To,

M/s. Windfield Stock Scurities Pvt. Ltd.,  
 Director Shri Mukund Keshav Vitkar,  
 Office No.101, Siddhivinayak CHS,  
 Tilak Nagar, Chembur, Mumbai.

## ASSESSEMENT ORDER NO.178/2012-13/REGISTER NO.01 PAGE NO.178

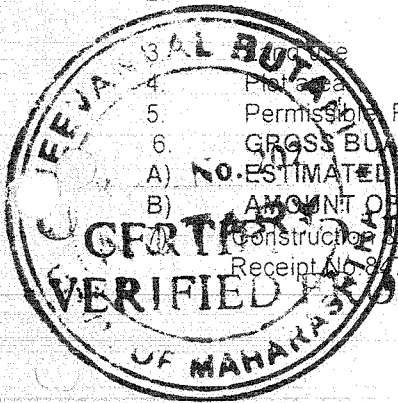
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on  
 Plot No.70, Sector No.35-E, at Kharghar, (12.5% scheme) Navi Mumbai

REF:- 1) Your architect's letter dated 18/01/2011, 02/03/2012, 18/04/2012, 18/05/2012 & 26/06/2012

## ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- |    |  |  |
|----|--|--|
| 1. | Name of Assessee                                       | - M/s. Windfield Stock Scurities Pvt. Ltd.,<br>Director Shri Mukund Keshav Vitkar, |
| 2. | Location   | - Plot No.70, Sector No.35-E, at Kharghar, (12.5% scheme)<br>Navi Mumbai           |
| 3. | Use  | - Residential  |
| 4. | Plot area  | - 949.23 Sq. mtrs  |
| 5. | Permissible FSI  | - 1.5  |
| 6. | GROSS BUA FOR ASSESSEMENT                              | - 3385.943 Sq.mtrs.  |
| A) | NO. ESTIMATED COST OF CONSTN.                          | - 3385.943 Sq.mtrs. X 12000.00= Rs.406313.16/-                                     |
| B) | AMOUNT OF CESS   | - Rs.406313.16/- X 1%= Rs.406313.16  |
| C) | Construction & Other Workers Welfare Cess charges paid | Rs.4,06,800/- vide<br>Receipt No-8470, dtd 11/06/2012                              |



Yours faithfully

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

COMMENCEMENT CERTIFICATE. OPTO  
 — PLINTH LEVEL

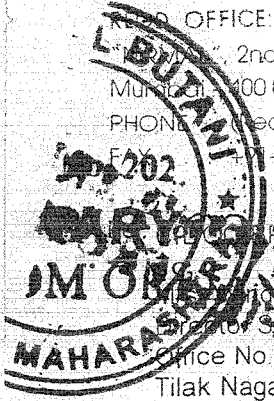
**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
**HEAD OFFICE:**

2nd Floor, Nariman Point,  
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 FAX : +91-22-6791 8166

Date: **28 JUN 2012**



Y1066/ATPO(NM & K)/2012  
 Windfield Stock Scurities Pvt. Ltd.,  
 Director: Shri Mukund Keshav Vitkar,  
 Office No 1047, Siddhivinayak CHS,  
 Tilak Nagar, Chembur, Mumbai.

425---

**ASSESSMENT ORDER NO.178/2012-13/REGISTER NO.01 PAGE NO.178**

**SUB:-** Payment of development charges for Residential Building on Plot No.70, Sector No.35-E, at Kharghar, (12.5% scheme) Navi Mumbai

- REF:-**
- 1) Your architect's letter dated 18/01/2011, 02/03/2012, 18/04/2012, 18/05/2012 & 26/06/2012
  - 2) Delay condonation NOC issued by M(TS-II), CIDCO/Estate/12.5%/KHR/Owe-Khr/2012, vide letter dtd.13/01/2012
  - 3) Final transfer order issued by M(TS-II), CIDCO/Estate/12.5%/Owe-Khr/397/2012, vide letter dtd.09/09/2011
  - 4) Fire NOC issued by CIDCO/Fire(Klm)/2575/2012, vide letter dtd.10/03/2012
  - 5) Extension in time limit issued by CIDCO/Estate/397/KHR/2012, vide letter dtd.26/06/2012
  - 6) PSIDC NOC issued by EE(Elect-I), vide letter No.CIDCO/EE(Elect-I)/12/2231/260, dtd.27/06/2012
  - 7) 100% IDC paid of Rs.9,49,230/- vide Receipt No.EMS/B No.251420, dtd.14/03/2008

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

1. Name of Assessee :- M/s. Windfield Stock Scurities Pvt. Ltd.,  
Director Shri Mukund Keshav Vitkar,
  2. Location :- Plot No.70, Sector No.35-E, at Kharghar, (12.5% scheme)  
Navi Mumbai
  3. Land use :- Residential
  4. Plot area :- 949.23 Sq. mtrs
  5. Permissible FSI :- 1.5
  6. Rates as per Stamp Duty Ready Reckoner, for Sec-35-E, Kharghar :- Rs.26500/-
  7. **AREA FOR ASSESSMENT** :-
  - A) **FOR RESIDENTIAL** :-
  - i) Plot area :- 949.230 Sq.mtrs.
  - ii) Built up area :- 1417.906 Sq.mtrs
  8. **DEVELOPMENT CHARGES** :-
  - A) **FOR RESIDENTIAL** :-
  - i) On plot area @ 0.5% of (6) above :- 949.230 Sq.mtrs X 26500 X 0.5%=Rs.125772.975
  - ii) On built up area @ 2% of (6) above :- 1417.906 Sq.mtrs X 26500 X 2%=Rs.751490.180
  - TOTAL =Rs.877263.155**
  - 8) Total Assessed development Charges :- (8.i+ 8.ii)=Rs.877263.155, Say Rs.877264/-
  - 9) Date of Assessment :- 13/06/2012
  - 10) Due date of completion :- 07/04/2008 to 07/04/2013
  - 11) Development charges paid of Rs.8,82,000/-Vide Receipt No.8470, dtd.11/06/2012
- Unique Code No. **2012 03 021 02 1710 01** is for this Development Permission on Plot No.70, Sector No.35-E, at Kharghar, (12.5% scheme) Navi Mumbai

Yours faithfully,

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



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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Ref. No. CO/EP-11066/ATPO(NM & K)/2012/

426--

Date: 28 JUN 2012

Unique Code	2	0	1	2	0	3	0	2	1	0	2	1	7	1	0	0	1
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To,  
M/s. Windfield Stock Scurities Pvt. Ltd.,  
Director Shri Mukund Keshav Vitkar,  
Office No.101, Siddhivinayak CHS,  
Tilak Nagar, Chembur, Mumbai.

**Sub:-** Development Permission plan for Residential Building on Plot No.70, Sector No.35-E, at  
Kharghar, (12.5% scheme) Navi Mumbai

- REF:-**
- 1) Your architect's letter dated 18/01/2011; 02/03/2012, 18/04/2012, 18/05/2012 & 26/06/2012
  - 2) Delay condonation NOC issued by M(TS-II), CIDCO/Estate/12.5%/KHR/Owe-Khr/2012, vide letter dtd.13/01/2012
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  - 4) Fire NOC issued by CIDCO/Fire(Klm)/2575/2012, vide letter dtd.10/03/2012
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  - 6) PSIDC NOC issued by EE(Elect-I), vide letter No.CIDCO/EE(Elect-I)/12/2231/260, dtd.27/06/2012
  - 7) 100% IDC paid of Rs.9,49,230/- vide Receipt No.EMS/B No.251420, dtd.14/03/2008

Sir,

Please refer to your application for development permission for Residential Building on Plot No.70, Sector No.35-E, at Kharghar, (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 stilt, the finished stilt 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, Kharghar, 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 100% IDC of Rs.9,49,230/- vide Receipt No.EMS/B No.251420, dtd.14/03/2008, you may approach to the Office of Executive Engineer (Khr) to get the sewerage connection to your plot.

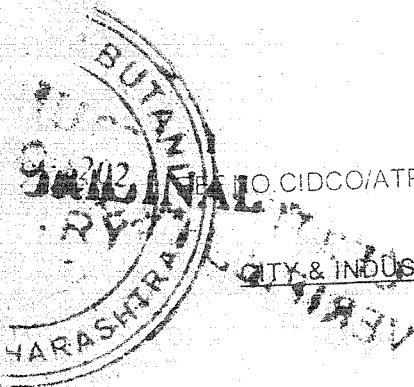
- Note**
- 1) You shall submit the the NOC from Airport Authority of India for height clearance for the development on subject plot at the time of applying for Plinth Completion Certificate.
  - 2) This Development Permission is granted subject to pending Special Civil Suit No.25/2012, (S.D) of Panvel. The Orders passed by Hon'ble Court in said suits shall be binding on you.

Thanking you,

Yours faithfully,

(R. B. Patil)

Addl. Town Planning Officer(BP)



TO CIDCO/ATPO/ BP-11052 /2012

426---

DATE 28 JUN 2012

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA 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 Windfield Stock Scurities Pvt. Ltd., Director Shri Mukund Keshav Vitkar, Plot No:- 70, Sector:-35E, Node:- Kharghar (12.5% scheme) of Navi Mumbai subject to SCS No. 25/2012 pending in Civil Court SD Panvel. The order/s passed by Hon'ble court in SCS No 25/2012 shall be binding on you . As per the approved plans and subject to the following conditions for the development work of the proposed Ammended Residential Building

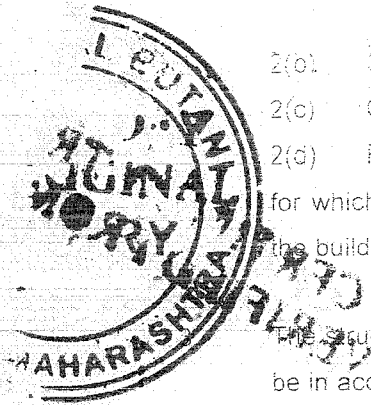
(Ground Floor + 17 Floors), Residential BUA=1417.906 Sq.Mt.

Total BUA= 1417.906 Sq.Mt.

(Nos. of Residential Units 32, Nos. of Commercial units - Nil)

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.

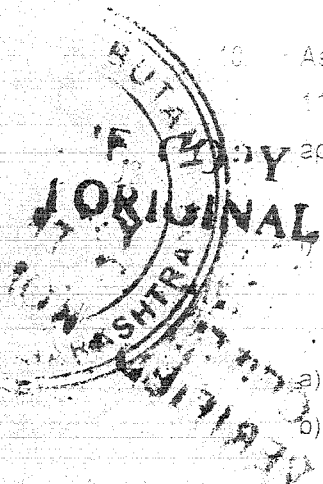
- 1 This Certificate is liable to be revoked by the Corporation if: -
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the 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 upto 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.

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.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 5000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose.
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.



10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/160/04-287/94 UD-11/RDP, Dated 19<sup>th</sup> July 1994 for all buildings following additional conditions shall apply

As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

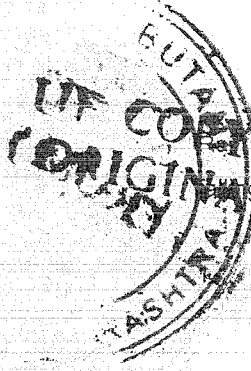
- a) Name and address of the owner/developer, Architect and Contractor
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005 for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

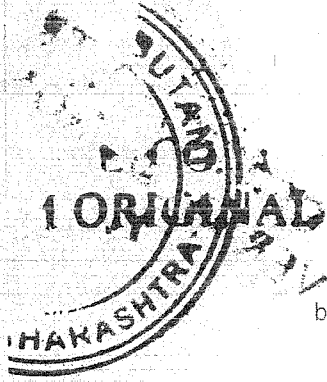
## RAIN WATER HARVESTING



Water Harvesting in a building site includes storage or recharging into ground of rain water from the terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water down from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
  - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
  - c) Coarse sand as upper middle payer upto 20% of the depth;
  - d) A thin layer of fine sand as top layer;



- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).  
Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- 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 structures as required under these byelaws.

(R. B. Patil)

ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

C.C. TO: ARCHITECT

Rajesh R.C. ( Architect ),  
1/13, Mahavir Centre,  
Sector- 17, Vashi,  
Navi Mumbai.

C.C. TO: Separately to:

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE (WS)



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED****REGIONAL OFFICE :**

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CIDCO/BP-11066/ATPO(NM&K)/2013/ 1958

Date : 18/6/13

To,  
M/s. Windfield Stock Scurities Pvt. Ltd.,  
Director : Shri. Mukund Keshav Vitkar,  
Office No.101, Siddhivinayak CHS.,  
Tilak Nagar, Chembur, Mumbai.

Sub :- Plinth Completion Certificate for Proposed Building on  
Plot No.70, Sector-35-E, at Kharghar (12.5% Scheme), Navi Mumbai.

Ref :- 1) Development Permission granted by this office vide letter No.  
CIDCO/BP-11066/ATPO(NM & K)/2012/426, dtd.28.06.2012  
2) Your Architect's application received on dtd. 09.04.2013  
3) This Office letter No. CIDCO/BP-11066/ATPO(NM & K)/2013/1261 dtd.12.04.2013  
4) Your Architect's letter received on dtd.06.06.2013  
5) Joint Site Visit on dtd.17.06.2013  
6) Height Clearance NOC issued by AAI vide letter No.  
BT-1/NOC/MUM/12/NM/NOCAS/312/319/695 dtd.01.10.2012

Sir,

This has reference to your letter cited above, through your Licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for Residential Building on Plot No.70, Sector-35-E, at Kharghar (12.5% Scheme) Navi Mumbai, the marginal open spaces are found as per plans approved vide this office letter No CIDCO/BP-11066/ATPO(NM & K)/2012/426, dtd.28.06.2012.

Therefore you may go ahead with the construction work beyond Plinth Level upto top of 1st Habitable Floor i.e. upto Third Slab as per approved plans and terms and conditions mentioned in this office letter dtd. 28.06.2012 and Agreement to Lease executed with Corporation, subject to pending Special Civil Suit No. 25/2012 (S.D) of Panvel Court on subject plot. The orders passed by Hon'ble Court in said suit shall be binding on you.

Thanking you,

Yours faithfully,

COMMENCEMENT CERTIFICATE UPTO  
3RD SLAB

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

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
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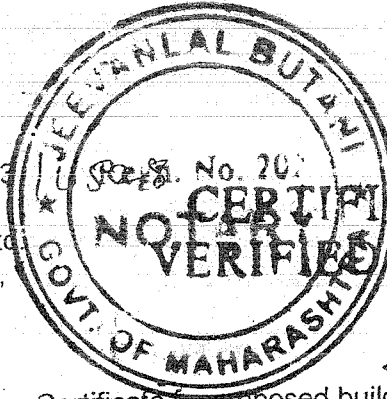
PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No.

Date : 19/12/13

CIDCO/BP- 11066/ATPO (NM &amp; K)/2013

 To, M/s Windfield Stock Securities Pvt Ltd  
 Director Shri Mukund Keshav Vitkar,  
 Office No 101, Siddhivinayak CHS,  
 Tilak Nagar, Chembur, Mumbai.

 Sub : Application for plinth completion Certificate for proposed building on  
 Plot No. 70, Sector-35E, at Kharghar, (12.5% Scheme), Navi Mumbai.

- Ref : 1) Development Permission granted by this office vide letter No.
- 
- CIDCO/BP-11066 /ATPO (NM&K)/2012/425, dtd.28/06/2012
- 
- 2) Your Architect's application for plinth completion received
- 
- in this office on 5/12/2013
- 
- 3) Joint Site Visit on dtd. 18/12/2013

**J. T. BUTANI**  
 NOTARY

 29-A/6, Navjivan Society,  
 Chembur, Mumbai - 400 074.  
 O : 25206099 R : 25241390

Sir,

This has reference to your letter cited above, through your Licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points & constructed compound wall shown by your Architect for Residential Building on Plot No. 70, Sector-35E, at Kharghar (12.5% scheme), Navi Mumbai, the marginal open spaces are found as per plans approved vide this office letter No. CIDCO/BP-11066 /ATPO (NM&K)/2012/425, dtd.28/06/2012

Therefore you may go ahead with the construction work beyond Third Slab as per approved plans and terms and conditions mentioned in this office letter dtd.28/06/2012 and Agreement to Lease executed with Corporation.

Thanking you,

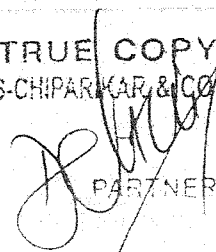
Yours faithfully,

 Manjula  
 (Manjula Nayak)

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

 COMMENCEMENT CERTIFICATE BEYOND  
 3RD SLAB.

 CERTIFIED TRUE COPY  
 For DEEPAK CHITNIS-CHIPARKAR & CO


 PARTNER