

398/4790

Thursday, March 16, 2023
12:34 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5335 दिनांक: 16/03/2023

गावाचे नाव: वहाळ

दस्तऐवजाचा अनुक्रमांक: पवल3-4790-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुजय बाळासाहेब पाटील -

नोंदणी फी

रु. 24500.00

दस्त हाताळणी फी

रु. 1680.00

पृष्ठांची संख्या: 84

एकूण:

रु. 26180.00

आपणास मूळ दस्त, शबनेल प्रिंट, सूची-२ अंदाजे

12:49 PM ह्या वेळेस मिळेल.

Sub Registrar Parvel 3

बाजार मुल्य: रु.1176921.9/-

मोबदला रु.2450000/-

भरलेले मुद्रांक शुल्क : रु. 147000/-

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रकम: रु.1680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1503202308783 दिनांक: 16/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.24500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016840945202223P दिनांक: 16/03/2023

बँकेचे नाव व पत्ता:





17/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 4790/2023

नोंदणी :

Regn:63m

गावाचे नाव : वहाळ

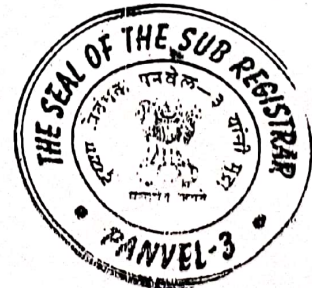
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2450000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1176921.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र.7 दर 56700/- प्रति चौ.मी.सदनिका नं. 101 पहिला मजला, गॅलेक्सी अपार्टमेंट, प्लॉट नं. 442, सेक्टर नं. 24 पुष्पक वहाळ, ता.पनवेल, जि.रायगड क्षेत्र - 18.87 चौ.मी.कारपेट एरिया ((Plot Number : 442 ; SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 18.87 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे.गॅलेक्सी डेव्हलपर्स तर्फे भागीदार चेतन जगदीश त्रिवेदी - वय:-34; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एस-04 डी, हावरे सॅच्युरियन मॉल, सेक्टर 19ए, सी वूड्स, दरावे, नेरळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAVFG4164E 2): नाव:- मान्यता देणार - प्रशांत अशोक मढवी यांच्यावतीने कु.सु. म्हणून मे.गॅलेक्सी डेव्हलपर्स तर्फे भागीदार चेतन जगदीश त्रिवेदी - वय:-34; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा. मढवी आळी, न्यु इंग्लिश शाळेजवळ - सु.पो. उलवा, तरपूर, ता.पनवेल, जि. रायगड, महाराष्ट्र, राईगाड (०). पिन कोड:-410206 पॅन नं:-AAVFG4164E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुजय वाळासाहेब पाटील - वय:-29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- म्हावशी पेठ, पोस्ट- म्हावशी, ता.पाटण, जि.सातारा, महाराष्ट्र, सातारा. पिन कोड:-415206 पॅन नं:- CYLPP7187E
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4790/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	147000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24500
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.



[Signature]

[Signature]

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 16th day of MARCH, 2023 between M/S. GALAXY DEVELOPERS (PAN No. AAVFG4164E), a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting of partners 1) MR. CHETAN JAGDISH TRIVEDI, 2) MR. RAHUL SHIVAJI AGAJ & 3) MR. LOKESH SATYANARAYAN JAKHOTIA, having Office at S-04 D, Haware Centurion Mall, Sector 19A, Sea Woods, Darave, ~~Neral, Navi Mumbai 400706,~~ hereinafter referred to as "THE PROMOTERS" (which expression shall unless be repugnant to the context or meaning thereof mean and include the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and, their successors and assigns) **OF THE ONE PART,**

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AND

MR. SUJAY BALASAHEB PATIL, aged 29 years (PAN NO. CYLPT1889) (AADHAR NO. 934747966465) having his/her/their address at Mhavashi Peda, ~~Post Mhavashi Patan, Satara - 415206,~~ hereinafter referred to as "THE ALLOTTEES" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in the case of Partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) **OF THE OTHER PART.**

THE SEAL OF THE SUB-REGISTRAR
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PANVEL.

AND

SHRI. PRASHANT ASHOK MADHAVI age 38 years having (PAN NO. BKDPM8875K) having address at Madhvi Aali, Near New English School, Post. Ulve, Targhar, Tal. Panvel, Dist. Raigad - 410206, hereinafter referred to as "THE CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or his assigns) **OF THE THIRD PART.**

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION/The Cidco Ltd.") having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay 400021.

AND WHEREAS The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the "State Government") in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town

[Signature]
THE PROMOTERS

[Signature]
THE ALLOTTEES

Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the "MRTP ACT, 1966").

AND WHEREAS The State Government as per section 113(A) of the MRTP Act 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.

AND WHEREAS The Corporation as part of the development of Navi Mumbai, has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government (hereinafter referred to as the "Project" which includes development of land for the purposes allied thereto).

AND WHEREAS Except for land(s) already in possession of the Corporation, the remaining private lands required for the Project, were notified for acquisition before 01/01/2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as the "LA ACT, 1894") by the State Government.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the

WHEREAS By an Agreement to Lease dated 28/08/2018, made at CBD, Tal. Raigad, Dist. Raigad, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO) of the ONE PART and SHRI. PRASHANT ASHOK MADHAVI of the OTHER PART (hereinafter referred to as "THE ORIGINAL LICENSEE"), and CIDCO leased Plot of land in lieu of compensation being Plot No. 442, in Sector No. 24, admeasuring 238.38 Sq. Mtrs. (240 Sq.Mtrs. as per Lease Agreement) under the Punarvasan Scheme at PUSHPAK NODE, VAHAL, Taluka - Panvel, Dist. Raigad, (hereinafter referred to as "THE SAID PLOT") and the same was registered before the Sub Registrar of Assurance at Panvel-2 under Registration Document Serial No. PVL-2-11962-2018 dated 07/09/2018.

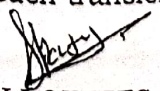
AND WHEREAS as per the said Agreement to Lease, the Corporation had granted to the said Original Licensees a Lease of all that piece or parcel of land admeasuring about 238.38 Sq. Mtrs. Bearing Plot No. 442, in Sector No. 24, Village - Pushpak Vahal, Tal. Panvel, Dist. Raigad; more particularly described in the Schedule hereunder written.

AND WHEREAS on payment of the entire lease premium & execution of Lease Agreement, the Corporation handed over the possession of the said plot to the Original Licensees.

AND WHEREAS there after the Original Licensee expressed his intent to transfer and/or assign his development rights, interests and benefits over Plot No. 442, in Sector No. 24, Village - Pushpak Vahal, Tal. Panvel, Dist. Raigad admeasuring 238.38 Sq. Mtrs. and accordingly requested the Corporation to grant them permission for such transfer and/ or


THE PROMOTERS

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THE ALLOTTEES

assignment in respect of the said plot, to the below Builders/Developers in accordance with the terms and conditions of the said Agreement to Lease and other terms and conditions as prescribed by the Corporation.

AND WHEREAS **Development Agreement** dated 03/11/2020 executed between THE ORIGINAL LICENSEE of the First Part and **M/S. GALAXY DEVELOPERS** a partnership firm through its partners 1) MR. CHETAN JAGDISH TRIVEDI, 2) MR. RAHUL SHIVAJI AGAJ, & 3) MR. LOKESH SATYANARAYAN JAKHOTIA as the Developers (hereinafter referred to as the Developer/Builders/Promoters) of the Second Part in respect of the said Plot, which was registered with the Sub-Registrar of Assurances at Panvel-2 Under Registration Document Serial No. PVL-2-9417-2020 dated 05/07/2021.

Handwritten signature and date: 03/11/2020

AND WHEREAS **Power of Attorney** dated 03/11/2020 executed by **SHRI. PRASHANT ASHOK MADHAVI** as owner in favour of **M/S. GALAXY DEVELOPERS** a partnership firm through its partners 1)MR. CHETAN JAGDISH TRIVEDI, 2)MR. RAHUL SHIVAJI AGAJ & 3) MR. LOKESH SATYANARAYAN JAKHOTIA as the Builders/Developers or Power of Attorney Holder of the Second Part in respect of the said Plot, which was registered with the Sub-Registrar of Assurances at Panvel-2 Under Registration Document Serial No. PVL-2-9418-2020, dated 03/11/2020.



AND WHEREAS Development permission along with Commencement Certificate issued by Associate planner (BP), CIDCO dated 24/10/2019 vide order bearing reference no. **CIDCO/BP-16740/TPO (NM & K)/2019/5765** in respect of Plot No. 442, in Sector No. 24, Village -Pushpak Vahal, Tal. Panvel, Dist. Raigad in favour of ORIGINAL LICENSEE.

AND WHEREAS by virtue of the aforesaid Agreement to Lease and Development Agreement, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot.

AND WHEREAS In terms of said Development Agreement, the Promoters are entitled to develop the said land by using maximum FSI available therein and also entitled to transfer/sell on what is popularly known as 'ownership basis', retain, dispose of or otherwise deal with the flats/shops/premises/parking space allotted to their shares in the building as they may deem fit and proper and for that purpose to enter into agreements, allotment letters or such other writings or documents in their own name.

AND WHEREAS the Promoters have proposed to construct on the project land a building project known as "**GALAXY APARTMENT**" to be constructed on Plot No. 442, in Sector No. 24, Village - Pushpak Vahal, Tal. Panvel, Dist. Raigad for residential use, on OWNERSHIP BASIS to the prospective buyers.

AND WHEREAS the Allottee(s) is/are offered a **Flat bearing number 101 on the 1st floor**, (hereinafter referred to as the said "**Flat**") of the Building project called as "**GALAXY APARTMENT**" to be constructed on Plot No. 442, in Sector No. 24, Village - Pushpak Vahal, Tal. Panvel, Dist. Raigad (hereinafter referred to as the said "**Building**") being constructed of the said project, by the Promoters.

[Signature]
THE PROMOTERS

[Signature]
THE ALLOTTEES

registered with the Council of Architects and also appointed **DESCON ENGINEERS** as RCC Consultant for preparing structural designs and drawings and specifications of the building to be constructed on the said Plot and the Allotees/Purchasers accept the professional supervision of the said Architect and the said RCC Consultant till the completion of the building unless otherwise changed;

AND WHEREAS the Allottee(s) have applied to the Promoters for allotment of a **Flat bearing number 101** on the **1st Floor** of the said building project known as **"GALAXY APARTMENT"** to be constructed on Plot No. 442, in Sector No. 24, Village - Pushpak Vahal, Tal. Panvel, Dist. Raigad.

AND WHEREAS the Carpet area of the said **Flat** is **13.87 Sq. Mts.** and "Carpet Area" means the net usable floor area of Flat/Shop, excluding the area covered by the external walls, areas under services shafts exclusive balcony area appurtenant to the said Flat Tripartite for exclusive use of the Allottee(s) and Natural Terrace area and Chajja area appurtenant to the said Flat/Shop for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat/Shop.

13.87
10/03/2023
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AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.



AND WHEREAS prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs. 1,00,000/- (Rupees One Lacs Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters Both hereby admit and acknowledge) and the Allottee(s) have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority vide Letter No. **P52000027710** on dated **06/03/2023** the authenticated copy of the certificate is annexed herewith as **"Annexure-E"**;

AND WHEREAS under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat/Shop with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat/Shop.

Now therefore this Agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

- 1) The Promoters shall construct the said building project to be known as **"GALAXY APARTMENT"** consisting of **Ground + 4 Upper Floors** on the project land in accordance with the plans, designs and specifications approved by the concerned local

[Signature]
THE PROMOTERS

[Signature]
THE ALLOTTEES

PROMOTERS:

M/S. GALAXY DEVELOPERS

having address at S-04 D, Haware Centurion Mall, Sector 19A, Sea Woods, Darave,
Nerul, Navi Mumbai 400706.

Contact No : 7387624664

Notified Email ID: galaxydevelopers.nm@gmail.com

ALLOTTEE(S):

MR. SUJAY BALASAHEB PATIL

Address at Mhavashi Peth, post. Mhavashi, Patan, Safara 415206.

Contact No : _____

Notified Email ID: _____

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It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

- 45) That in case there are Joint Allottees all communications shall be sent to the Promoters to the Allottee(s) whose name appears first and at the address given in the Agreement which shall for all intents and purposes to consider as properly served on the Allottees.
- 46) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the Allottee(s) only.
- 47) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
- 48) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement.



FIRST SCHEDULE

Description of the Property

All that piece and parcel of land bearing Plot No. 442, in Sector No. 24, Village - Pushpak Vahal, Tal. Panvel, Dist. Raigad of containing by the measurement 238.38 Sq. Mtrs. (Approx. 240 Sq. Mtrs. as per Lease Agreement) are there about bounded as follows:

- | | |
|----------------------------|------------------------|
| On or towards the North by | : 9.00 Mtrs. Wide Road |
| On or towards the South by | : Plot No. 422 |
| On or towards the East by | : Plot No. 441 |
| On or towards the West by | : Plot No. 443 |

THE PROMOTERS

THE ALLOTTEES

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SECOND SCHEDULE
Description of the Property

Right, title, interest and ownership of **FLAT bearing No. 101**, admeasuring about 18.87 Sq. Mtrs. of Carpet area, on the **1st Floor** of the said building known as "**GALAXY APARTMENT**" consisting of Ground + Four (04) Floors, to be constructed on Plot No. 442, in Sector No. 24, Village - Pashpak Vahal, Tal. Panvel, Dist. Raigad.

IGNED, SEALED &
y the within named
/S. GALAXY DEV
rough its Partners
R. CHETAN JAGD

पवल - ३	
१०१०	२०२३
FLOORING	
• 2 X 2 Vitrified Tiles in Living, Kitchen & Bedroom	
• Antiskid Matt Finish Flooring in Bathroom & Toilet.	

THIRD SCHEDULE
AMENITIES

the presence of ...

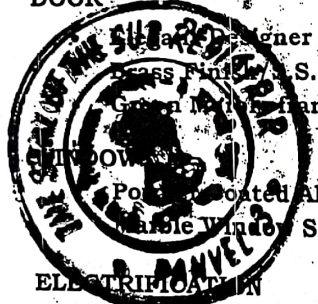
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KITCHEN

- Granite kitchen platform with Stainless Steel sink.

IGNED, SEALED &
ithin named "**ALLO**
R. SUJAY BALASA

DOOR



- Designer Laminated Flush for main door.
- S. Finish Accessories & Fittings.
- Glass with Water Proof door.
- Powder coated Aluminium Sliding Windows.
- Marble Window Sill

the presence of ...

AS
AS

ELECTRIFICATION

- Concealed Fire Retardant Low Smoke Polycab Copper Wires.
- Circuit Breaker (MCB).
- Branded premium Quality Modular Switches.

IGNED, SEALED &
ithin named "**THE**
IRI. PRASHANT A

WALL FINISH

- External Walls-6" Thick Sand plaster.
- Internal Walls-4" Thick Gypsum Finish

rough their POA h
/S. GALAXY DEV
rough its Partners
R. CHETAN JAGD

PAINT

- Internal-Asian Apex
- External-Asian Apex

TILES

- Digital Designer Dado Tiles in W/C
- Dado Tiles above Kitchen Platform

the presence of ...

AS
AS

PLUMBING

- Concealed Piping
- Quality Sanitary & Bath Fittings.
- Provision for Geyser Point.
- Quality CP fitting

OMOTERS

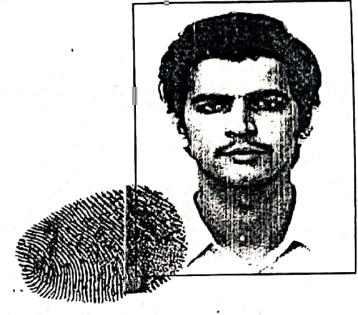
Pand
THE PROMOTERS

Shrey
THE ALLOTTEES

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day, month and year first hereinabove written.

SIGNED, SEALED & DELIVERED
by the within named "THE PROMOTERS"
M/S. GALAXY DEVELOPERS
through its Partners
MR. CHETAN JAGDISH TRIVEDI

Chetan



in the presence of

1) *AS*
2) *AS*

SIGNED, SEALED & DELIVERED BY THE
Within named "ALLOTTEE/S"
MR. SUJAY BALASAHEB PATIL

Sujay



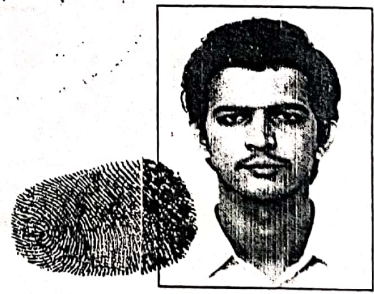
in the presence of

1) *AS*
2) *AS*

पवल - 3
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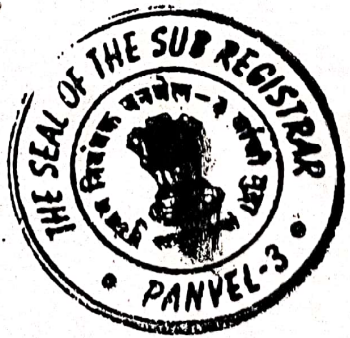
SIGNED, SEALED & DELIVERED BY THE
Within named "THE CONFIRMING PARTY"
SHRI. PRASHANT ASHOK MADHAVI
Through their POA holder
M/S. GALAXY DEVELOPERS
Through its Partners
MR. CHETAN JAGDISH TRIVEDI

Chetan



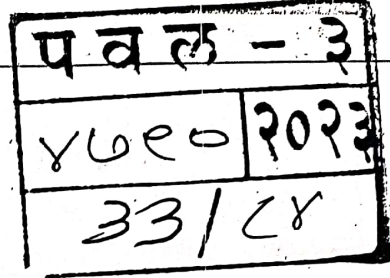
in the presence of

1) *AS*
2) *AS*



PROMOTERS

THE ALLOTTEES



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: GALAXY APARTMENT, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 442 at Ulawe, Panvel, Raigarh, 40706** registered with the regulatory authority vide project registration certificate bearing No P52000027710 of.

1. **Galaxy Developers** having its registered office / principal place of business at **Tehsil: Panvel, District: Raigarh, Pin: 410206.**

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

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

- The registration shall be valid up to **30/10/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 06-03-2023 12:23:13

Dated: 06/03/2023

Place: Mumbai

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Reference No. : CIDCO/BP-16740/TPO(NM & K)/2019/5766

Date : 24/10/2019

To,
MR.PRASHANT ASHOK MADHAVI
 Madhavi ali, near englis...

ASSESSMENT ORDER NO. 2019/5612

Sub : Payment of New development charges for Residential + Mercantile / Business
 (Commercial Building on Plot No. 442, Sector 24 at Pushpak(New), Navi Mumbai.

Ref : 1 Year Architectural plan application dated 24.05.2019 and 14.10.2019
 CIDCO/AC/ASR(NM&K)/2017/258 dtd. 12.07.2017 and Agreement to lease on 28.08.2018
 CIDCO/AC/ASR(NM&K)/2018/1590 dtd. 20.05.2019
 Your original No. CIDCO/BP-16740/TPO(NM & K)/2019 dated 24 May, 2019



ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : MR.PRASHANT ASHOK MADHAVI
- 2) Location : Plot No. 442, Sector 24 at Pushpak(New), Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 238.38
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 16700

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resl. 332.67 * 8	2661
Total Assessed Charges				2661

7) Date of Assessment : 24 October, 2019

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/1241	05/24/2019	2661	00972/TPO/Account/7609/2019	24/5/2019	Demand Draft
2	CIDCO/BP/2019/2232	09/25/2019	100	CIDCO/BP/2019/2232	30/9/2019	Net Banking

Unique Code No. 2019 04 021 02 2275 01 is for this New Development Permission for Residential + Mercantile / Business (Commercial) Building on Plot No. 442, Sector 24 at

Name : PATIL MITHILESH
 JANARDHAN
 Designation : Associate
 Planner
 Organization : CIDCO OF

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Reference No. : CIDCO/BP-16740/TPO(NM & K)/2019/5766

Date : 24/10/2019



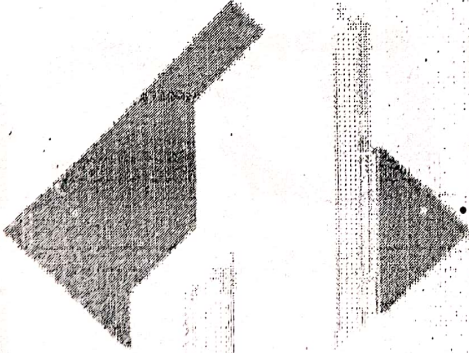
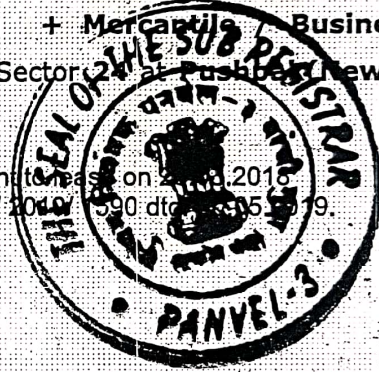
COMMENCEMENT CERTIFICATE

To,
MR.PRASHANT ASHOK MADHAVI
Madhavi ali,near english school,At
post-ulwa,targhar,Tal-panvel,dist-raigad.
PIN - 410206

Sub : Development Permission for **Residential [Resi+Comm] + Mercantile Business (Commercial) [Resi+Comm]** Building on Plot No. 442 , Sector 24st (Pushkar New) , Navi Mumbai.

Ref : 1. Your Architects online application dated 24.05.2019 and 14.10.2019
2. CIDCO/AAI/REHAB/ULWE/2017/258 dtd. 12.07.2017 and Agreement to lease on 24.05.2018
3. CIDCO/ACL&SO(NMIA)/ 2018/ dtd. 27.12.2018 and CIDCO/(NMIA)/ 2019/ 590 dtd. 05.05.2019.

Dear Sir / Madam,



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Reference No. : CIDCO/BP-16740/TPO(NM & K)/2019/5766

Date : 24/10/2019

Please refer to your application for Development Permission for **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** Building on Plot No. 442, Sector 24 at **Pushpak(New)**, Navi Mumbai.

The Development Permission is hereby granted to construct **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) 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 750 mm. above the road edge level.

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The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, 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.



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Reference No. : CIDCO/BP-16740/TPO(NM & K)/2019/5766

Date : 24/10/2019

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **MR.PRASHANT ASHOK MADHAVI , Madhavi ali,near english school,At post-ulwa,targhar,Tal-panvel,dist-raigad.** for Plot No. **442 , Sector 24 , Node Pushpak(New)** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** in **1Ground Floor + 4Floor** Net Builtup Area [**Residential [Resi+Comm] =331.80;Mercantile / Business (Commercial) [Resi+Comm] =24.26 Other [Others] =00.96 Total BUA = 357.02 Total BUA = 357.02**] Sq.m .

Nos. Of Residential Units :- 16, Nos. Of Mercantile / Business (Commercial) Units :- 2

A. 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.

B. Applicant should construct Hutments for labors at site.

C. Applicant should provide drinking water and toilet facility for labors at site.

1. This Certificate is liable to be revoked by the Corporation 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 Corporation is contravened.

(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 :-



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Reference No. : CIDCO/BP-16740/TPO(NM & K)/2019/5766

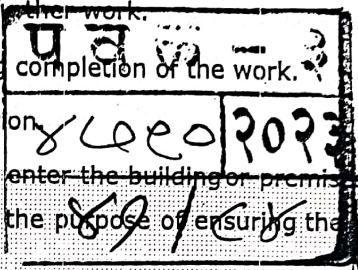
Date : 24/10/2019

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.



3. 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.

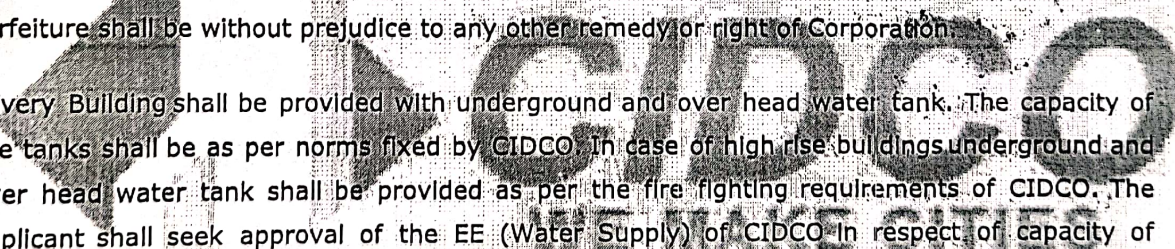
4. The conditions of this certificate shall be binding not only on the applicant also on its successors and/or every person deriving title through or under him.

5. A certified copy of the approved plan shall be exhibited on site.

6. The amount of Rs. _____/- 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.

7. "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".

8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.



Reference No. : CIDCO/BP-16740/TPO(NM & K)/2019/5766

Date : 24/10/2019

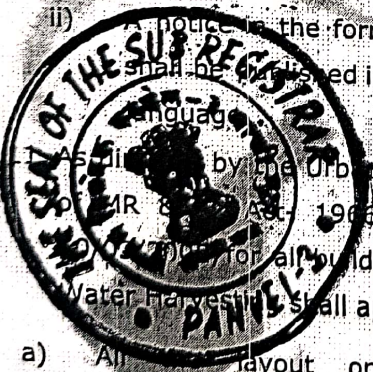
9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

i) 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.

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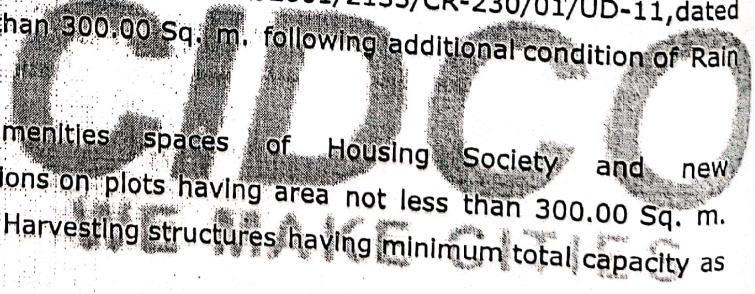
ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of the Urban Planning Act, 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 19/07/2019 for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All 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.

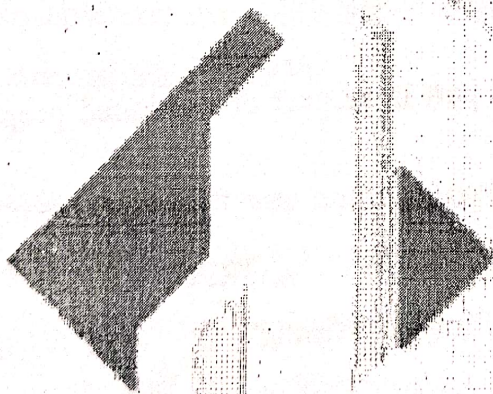


Reference No. : **CIDCO/BP-16740/TPO(NM & K)/2019/5766**

Date : **24/10/2019**

- 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 (b) above to provide or to maintain Rain Water Harvesting structures as required under these by-laws.

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