

FORM "D"

Details of Bankers.

PROVIDED SEPARATELY



मालमत्ता पत्रक

Nandham

विभाग/मोजे - एकसर

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
मो.का.प्लॉ.नं. चौ.मी.
७८७/अ ७८७/अ

शासनाला दिलेल्या आकाश्याची किंवा भा.इ.पत्र
तपशील मोजण त्याच्या फेर तपशील मोजणा नित्य न वेल.



७९३२.३
- ७०४.९ न.भू.क्र.७८७ब
कडे
गेल्याने कमी.
७२२७.४

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष १९६७

शेती

पट्टेदार

इतर भार

इतर शेंरे

दिनांक

व्यवहार

खंड क्रमांक

नविन धारक (धा)
पट्टेदार (प) किंवा भार (भा)

साक्षात्करण

११/०७/१९८५

S.I.

मा.न.भू.अ.क्र.६ जोगेश्वरी यांचे कडील आदेश क्र.एकसर न.भू.क्र.
७८७/८५ ता.११.७.८५ अन्वये न.भू.क्र.७८७ पैकी ७०४.९ चौ.मी.
जागा रस्त्याकडे गेल्याने त्याची नविन मिळकत पत्रिका ७८७ब
उघडली क्षेत्र ७०४.९ व तें क्षेत्र मुळ पत्रिकेतून कमी केले.

o.xDwb

१५/१२/२०१५

मा. जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य.) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/ मिळकत पत्रिका
अक्षरी नोंद/ २०१५, पुणे दिनांक १६/०२/२०१५ व न.भू.अ. बोरीवली यांचे आदेशान्वये सदर मिळकत पत्रिकेवर अक्षरीसात
हजार दोनशे सत्तावीस पुर्णांक चार दशांश मात्र क्षेत्राची नोंद केली.

म.राज्य. १२/१२/२०१५
म.राज्य. १५/१२/२०१५
न.भू.अ. बोरीवली

तपासणी करणारा -

न.भू.अ. बोरीवली

न.भू.अ.बोरीवली

मुंबई उपनगर जिल्हा

प्रमुख लिपीक

नगर भूमापन अधिकारी
बोरीवली

न.भू.अ. बोरीवली
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न.भू.अ. बोरीवली

मालमत्ता पत्रक

भाग/मोजे -- एकसर तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणीचा किंवा भुड्याचा तपशील आणि त्याच्या फेर तपासणीचा नियत वेळ।

७८७/ब ७८७/ब ७०४.९

त्रेधाधिकार

काचा मुळ धारक वर्ष

पड्डेदार

नगर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पड्डेदार (प) किंवा भार (भा)	साक्षात्कन
११/०७/१९८५	मा.न.भू.अ.क्र.६ जोगेश्वरी यांचे कडील आदेश क्र.एकसर न.भू.क्र.७८७/८५ ता.११.७.८५ अन्वये रस्त्याकडे न.भू.क्र. ७८७ पैकी ७०४.९ चौ.मी. जागा गेल्याने नवीन मिळकत पत्रिका उघडली.	S.I.	महापालिका बोरीवली रस्त्याकडे क्षेत्र ७०४.९	महो - न.भू.अ. बोरीवली
१५/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य.) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/ मिळकत पत्रिका अक्षरी नोंद/ २०१५, पुणे दिनांक १६/०२/२०१५ व न.भू.अ. बोरीवली यांचे आदेशान्वये सदर मिळकत पत्रिकेवर अक्षरी सातशे चार पुर्णांक नऊ दशांश मात्र क्षेत्राची नोंद केली.			फ.नगर क्र. २२११/१५ मही १५/१२/२०१५ न.भू.अ. बोरीवली

तपासणी करणारा -

क्र. क्र. - ७६१

नकल अर्ज दाखल तारीख २१/१०/२०२०

नकल तयार तारीख १३/१०/२०२०

नकल दिल्याची तारीख

नकल तयार करणारा

नकल तयार करणारा

१ श्र. छ

एकूण शुल्क

कमाद शुल्क - २१

१ 4 OCT 2020

न.भू.अ.बोरीवली

मुंबई उपनगर जिल्हा

नगर भूमापन अधिकारी

बोरीवली

प्रमुख लिपिक नगर भूमापन अधिकारी बोरीवली



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202201111368213 D.P. Rev. dt. Refer Inward Number: R/N/2022/111368222 Payment Dated 17/01/2022

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

To,

Mr./Mrs. NEETA MEHUL SHAH
309, CORPORATE CORNER, SUNDAR NAGAR, NEXT TO DALMIA COLLEGE, MALAD WEST

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 787 of EKSAR Village situated in R/N Ward, Mumbai.

Ref : Application u/no. R/N/2022/111368222 Payment Challan No. DP34202201111368213 Dated 17/01/2022 certifying payment of charges made under Receipt no. 18200044505 Dated 17/01/2022

Gentleman/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.	787	
Village	EKSAR	
Development Plan 2034 referred to Ward	R/N	
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.		

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area 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. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (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, 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 300 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 16418103, 0.00 meters far) has invert level 26.41 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 31.00 meters and maximum 32.00 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 787 of Village EKSAR in R/N ward of M.C.G.M. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):

Land bearing C.T.S. No.(s) 787 of Village EKSAR in R/N ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 9mts. i.e. (30.0' approx.) wide (2) KANDAR PADA CROSS RD- L. MHATRE RD.TO DP RD marked in violet colour on the RL plan submitted by you.



Acc: As Plan

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

Nand Dham CHSL, Dahisar - west				
Carpet area (As per BMC approved plan)				
SrNo.	Flat no. A-Wing	Carpet Area Sq.Mtr.	Carpet Area	Sq.Ft.
1	Ground Floor A-01	35.07	377.50	0
2	Ground Floor A-02	25.22	271.50	0
3	First Floor A-11	38.80	417.69	9
4	First Floor A-12	38.80	417.69	9
5	First Floor A-13	39.62	426.44	4
6	First Floor A-14	38.80	417.69	9
7	Second Floor A-21	38.80	417.69	9
8	Second Floor A-22	38.80	417.69	9
9	Second Floor A-23	39.62	426.44	4
10	Second Floor A-24	38.80	417.69	9
11	Third Floor A-31	38.80	417.69	9
12	Third Floor A-32	38.80	417.69	9
13	Third Floor A-33	39.62	426.44	4
14	Third Floor A-34	38.80	417.69	9
15	Fourth Floor A-41	38.80	417.69	9
16	Fourth Floor A-42	38.80	417.69	9
17	Fourth Floor A-43	39.62	426.44	4
18	Fourth Floor A-44	38.80	417.69	9
19	Fifth Floor A-51	38.80	417.69	9
20	Fifth Floor A-52	38.80	417.69	9
21	Fifth Floor A-53	39.62	426.44	4
22	Fifth Floor A-54	38.80	417.69	9
23	Sixth Floor A-61	38.80	417.69	9
24	Sixth Floor A-62	38.80	417.69	9
25	Sixth Floor A-63	39.62	426.44	4
26	Sixth Floor A-64	38.80	417.69	9
Total Carpet Area A Wing		996.48	10,726.06	

SrNo.	Flat no. B-Wing	Carpet Area Sq.Mtr.	Carpet Area Sq.Ft.
1	First Floor B-11	38.80	417.69
2	First Floor B-12	38.80	417.69
3	First Floor B-13	39.62	426.44
4	First Floor B-14	38.80	417.69
5	Second Floor B-21	38.80	417.69
6	Second Floor B-22	38.80	417.69
7	Second Floor B-23	39.62	426.44
8	Second Floor B-24	38.80	417.69
9	Third Floor B-31	38.80	417.69
10	Third Floor B-32	38.80	417.69
11	Third Floor B-33	39.62	426.44
12	Third Floor B-34	38.80	417.69
13	Fourth Floor B-41	38.80	417.69
14	Fourth Floor B-42	38.80	417.69
15	Fourth Floor B-43	39.62	426.44
16	Fourth Floor B-44	38.80	417.69
17	Fifth Floor B-51	38.80	417.69
18	Fifth Floor B-52	38.80	417.69
19	Fifth Floor B-53	39.62	426.44
20	Fifth Floor B-54	38.80	417.69
21	Sixth Floor B-61	38.80	417.69
22	Sixth Floor B-62	38.80	417.69
23	Sixth Floor B-63	39.62	426.44
24	Sixth Floor B-64	38.80	417.69
25	Seventh Floor B-61	38.80	417.69
26	Seventh Floor B-62	38.80	417.69
27	Seventh Floor B-63	39.62	426.44
28	Seventh Floor B-64	38.80	417.69
Total Carpet Area B Wing		1092.21	11756.57

Sr No.	Flat no. C-Wing	Carpet Area Sq.Mtr.	Carpet Area Sq.Ft.
1	Ground Floor C-01	35.07	377.50
2	Ground Floor C-02	25.22	271.50
3	First Floor C-11	38.80	417.69
4	First Floor C-12	38.80	417.69
5	First Floor C-13	39.62	426.44
6	First Floor C-14	38.80	417.69
7	Second Floor C-21	38.80	417.69
8	Second Floor C-22	38.80	417.69
9	Second Floor C-23	39.62	426.44
10	Second Floor C-24	38.80	417.69
11	Third Floor C-31	38.80	417.69
12	Third Floor C-32	38.80	417.69
13	Third Floor C-33	39.62	426.44
14	Third Floor C-34	38.80	417.69
15	Fourth Floor C-41	38.80	417.69
16	Fourth Floor C-42	38.80	417.69
17	Fourth Floor C-43	39.62	426.44
18	Fourth Floor C-44	38.80	417.69
19	Fifth Floor C-51	38.80	417.69
20	Fifth Floor C-52	38.80	417.69
21	Fifth Floor C-53	39.62	426.44
22	Fifth Floor C-54	38.80	417.69
23	Sixth Floor C-61	38.80	417.69
24	Sixth Floor C-62	38.80	417.69
25	Sixth Floor C-63	39.62	426.44
26	Sixth Floor C-64	38.80	417.69
Total Carpet Area of C Wing		996.48	10726.06

Sr No.	Flat no. D-Wing	Carpet Area Sq.Mtr.	Carpet Area Sq.Ft.
1	Ground Floor D-01	70.14	755.00
2	Ground Floor D-02		
3	Ground Floor D-03	35.88	386.25
4	Ground Floor D-04	36.70	395.00
5	First Floor D11	38.80	417.69
6	First Floor D-12	38.80	417.69
7	First Floor D-13	39.62	426.44
8	First Floor D-14	40.35	434.31
9	Second Floor D-21	38.80	417.69
10	Second Floor D-22	38.80	417.69
11	Second Floor D-23	39.62	426.44
12	Second Floor D-24	40.35	434.31
13	Third Floor D-31	38.80	417.69
14	Third Floor D-32	38.80	417.69
15	Third Floor D-33	39.62	426.44
16	Third Floor D-34	40.35	434.31
17	Fourth Floor D-41	38.80	417.69
18	Fourth Floor D-42	38.80	417.69
19	Fourth Floor D-43	39.62	426.44
20	Fourth Floor D-44	40.35	434.31
21	Fifth Floor D-51	38.80	417.69
22	Fifth Floor D-52	38.80	417.69
23	Fifth Floor D-53	39.62	426.44
24	Fifth Floor D-54	40.35	434.31
25	Sixth Floor D-61	38.80	417.69
26	Sixth Floor D-62	38.80	417.69
27	Sixth Floor D-63	39.62	426.44
28	Sixth Floor D-64	40.35	434.31
Total Carpet Area of D Wing		1088.17	11713.03

Sr No.	Flat no. E-Wing	Carpet Area Sq.Mtr.	Carpet Area Sq.Ft.
1	Ground Floor E-01	36.70	395.00
2	Ground Floor E-02	35.07	377.50
3	Ground Floor E-03	35.88	386.25
4	Ground Floor E-04	35.07	377.50
5	First Floor E-11	40.35	434.31
6	First Floor E-12	38.80	417.69
7	First Floor E-13	39.62	426.44
8	First Floor E-14	38.80	417.69
9	Second Floor E-21	40.35	434.31
10	Second Floor E-22	38.80	417.69
11	Second Floor E-23	39.62	426.44
12	Second Floor E-24	38.80	417.69
13	Third Floor E-31	40.35	434.31
14	Third Floor E-32	38.80	417.69
15	Third Floor E-33	39.62	426.44
16	Third Floor E-34	38.80	417.69
17	Fourth Floor E-41	40.35	434.31
18	Fourth Floor E-42	38.80	417.69
19	Fourth Floor E-43	39.62	426.44
20	Fourth Floor E-44	38.80	417.69
21	Fifth Floor E-51	40.35	434.31
22	Fifth Floor E-52	38.80	417.69
23	Fifth Floor E-53	39.62	426.44
24	Fifth Floor E-54	38.80	417.69
25	Sixth Floor E-61	40.35	434.31
26	Sixth Floor E-62	38.80	417.69
27	Sixth Floor E-63	39.62	426.44
28	Sixth Floor E-64	38.80	417.69
Total Carpet Area of E Wing		1088.17	11713.03

Sr No.	Flat no. G-Wing	Carpet Area Sq.Mtr.	Carpet Area Sq.Ft.
1	Bungalow F-01	92.48	995.50
2	Bungalow F-02	92.48	995.50
3	Bungalow F-03	92.48	995.50
Total Carpet Area of F Wing		277.45	2986.50

Sr No.	Flat no. G-Wing	Carpet Area Sq.Mtr.	Carpet Area Sq.Ft.
1	Ground Floor G-01	23.93	257.63
2	First Floor G-11	27.01	290.75
3	Second Floor G-21	27.01	290.75
Total Carpet Area of F Wing		77.96	839.13

Sr No.	WING	Carpet Area Sq.Mtr.	Carpet Area Sq.Ft.
1	A-Wing	996.48	10,726.06
2	B-Wing	1,092.21	11,756.57
3	C-Wing	996.48	10,726.06
4	D-Wing	1,088.17	11,713.03
5	E-Wing	1,088.17	11,713.03
6	F-Wing	277.45	2,986.50
7	G-Wing	77.96	839.13
Total Residence Carpet Area		5616.91	60460.38

Sr No.	Shop no. A/B/C-Wing	Carpets Area Sq.Mtr.	Carpets Area Sq.Ft.
1	Shop-1	16.11	173.38
2	Shop-2	17.07	183.75
3	Shop-3	22.73	244.63
4	Shop-4	11.89	128.00
5	Shop-5	22.73	244.63
6	Shop-6	17.07	183.75
7	Shop-7	16.11	173.38
8	Shop-8	20.63	222.09
9	Shop-9	20.63	222.09
10	Shop-10	20.63	222.09
11	Shop-12	20.63	222.09
12	Shop-13	20.63	222.09
13	Shop-14	20.63	222.09
14	Shop-15	16.11	173.38
15	Shop-16	17.07	183.75
16	Shop-17	22.73	244.63
17	Shop-18	11.89	128.00
18	Shop-19	22.73	244.63
19	Shop-20 (1A)	17.07	183.75
20	Shop-21 (20)	16.11	173.38
Total Carpets Area of Shops		371.20	3995.58

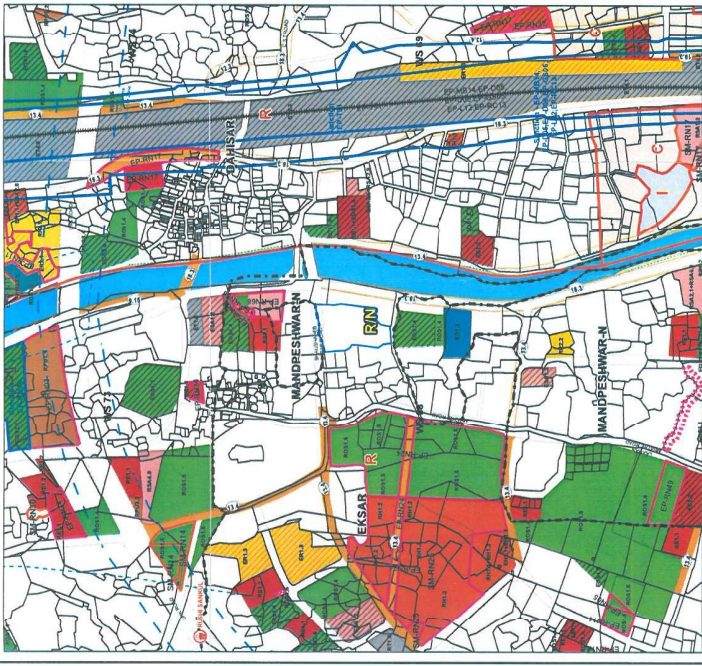
Sr No.	Common Toilet	Carpets Area Sq.Mtr.	Carpets Area Sq.Ft.
1	Ladies	3.55	70.75
2	Gents	19.03	140.44
Toilet Carpets Area		22.58	211.19



BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 787 of EKSAR Village in R/N Ward



LOCATION PLAN

Scale 1:4000

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/DP3420220111368213/DP/WS/R/N

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), R/N Ward. Dated: 17/01/2022



**MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)**

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,

A hand-drawn map of a village area. The map is bounded by a solid line on the top and right, and a dashed line on the left and bottom. The top boundary is labeled with 'वि. न. ग. व. ३' (Village No. 3) and 'वि. न. ग. व. ३' (Village No. 3). The right boundary is labeled with 'वि. न. ग. व. ३' (Village No. 3) and 'वि. न. ग. व. ३' (Village No. 3). The left boundary is labeled with 'वि. न. ग. व. ३' (Village No. 3) and 'वि. न. ग. व. ३' (Village No. 3). The bottom boundary is labeled with 'वि. न. ग. व. ३' (Village No. 3) and 'वि. न. ग. व. ३' (Village No. 3). The map is divided into several sections by dashed lines. The top section is labeled 'वि. न. ग. व. ३' (Village No. 3). The middle section is labeled 'वि. न. ग. व. ३' (Village No. 3). The bottom section is labeled 'वि. न. ग. व. ३' (Village No. 3). A compass rose is located in the bottom right corner, showing North (N), South (S), East (E), and West (W).

[illegible]

अन्य परिचालन

राम सुभाषन उपाध्याय
कोशीवासी

Land Bearing CTS No(s) 787 of EKSAK Village in R/N Ward

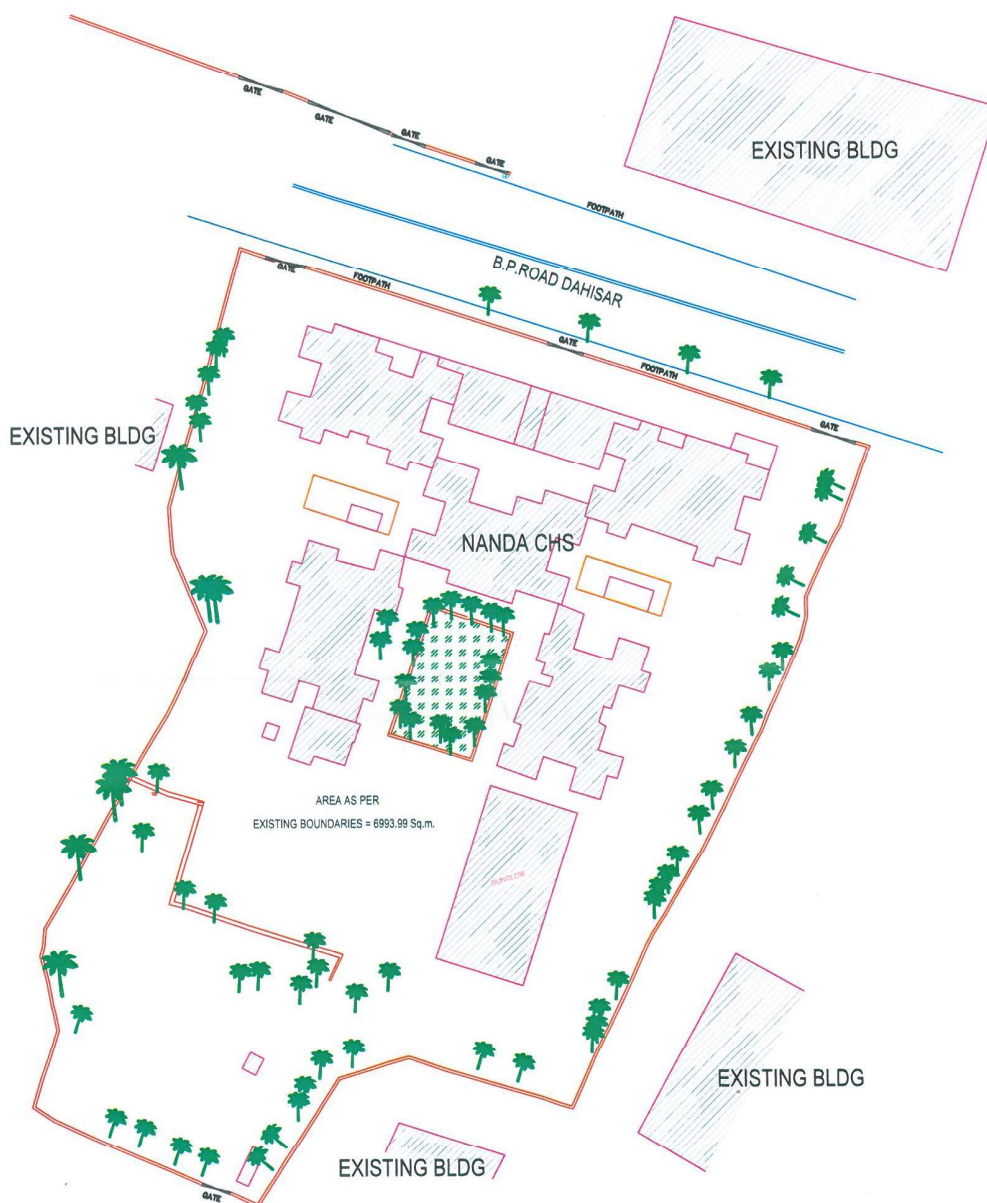
This plan is to be read with additional information given in letter no CHE/DP3420220111368213/DP/WS/R/N

Legend

- Generated On: 1/17/2022

Generated On: 1/17/2022





LEGENDS:

EXISTING COMPOUND WALL	—	—
EXISTING ROAD	—	—
EXISTING STRUCTURES / BUNGALOW	—	—
MAJOR TREE	—	—

NOTES:

- 1) ALL DIMENSION ARE IN METER
- 2) PLOT AREA AS PER EXISTING BOUNDARIES = 6993.99 Sq.m..

DRAWN/CHECKED	DATTA
DATE: 17.01.2022	SCALE- 1:500
DWG NO.	EX/ 2022-23/06

CLIENT:

N M CONSULTANTS & ENGINEERS PVT LTD.

TITLE:

TOTAL STATION SURVEY FOR NAND DHAM CHSL, DAHISAR WEST

SURVEY BY:-



EXPERT ENGINEERS
LAND SURVEYORS & CIVIL ENGINEER
AMAR MATRUSHAKTI BUILDING (A WING) 3rd FLC
FLAT NO . A- 10 NEAR STATION DOMBIVALI (W)
Web:www.expertengineers.in
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