

353/17386

Friday, October 06, 2023  
6:45 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39M  
Regn.: 39M

गावाचे नाव: वहाळ  
दस्तऐवजाचा अनुक्रमांक: पवल2-17386-2023  
दस्तऐवजाचा प्रकार : ताबापावती  
सादर करणाऱ्याचे नाव: श्रावणी कृष्णा कोळी . .

पावती क्र.: 20042 दिनांक: 06/10/2023

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 1080.00  
पृष्ठांची संख्या: 54

एकूण: रु. 1180.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे  
7:04 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

सह दुय्यम निबंधक वर्ग-२  
(पनवेल -२)

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु.1080/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023057118236 दिनांक: 06/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009066901202324E दिनांक: 06/10/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

लेपिक

दुय्यम निबंधक. पनवेल-२

मुळ दस्तऐवज परत मिळाला

पसकारची सटी

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.पनवेल 2

दस्त क्रमांक : 17386/2023

नोंदणी :

Regn:63m

गावाचे नाव : वहाळ

विषयाचा प्रकार	तावापावती
निवडता	0
बाजारभाव(भाडेपट्टयाच्या वाबतितपट्टाकाराची दंतो की पट्टेदार ते नमुद करावे)	1
मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका नं. 203,दुसरा मजला,माई प्रिया कॉर्नर,प्लॉट नं. 211,सेक्टर 25,मौजे वहाळ,पुणक नोड,ता. पनवेल,जि. रायगड,क्षेत्र. 35.98 चौ. मी. कारपेट एरिया या मिळकतीचे( ( Plot Number : 211 ; SECTOR NUMBER : 25 ; ) )
वफळ	1) 35.98 चौ.मीटर
कारणी किंवा जुडी देण्यात असेल तेव्हा.	
एवज करून देणा-या/लिहून ठेवणा-याचे नाव किंवा दिवाणी न्यायालयाचा आदेश किंवा आदेश असल्यास,प्रतिवादिचे नाव व	1): नाव:-मे. अंकित सिंह विल्डर्म अँड डेव्हलपर्स तर्फे प्रोप्रा. अंकित सिंह . . वय:-23; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: ऑफिस नं. 385, सेन्ट्रल फॅमिलिटीज, फेज-2, एपीएमसी मार्केट, सेक्टर 19, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-FJKPS8528H
एवज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रावणी कृष्णा कोळी . . वय:-63; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: मु. कोबडभुजे, पो. डलवे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगड:(:). पिन कोड:-410206 पॅन नं:-BQRPK8975L
एवज करून दिल्याचा दिनांक	06/10/2023
नोंदणी केल्याचा दिनांक	06/10/2023
क्रमांक,खंड व पृष्ठ	17386/2023
बाजारभावाप्रमाणे मुद्रांक शुल्क	100
बाजारभावाप्रमाणे नोंदणी शुल्क	100

साठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही  
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

आकारताना निवडलेल्या अनुच्छेद :- :

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## AGREEMENT OF ALLOTMENT/ TRANSFER ON OWNERSHIP BASIS



THIS AGREEMENT is made and entered into at Navi Mumbai, on this 6<sup>th</sup> day of **October 2023**

**BETWEEN**

**M/S. ANKIT SINGH BUILDERS & DEVELOPERS** through its Proprietor **MR. ANKIT SINGH**, Age 23 years, (PAN No. : **FJKPS8528H**) (Aadhaar No. : **4904 4315 1145**) Indian Inhabitant, having office address at:- Office No. 385, Central Facilities, Phase-II, APMC Market, Sector 19, Vashi, Navi Mumbai, Tal. & Dist. Thane-400703; hereinafter referred to as the **"DEVELOPERS/ TRANSFEROR"** (which expression n unless it be repugnant to the context or meaning thereof shall be deemed to mean and include the partner or partners for the time being of the said firm, their survivor or survivors and the heirs, executors, administrators and assigns of such last survivor) of the **"FIRST PART"**

**AND**

**SMT. SHRAWANI KRISHNA KOLI**, Age 63 years, (PAN No. : **BQRPK8975L**) (Aadhaar No. : **3513 9703 7173**) Indian Inhabitant, Residing at- Kombadbhuje, Post- Ulwe, Tal. Panvel, Dist. Raigad-410206; hereinafter called **"THE OWNER/ TRANSFEREE/ ALLOTTEES"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators and assigns) of the **SECOND 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") having its registered office at "Nirmal", 2<sup>nd</sup> floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority, under the Provisions of Sub- Sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "the said Act" for the New Town of Navi Mumbai by Government of Maharashtra in exercise of its Powers of the area designated as site for New Town under Sub-Section (1) of Section 113 of the said Act.

AND WHEREAS the State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provision of Sec. 113 of the said Act.

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

AND WHEREAS CIDOCO of Maharashtra Ltd. has allotted **Plot No. 211, admeasuring 240 sq.mtr.** situated at **Sector 25, (Pushpak) Node, Vahal, Tal. Panvel Dist. Raigad** to **MR. MANISH KRISHNA KOLI** on Lease, declared by the Government of Maharashtra (herein after above mentioned Plot is for the sake of brevity called and referred to as "the said Plot") to the Original licensee vide Agreement to Lease dated 05/07/2018. And whereas the Original Licensee paid to the Corporation lease premium and the Corporation handed over the vacant, peaceful possession of the said Plot to the Original Licensee. The said Agreement to Lease is registered with Sub-Registrar of Assurances Panvel, dt. **05/07/2018** under Doc. Sr. No. **PVL4-8417-2018.**





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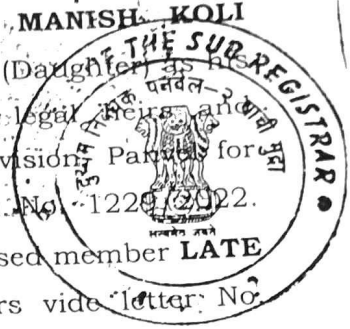
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AND WHEREAS **MR. MANISH KRISHNA KOLI** (Deceased) died on 08/04/2021 living behind them 1) **SMT. SHRAVANI KRISHNA KOLI** (Mother), 2) **SMT. SARIKA MANISH KOLI** (Wife); 3) **KU. SANSKRUTI MANISH KOLI** (Daughter), 4) **KU. SPURTI MANISH KOLI** (Daughter) & 5) **KU. SHREYANSHI MANISH KOLI** (Daughter)



only heirs and legal representatives. The said legal heirs and representatives applied to the Civil Judge, Jr. Division, Panvel for grant of heir ship certificate under Civil Misc. Appln. No. 1229/2022. The CIDCO Ltd. issued transfer the said Plot deceased member **LATE MR. MANISH KRISHNA KOLI** to his legal heirs vide letter No. सिडको/अमुभुवभुअ (नमुंआवि)/२०२३/१०४८ dated **11/04/2023**.

AND WHEREAS the Original Licensee being unable to develop the said Plot of land has transferred, assigned and relinquished their Development Rights in respect of the said Plot in favour of **M/S. ANKIT SINGH BUILDERS & DEVELOPERS** through its Proprietor **MR. ANKIT SINGH** (therein & hereinafter referred to as the "Developers") vide Development Agreement dated 08/08/2023 executed between Original Licensee & **M/S. ANKIT SINGH BUILDERS & DEVELOPERS** through its Proprietor **MR. ANKIT SINGH**. The said Development Agreement is registered with Joint Sub-Registrar of Assurances Panvel dated **08/08/2023** under Document Serial No. **PVL2- 13927-2023**.

AND WHEREAS thus the Developers entitled to develop the said Property on the terms and conditions set out in Agreement to Lease dated 05/07/2018 and Development Agreement dated 08/08/2023.

AND WHEREAS the Corporation by its Letter granted Development Permission cum Commencement Certificate to Builders and approved plans for the construction of Residential cum Commercial building with Ground Plus Four upper floors, vide its Letter bearing Ref. No. **CIDCO/BP-16433/TPO (NM & K)/ 2019/4214, Dt. 19/03/2019**.

*[Handwritten signature and a circular stamp at the bottom of the page.]*

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AND WHEREAS

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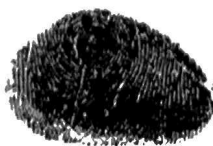
the Developers by virtue of the said Development Agreement dated 08/08/2023 and an Power of Attorney are entitled to and commence the development work of the said property by constructing a new residential building thereon to be known as "SAI PRIYA CORNER" in accordance with the plans, design and specifications approved by the CIDCO Navi Mumbai.

**AND WHEREAS** The Owner/Transferee has requested the Developers to allot a Flat/Shop of his/her/their share as per said Development Agreement dated 08/08/2023 bearing **Flat No. 203**, on **2<sup>nd</sup> Floor**, having **35.98 sq.mtr. Carpet area** in the building known as "**SAI PRIYA CORNER**" constructed on **Plot No. 211** at **Sector 25, Pushpak Node, Vahal, Tal. Panvel, Dist. Raigad** on ownership basis as agreed to by and between him which is hereinafter referred to as the said Flat/Shop, as per the Floor plan, annexed hereto and marked as ANNEXURE "A".

**AND WHEREAS** The Developers agreed to allot, transfer and assign the said Flat/ shop in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale Management and Transfer) Act, 1963 and in accordance with the progress of the Construction work of the said new building as per Development Agreement 08/08/2023 **WITHOUT CONSIDERATION.**

**AND WHEREAS** By executing this Agreement the Owner/Transferee has accorded his consent as required under the said Act, 1963 whereby the Developers will be entitled to mortgage or create lien on any FLAT/SHOP, which is not hereby agreed to be sold/allotted.

**AND WHEREAS** By executing this Agreement the Owner/Transferee/s has/have accorded his consent as required under Section 7 of the said Act, whereby the Developers will be entitled to make such alterations in the structure in respect of



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AND WHEREAS the Owner/Transferee has examined and approved the drawings and floor plan. The nature and quality of construction, fittings, fixtures, facilities and amenities provided thereunto as per the general specifications set forth in the schedule hereunder written the Owner/ Transferee has agreed to acquire and the developers agreed to allot the said Flat No. 203, on 2<sup>nd</sup> Floor, having 35.98 sq.mtr. Carpet area in the building known as "SAI PRIYA CORNER" constructed on Plot No. 211 at Sector 25, Pushpak Node, Vahal, Tal. Panvel, Dist. Raigad and the parties hereto have hereunder recorded in writing the terms and conditions of the Agreement between them as under :

AND WHEREAS The Builders/Developers have agreed to allot, assign and transfer to the Owner/Transferee the flats/Shop WITHOUT ANY CONSIDERATION as per Development Agreement dated 08/08/2023 on ownership basis and on the terms and conditions hereinafter appearing.

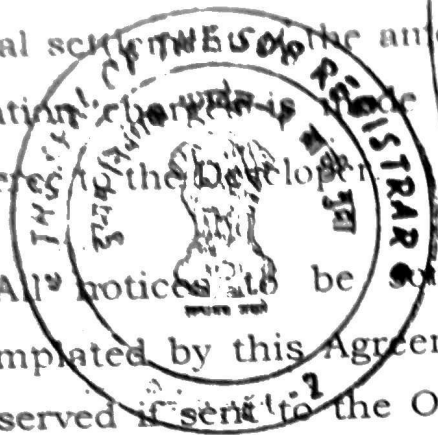
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :**

1. The Developer shall construct a Building on the said Land in accordance with the plans, designs, specifications approved and sanctioned by the CIDCO and which have been seen and approved by the Owner/Transferee with only such variations and modifications as the Developers may consider necessary or as may be required by the CIDCO provided that the Developers shall have to obtain prior permission or consent in writing of the Owner/Transferee in respect of such variations or modifications which may be adversely affect the Owner/Transferee.

2. The Owner/Transferee agrees to acquire and the Developers agreed to allot, assign and transfer to the

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registration of the conveyance deed in his/her/their favour till full and final settlement of the amount and payment of stamp duty and registration charges is made by the Premises holders / Owner / Transferee to the Developer.



13. All notices to be served on the Owner/Transferee as contemplated by this Agreement shall be deemed to have been duly served if sent to the Owner/Transferee by Registered Post or Under Certificate of posting at his address specified below:

**SMT. SHRAWANI KRISHNA KOLI**  
Residing at- Kombadbhuje, Post- Ulwe,  
Tal. Panvel, Dist. Raigad-410206

14. The Developers shall have the right to make additions, alterations, raise stories or put additional structures at any time as may be permitted by the Corporation and other Competent Authorities, such additional alterations, structures and stories and F.S.I. remaining unused will be sole property of the Developers who will be entitled to use and dispose it off in any way they choose and the Owner/Transferee hereby consents to the same.

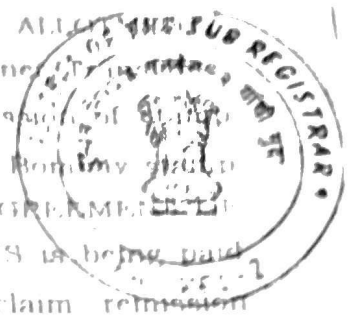
15. Provided that the Developers do not, in any way affect or prejudice the right hereby granted in favour of the Owner/Transferee in respect of the said Premises agreed to be acquired by the Owner/Transferees the Developers shall be at liberty to sell, mortgage or otherwise deal with or dispose of their right, title and interest in the said land, hereditaments and the premises and the building construction/s and hereafter to be constructed thereon.

16. All costs, charges, ...



28. The Owner/Transferee declare that he has every intention to sell transfer the said Flat within a period of One Year from the date of execution of this AGREEMENT ON ALLIOTMENT/TRANSFER ON OWNERSHIP BASIS as the Owner and to avail the benefit of the provision of remission of Stamp Duty in terms of the Article 5 of Schedule I, of Bombay Stamp Act 1958. The requisite stamp duty on this AGREEMENT ON ALLIOTMENT/TRANSFER ON OWNERSHIP BASIS is being paid by the Owner/Transferee with a right of claim remission exemption of Stamp Duty at the time of sale transfer of the said Flat within a period of One Year or within such period as may be prescribed from time to time in this regard.

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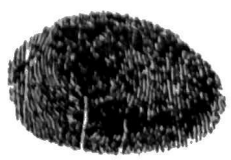


29. All expenses incurred for the preparation of this agreement, the stamp duty and registration charges payable thereon shall be paid exclusively by the Owner/Transferee. It is for the Owner/Transferee to lodge this agreement for registration before the Sub Registrar of Assurance at Panvel within appropriate period by giving prior intimation thereof to the Developers so that the Developers or any authorized person can remain present and sign the same before the Sub Registrar.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

All that piece and parcel of a plot of land bearing Plot No. 211, Sector No. 25, admeasuring area 240 sq.mtr. lying and being at Pushpak Node Vahal, Tal. Panvel, Dist. Raigad, Navi Mumbai and bounded that is to say ;

- On or towards the North By : Plot No. 109 & 210
- On or towards the South By : 11.00 mtr. Wide Road
- On or towards the East By : 11.00 mtr. Wide Road
- On or towards the West By : Plot No. 212

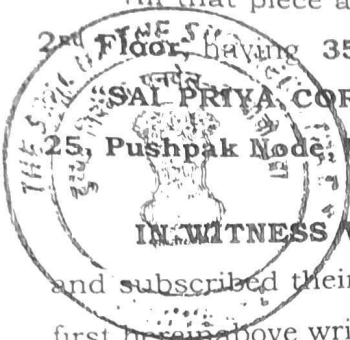


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**THE SECOND SCHEDULE ABOVE REFERRED TO :**

All that piece and parcel of premises bearing **Flat No. 203**, on **2<sup>nd</sup> Floor**, having **35.98 sq.mtr. Carpet area** in the building known as **"SAL PRIYA CORNER"** constructed on **Plot No. 211** at **Sector 25, Pushpak Nod, Wahal, Tal. Panvel, Dist. Raigad.**



**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written:

SIGNED AND DELIVERED  
by the withinnamed **"DEVELOPERS"**  
**M/S. ANKIT SINGH BUILDERS & DEVELOPERS**  
through its Proprietor **MR. ANKIT SINGH**  
In the presence of ..



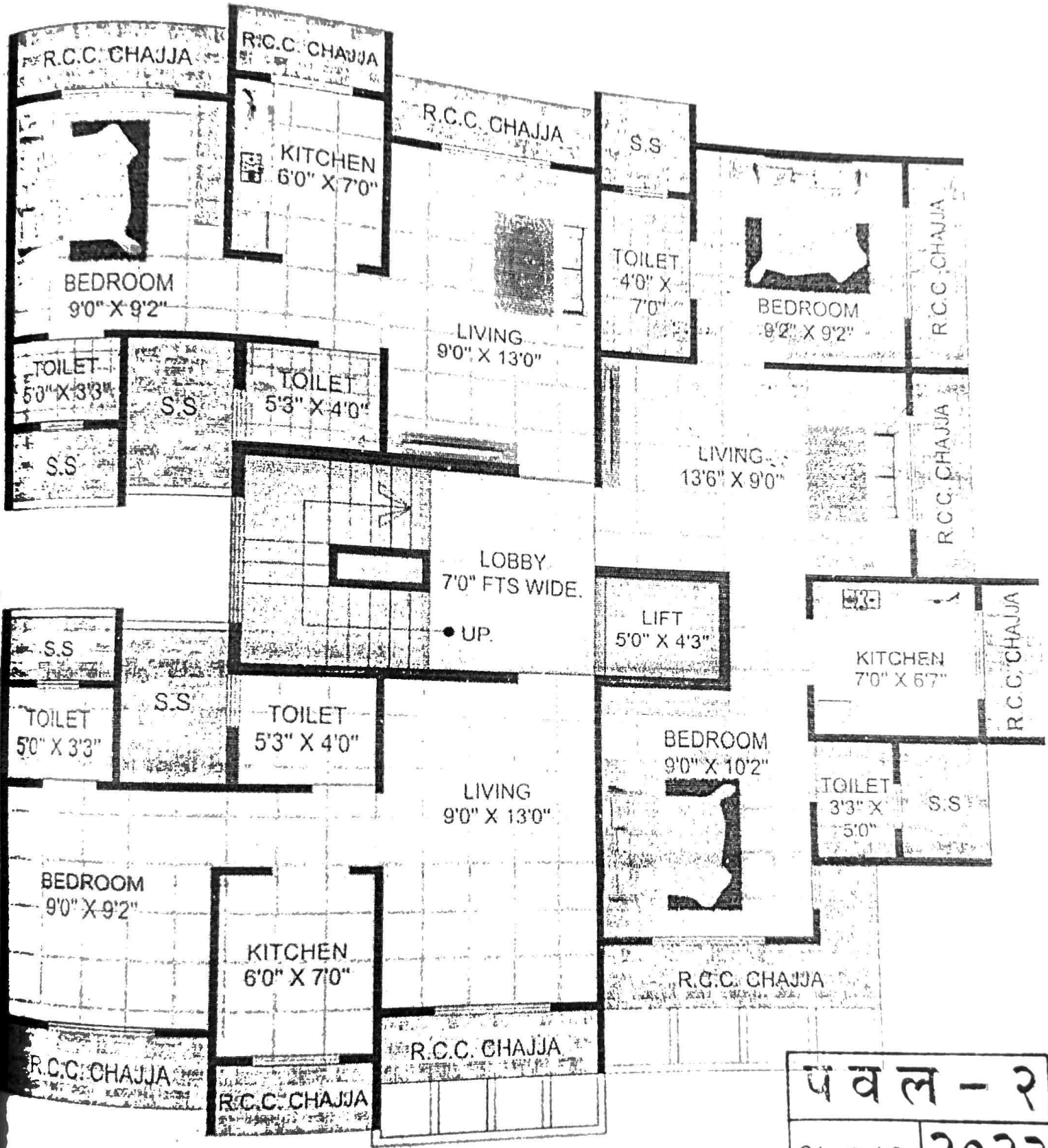
- 1) गणेश सिंग
- 2) सुनील काठ

SIGNED AND DELIVERED  
by the withinnamed **OWNER/TRANSFEEE** **श्री श्री**  
**SMT. SHRAWANI KRISHNA KOLI**



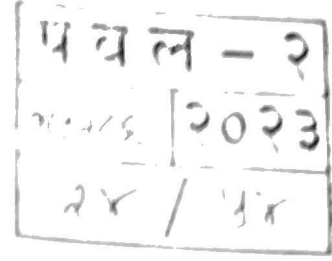
- In the presence of ..
- 1) गणेश सिंग
  - 2) सुनील काठ





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1ST, 2ND & 3RD FLOOR PLAN



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]**



The registration is granted under section 5 of the Act to the following project under project registration number **PS2000051693**

**Project Sai Priya Corner**, Plot Bearing / CTS / Survey / Final Plot No. **Plot No 211 SECTOR 25, Tehsil Panvel, Raigarh, 410206.**

1. Mr./Ms **Sarika Manish Koli** son/daughter of Mr./Ms. **DEVRAM KAWALE** Tehsil **Panvel** District **Raigarh** 410206. situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - 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 areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Right 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 schedule 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 promoter for the real estate project from the allottee, 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 for a period commencing from **27/06/2023** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - 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
3. 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



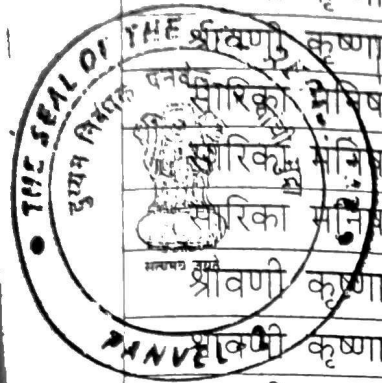
Signature valid  
Digitally Signed by  
Dr. Vasant Hemant Prabh  
(Secretary, MahaRERA)  
Date 27-06-2023 14:25:03

पवल - २  
विकसन करणेपाटी मालक (दुसरेपक्षी) यांचे हिस्से खालीलप्रमाणे गाळे/सदनिकांची वाटप करण्यात येत आहे नावे  
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परिशिष्ट

करणेपाटी मालक (दुसरेपक्षी) यांचे हिस्से खालीलप्रमाणे गाळे/सदनिकांची वाटप करण्यात येत आहे



नावे	गाळा /सदनिका क्रं.	मजला	क्षेत्र चौ.मी. कारपेट
श्रावणी कृष्णा कोळी	०३	तळ	५.६७
श्रावणी कृष्णा कोळी	०४	तळ	४.४०
शारिका मनिष कोळी	१०१	पहिला	२७.३३
शारिका मनिष कोळी	१०२	पहिला	२७.३३
शारिका मनिष कोळी	१०३	पहिला	२७.३३
श्रावणी कृष्णा कोळी	२०३	दुसरा	१७.८९
श्रावणी कृष्णा कोळी	३०१	तिसरा	१७.९०
श्रावणी कृष्णा कोळी	३०२	तिसरा	१७.९०
श्रावणी कृष्णा कोळी	३०३	तिसरा	१७.९०
श्रावणी कृष्णा कोळी	४०३	चौथा	१७.९०
			२६४.१९

विकसन करणेपाटी विकासक (दुसरेपक्षी) यांचे हिस्से खालीलप्रमाणे गाळे/सदनिकांची वाटप करण्यात येत आहे.

नावे	गाळा /सदनिका क्रं.	मजला	क्षेत्र चौ.मी. कारपेट
अंकित सिंह बिल्डर्स अँड डेव्हलपर्स	०१	तळ	५.६७
.. ..	०२	तळ	४.४०
.. ..	२०१	दुसरा	२७.३३
.. ..	२०२	दुसरा	२७.३३
.. ..	४०१	चौथा	१७.८९
.. ..	४०२	चौथा	१७.९०
.. ..	पाकींग क्रं	तळ	
.. ..	१		
.. ..	२		
.. ..	३		
.. ..	४		
		एकूण	१००.५२

File No. : CIDCO/BP-16433/TPO(NM & K)/2019/4214

Date : 19/3/2019

MR. MANISH KRUSHANA KOLI  
ROOM NO-367/2, KOMBADBHU...

**ASSESSMENT ORDER NO. 2019/4056**

पवल - २  
१७०३८६ २०२३  
२६ / ४५

Sub: Payment of New development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. PLOT NO-211, Sector 25 at Pushpak(New), Navi Mumbai.

पवल - २  
१७०३८६ २०२३

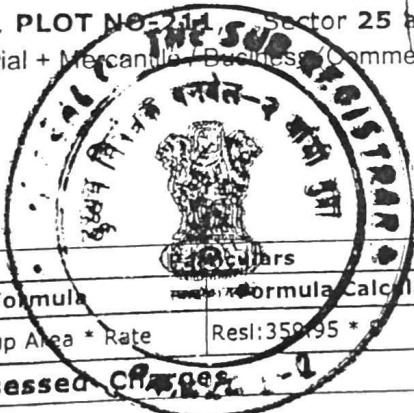
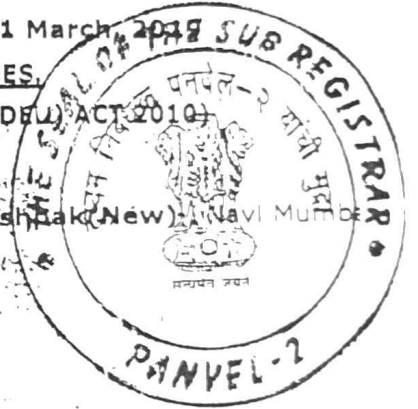
Ref: 1. Your Arch. Online application dated 01.03.2019

Your Proposal No. CIDCO/BP-16433/TPO(NM & K)/2019 dated 01 March 2019

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES**

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING AMENDED ACT 2019)

- Name of Assessee : MR. MANISH KRUSHANA KOLI
- Location : Plot No. PLOT NO-211, Sector 25 at Pushpak(New), Navi Mumbai
- Plot Use : Residential + Mercantile / Business (Commercial)
- Plot Area : 239.83
- Permissible FSI : 1.5
- Rates as per ASR : 16700



Sr. No.	Budget Heads	Formula	Formula Calculation Values	Amount
1	Scrutiny Fees	Total Built up Area * Rate	Resl:35095 * 8	2880
<b>Total Assessed Charges</b>				<b>2880</b>

7) Date of Assessment : 19 March, 2019

**8) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/0525	03/01/2019	2880	00538/TPO/Account/7609/2019	1/3/2019	Demand Draft
2	CIDCO/BP/2019/0623	03/13/2019	100	00609/TPO/Account/7609/2019	15/3/2019	Demand Draft

Unlque Code No. 2019 04 021 02 1560 01 Is for this New Development Permission for Residential + Mercantile / Business (Commercial) Building on Plot No. PLOT NO-211, Sector 25 at Pushpak(New), Navi Mumbai.

Document certified by PATIL MITHILESH JANARDHAN <mithilesh.patil@gmail.com>

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

Reference No. : CIDCO/BP-16433/TPO(NM & K)/2019/4214

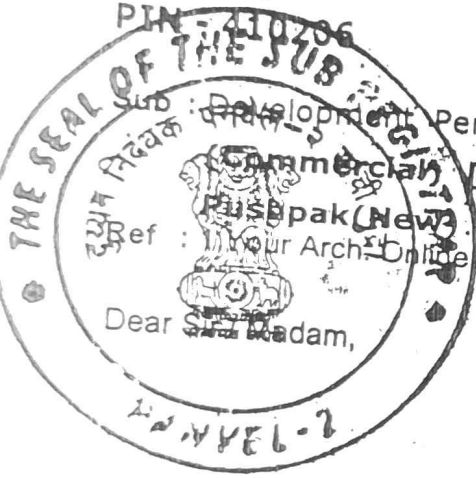
Date : 19/3/2019

# COMMENCEMENT CERTIFICATE

प व ल - २	
CIDCO	WE MAKE CITIES
१३९२०	२०२३

To,  
 २९/४  
 MR. MANISH KRUSHANA KOLI  
 ROOM/NO-367/2, KOMBADBHUJE, NEAR SATT  
 MANDIR, POST- ULWA, TAL-PANVEL, DIST-  
 RAIGAD.

PIN - 410206



Sub : Development Permission for Residential [ Resi+Comm ] + Mercantile / Business  
 Commercial [ Resi+Comm ] Building on Plot No. PLOT NO-211 , Sector 25 at  
 Pusbpak (New) Navi Mumbai.  
 Ref : Your Arch-Online application dated.01.03.2019

Dear Sir Madam,

प व ल - २	
१०३६६	२०२३
३४ / ५४	



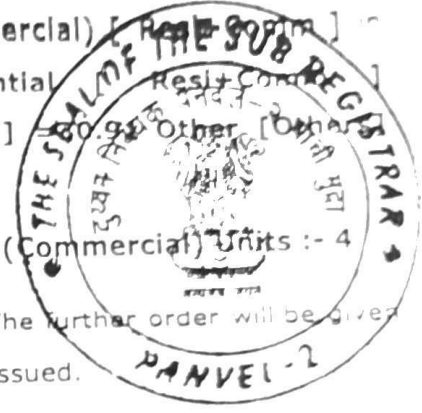
CIDCO/BP-16433/TPO(NM & K)/2019/4214

**COMMENCEMENT CERTIFICATE**

Date: 19/12/2023	
पवल - २	
903CC	2023
JANA KOLI	ROOM NO-
30/1/23	

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s MR. MANISH KRUSHNADHARJI KOLHANE, KOMBADDBHUJE, NEAR SATTA MANDIR, POST- ULWA, TAL-PANVEL, DIST- RAJGAD, for Plot No. PLOT NO-211, Sector 25, Node Pushpak (New). As per the approved and subject to the following conditions for the development work of the proposed

Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]  
Ground Floor + 4Floor Net Builtup Area [Residential [ Resi+Comm ]  
= 322.99, Mercantile / Business (Commercial) [ Resi+Comm ] = 20.98 Other [Other] =  
= 05.67 Total BUA = 359.57 Total BUA = 359.57] Sq m .



Nos. Of Residential Units :- 12, Nos. Of Mercantile / Business (Commercial) Units :- 4

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.

पवल - २	
903CC	2023
30/1/23	

- This Certificate is liable to be revoked by the Corporation if :-
  - 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.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - The Managing Director is satisfied that the same has been obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person acting 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 :-

Document certified by PATIL MITHILESH JANARDHAN  
 Name PATIL MITHILESH JANARDHAN  
 Designation Associate Planner  
 Organization CIDCO



SCHEDULE

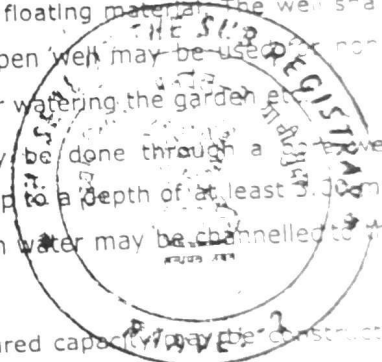
RAIN WATER HARVESTING

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

पवल - २  
१३२२७२०२३  
३६ / १४

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

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled 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 pit around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- 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 channelled 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 1.2 mt. width x 1.2 mt. length x 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width x 2.0 mt. length x 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following:
  - a) 40 mm stone aggregate as bottom 100 mm depth



पवल - २  
१०३६६२०२३  
३६ / १४



Document verified by PATIL MITHILESH  
JANARDAN  
Name: PATIL MITHILESH  
JANARDAN  
Designation: Associate  
Planner  
Organization: CIDCO

आयकर विभाग

TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHRAWANI KRISHNA KOLI

BARAKYA PADYA PATIL

1001/1360

Permanent Account Number

BQRPK8975L

भारत सरकार  
GOVERNMENT OF INDIA

श्रावणी कृष्णा कोळी  
Krishna Koli

SEAL OF APPROVAL

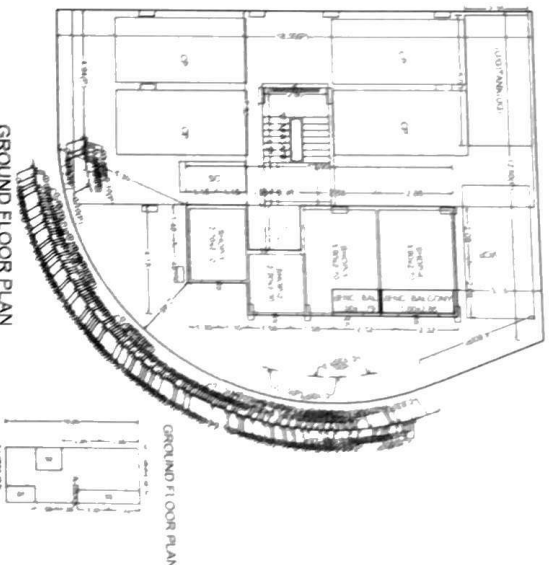
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE OFFICE LETTER

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE OFFICE LETTER

St. Planners/Urban Planning (UP) CIDCO of Maharashtra Ltd. Roughed floor on 4th floor Plot No. 4 Sector-11 CBD Belapur, Navi Mumbai

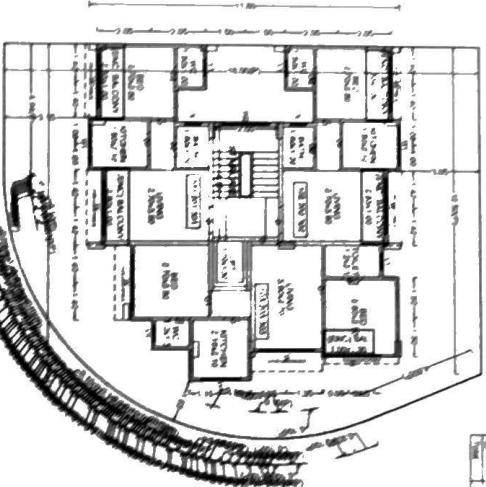
PROJECT INFORMATION: Plot No. 4, Sector-11, CBD Belapur, Navi Mumbai

PRELIMINARY SPECIFICATIONS



GROUND FLOOR PLAN

GROUND FLOOR PLAN



TYPICAL - 1,2,3 FLOOR PLAN

TYPICAL - 1,2,3 FLOOR PLAN

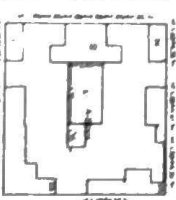


Table with 2 columns: ROOM NO. and AREA (sq. ft.)

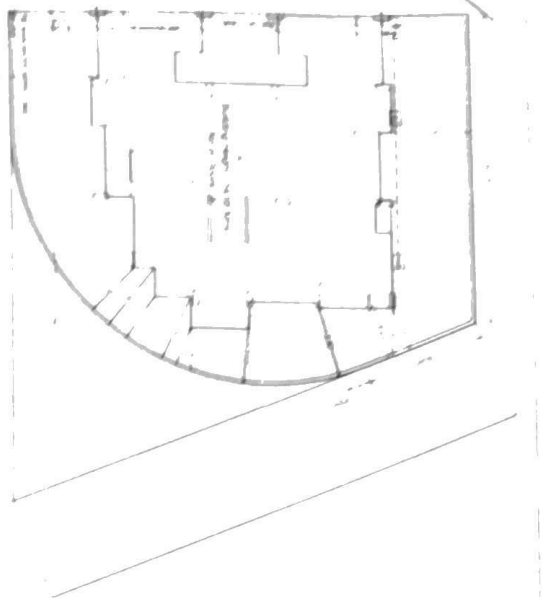
Table with columns: No., Area, Volume, etc. for various rooms and zones.

AREA SCHEDULE

Table with columns: No., Area, Volume, etc. for specific rooms.

Table with columns: No., Area, Volume, etc. for specific rooms.

Table with columns: No., Area, Volume, etc. for specific rooms.

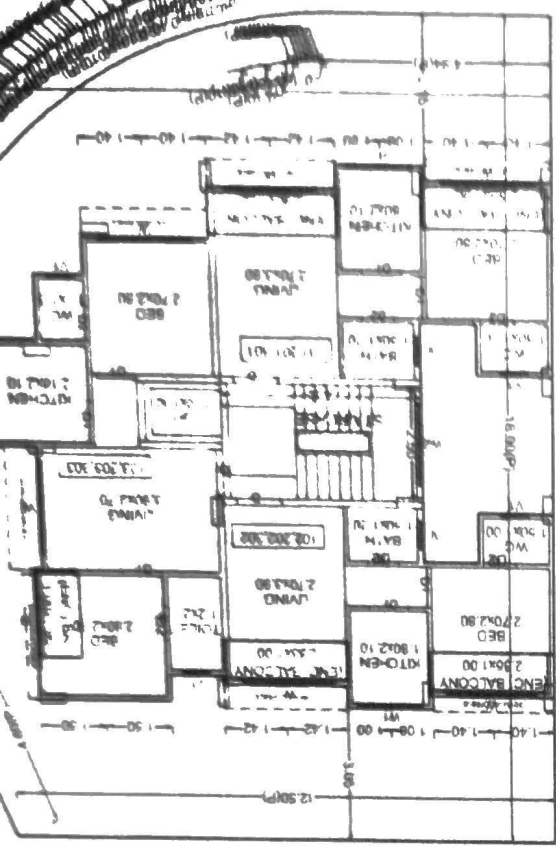


LAYOUT PLAN



Aerial View

This is a computer-generated drawing as per the data only submitted by the Architect/Urban Engineer



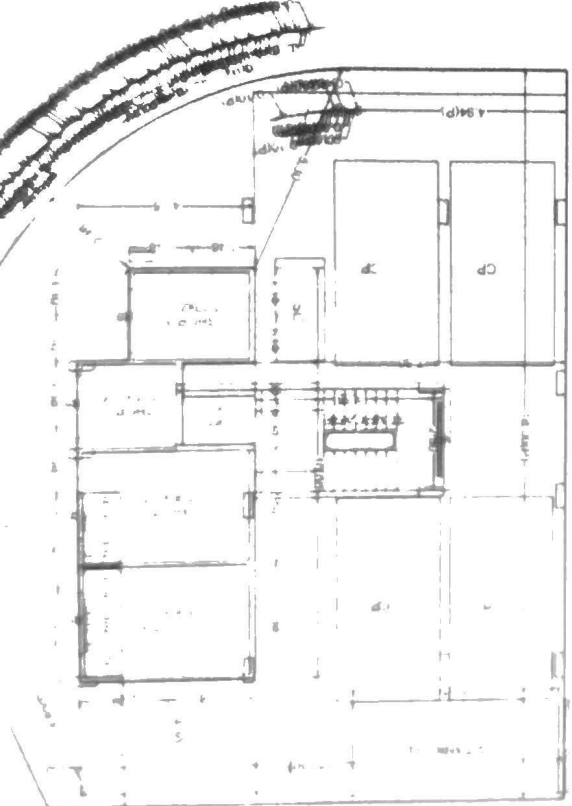
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2.05  
1.80  
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2.05

Field	Value
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2.00	0.00
3.00	0.00
4.00	0.00
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6.00	0.00
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99.00	0.00
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PARKING ALLOCATION

Unit No.	Area (sq. ft.)	Water Requirement (gallons)
A-101	1243	0.03
A-102	1243	0.03
A-103	1243	0.03
A-104	1243	0.03
A-105	1243	0.03
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A-297	1243	0.03
A-298	1243	0.03
A-299	1243	0.03
A-300	1243	0.03

GROUND FLOOR PLAN





REV	DATE

**SCHEDULE OF OPENING: A (1)**

NAME	LENGTH	HEIGHT	NOS.
D	0.75	2.10	11
D2	0.75	2.10	10
D1	0.90	2.10	25
D	1.00	2.10	12
RS	1.50	2.10	03

Triangulation

**SCHEDULE OF OPENING: A (1)**

NAME	LENGTH	HEIGHT	NOS.
Y	0.60	0.90	06
Y1	0.60	0.90	15
W1	1.50	1.80	12
W2	1.80	1.20	06
W	2.10	1.80	25

**FLOOR WISE CARPET AREA: A (1)**

FLOOR	CARPET NAME	CARPET AREA	BAL. AREA	CARPET+BAL. AREA	TOTAL AREA
FOURTH FLOOR PLAN	401	13.04	4.85	17.89	61.64
	402	13.12	4.78	17.90	
	403	21.35	4.51	25.86	
GROUND FLOOR PLAN	SHOP 01	5.67	0.00	5.67	31.13
	SHOP 02	4.40	0.00	4.40	
	SHOP 03	8.75	1.79	10.54	
	SHOP 04	7.68	2.85	10.53	
TYPICAL - 1,2,3 FLOOR PLAN	101,201,301	21.58	5.75	27.33	90.64
	102,202,302	21.65	5.68	27.33	
	103,203,303	34.07	1.91	35.98	

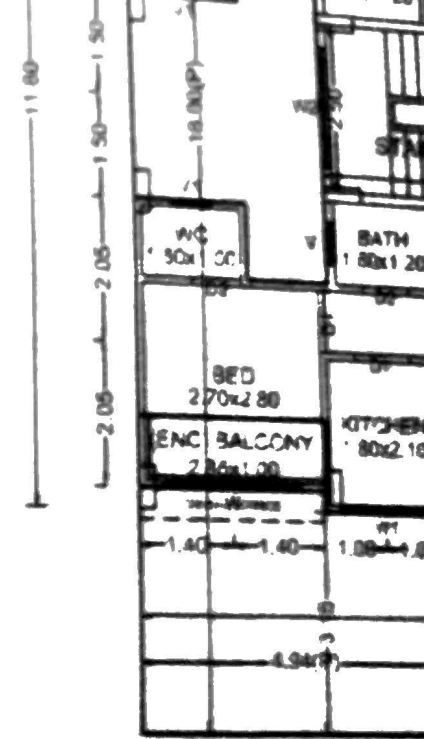
**BUILDING WISE FSI STATEMENT**

BUILDING	FSI AREA									TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	
30.91		322.99	0.00	0.00	58.78	0.00	56.90	11.05	12	393.90 + 5.87
30.91		322.99	0.00	0.00	58.78	0.00	56.90	11.05	12	393.90 + 5.87

A-11	0.83
A-12	0.62
A-13	0.62
A-14	0.61

A-15	0.14
A-123	1.14
A-124	0.11
A-125	0.10
A-126	0.10
A-127	0.10

A-186	0.00
A-187	0.00
A-188	0.00
A-189	0.00
Total (PLOT)	239.83



**PARKING CALCULATION**

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)		CYCLE (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0.0 - 45.0	4	12	1	3	-	-	-	-
Residential	45.0 - 80.0	2	0	1	0	-	-	-	-
Residential	60.0 - ...	1	0	1	0	-	-	-	-
Commercial	0 - 800 (PROP BUA-3080)		1	1	1	-	-	-	-
Commercial	800.0 - ... (BALANCE BUA-0)		0	1	0	-	-	-	-
Total	Required	-	-	-	4	-	-	-	-
Total	Proposed	-	-	-	4	-	-	-	-

**TYPICAL - 1,2,3 FLOOR**

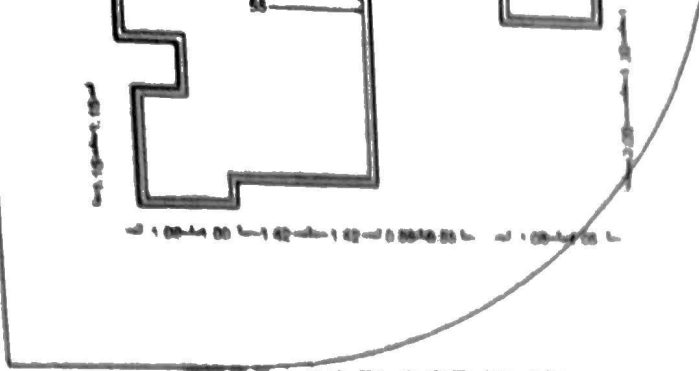
**WATER REQUIREMENT**

TANK		OCCUPANT LOAD (NOS.)			CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
		TNMTS/AREA	FACTOR				
OHWT & UGWT	TENEMENT	12	7.5	90	200	18000.00	
	-----	00.00	00.00	00.00	00.00	00.00	
	TOTAL					18000.00	
	OVERHEAD (40%)					7200.00	25200.04
	UNDERGROUND (60%)					10800.00	35200.04
TOTAL					18000	60778.04	

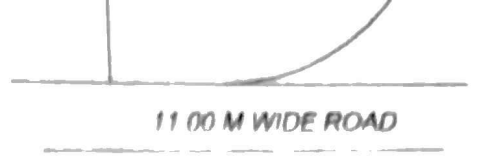
TOTAL
SI AREA
353.87 + 5.87
359.74 + 5.87

**C.B. F.B. LOBBY STATEMENT: A (1)**

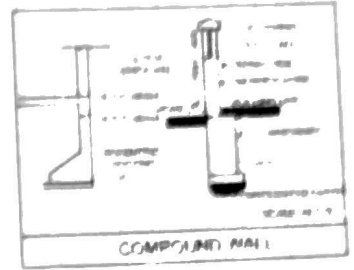
FLOOR	NO. OF C.B	NO. OF F.B	LOBBY AREA
Total	0	0	0.00



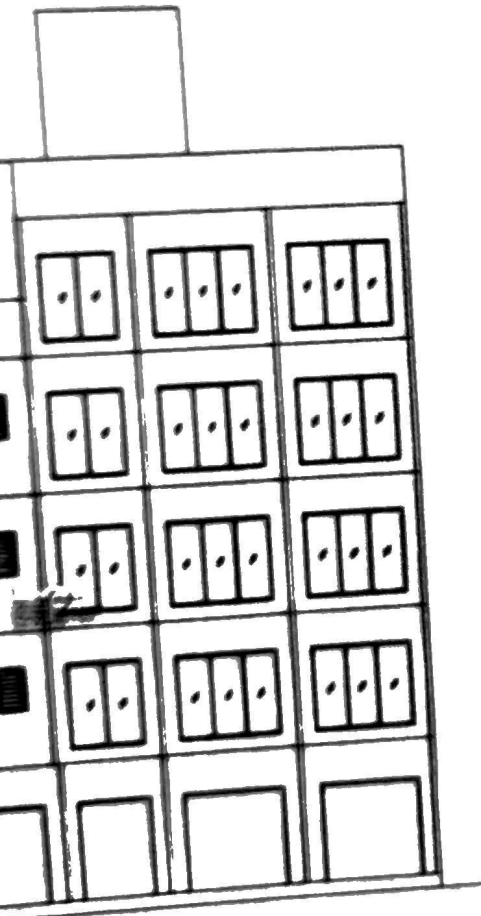
TERRACE FLOOR PLAN



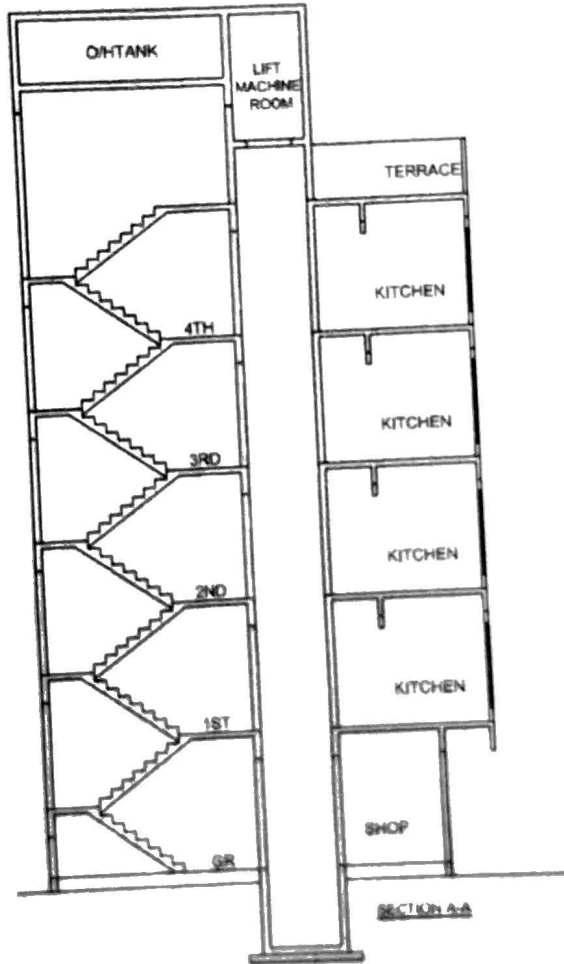
11 00 M WIDE ROAD



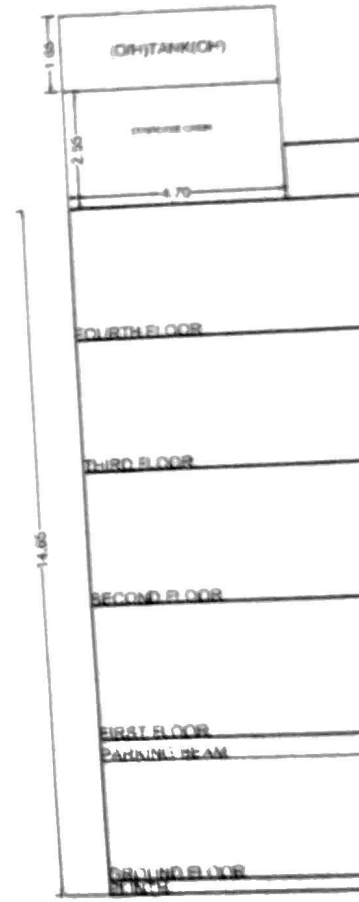
COMPOUND WALL



ELEVATION



SECTION A-A



SECTION

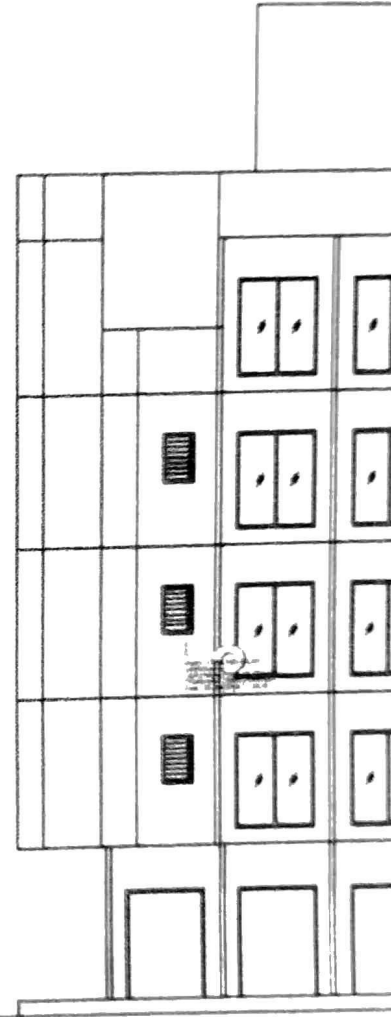
VOID
F&S AREA
1.2'
2.4'
3.6'
4.8'
6.0'
7.2'
8.4'
9.6'
10.8'



# FOURTH FLOOR PLAN

## BALCONY CALCULATIONS: A (1)

FLOOR	SIZE	AREA	PERM AREA	TOT. AREA
FOURTH FLOOR	1.00 X 2.83 X 1	2.83	8.46	14.14
	1.00 X 2.90 X 1	2.90		
	1.00 X 2.85 X 1	2.85		
	0.72 X 2.30 X 1	1.66		
	1.00 X 1.95 X 2	3.90		
THIRD FLOOR	1.00 X 2.85 X 2	5.70	13.33	13.34
	1.00 X 2.83 X 1	2.83		
	1.00 X 2.90 X 1	2.90		
SECOND FLOOR	1.00 X 1.91 X 1	1.91		
	1.00 X 2.85 X 2	5.70	13.33	13.34
	1.00 X 2.83 X 1	2.83		
	1.00 X 2.90 X 1	2.90		
FIRST FLOOR	1.00 X 1.91 X 1	1.91		
	1.00 X 2.85 X 2	5.70	13.33	13.34
	1.00 X 2.83 X 1	2.83		
	1.00 X 2.90 X 1	2.90		
GROUND FLOOR	1.00 X 1.91 X 1	1.91		
	1.00 X 1.79 X 1	1.79	4.64	4.64
	1.00 X 2.85 X 1	2.85		
Total	-	-	53.09	58.76



ELEVATION

## FLOOR WISE FSI STATEMENT: A (1)

FLOORS	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM	RESI	IND	SPEC						
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
FOURTH FLOOR	0.00	36.42	0.00	0.00	14.13	0.00	11.38	2.21	3	58.43
THIRD FLOOR	0.00	36.87	0.00	0.00	13.33	0.00	11.38	2.21	3	58.87
SECOND FLOOR	0.00	36.87	0.00	0.00	13.33	0.00	11.38	2.21	3	58.87
FIRST FLOOR	0.00	36.87	0.00	0.00	4.64	0.00	11.38	2.21	0	55.10
GROUND FLOOR	30.81	0.00	0.00	0.00	54.76	0.00	96.90	11.08	12	203.55
Total	30.81	142.94	0.00	0.00	54.76	0.00	96.90	11.08	12	263.00