

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 BGC - 014574)

**WEST OFFICE:**  
NIRMAL 2nd Floor, Norman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0500  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614  
PHONE : 00-91-22-579 8100  
FAX : 00-91-22-2202 2509

Ref. No

पत्र लेख		2016
2016	20219	2016
20		7 EE

CIDCO/BP-10769/TPO (NM & K)/2016/ 1637

Unique Code No. 2 9 1 2 0 3 0 2 1 0 2 1 8 2 3 1

**OCCUPANCY CERTIFICATE**

I hereby certify that the development of Residential Building (Still - 7th Floor) (Res. BUA= 2107.642 Sq.mtrs. Comm. BUA= 136.744 Sq.mtrs) Total BUA = 2244.386 Sq.mtrs. Residential Units No = 78 (Seventy Eight Nos.), Comm. Units No = 02 (Two Nos.) Free of FSI Society Office BUA = 21.61 Sq.mtrs. & Fitness Centre BUA = 34.54 Sq.mtrs) on Plot No.07, Sector- 11 at Kamothe (12.5% Scheme), Navi Mumbai completed under the supervision of Architect M/s. Destination has been inspected on 08/02/2016 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 05/05/2012 and that the development is fit for the use for which it has been carried out

Part Occupancy Certificate issued on 27/11/2014 for Commercial shops on ground floor. BUA = 228.078 Sq.mtr. (Comm. Units No.05 (Five Nos) ;

Thus, Full Occupancy Certificate for the Residential Building (Gr. + 7 Floors) (Res. BUA = 2107.642 Sq.mtr., Comm. BUA = 364.822 Sq.mtrs) Total BUA = 2472.464 Sq.mtrs (Res. Units No = 78 (Seventy Eight Nos.) Comm. Units No.07 (Seven Nos.)

Note: The Occupancy Certificate is issued subject to condition of pending SCS No.324/2008 in the Civil Judge (SD) Panvel and order passed by Hon'ble Court in the subject Suit shall be binding on licensee

*(Signature)*

(Jagdish B. Patil)  
Associate Planner (Bldg. Permission)  
Navi Mumbai & Knapka

In case of any corruption related complaints, please visit :  
[cidco.maharashtra.gov.in](http://cidco.maharashtra.gov.in) / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx



पत्र - ४

८२७ / २०१७

३३/१६६

### - नोंदणीचे प्रमाणपत्र -

नोंदणी क्रमांक : एम. सी. ओ. एम/सिडको/एस् एस् जी (टी. सी.) / ६७६६ / जे टी आर/सन २०१७

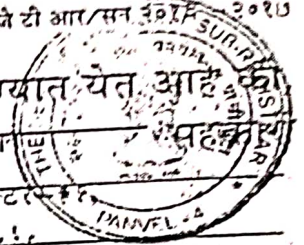
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की

विमप्रकारा तेलिधेना

गृहनिर्माण संस्था मर्यादित

मुंबई क्र. ०७, सेक्टर १६

कामोठे, नवी मुंबई



हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडेकरु-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर



नवी मुंबई

सही

*(Signature)*

[भारद जरे]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक: २७/१२/२०१६

353/8716

पावती

Tuesday, July 09, 2019

8:23 PM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10146 दिनांक: 09/07/2019

गावाचे नाव: कामोठे

दस्तावेजाचा अनुक्रमांक: पवल2-8716-2019

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: केलास एकनाथ मुतारे - -

नोंदणी फी

₹. 28000.00

दस्त हाताळणी फी

₹. 1600.00

पृष्ठांची संख्या: 80

एकूण:

₹. 29600.00

सह दय्यमणिकंभमर्षी २  
(पनवेल-२)

वाजार मुल्य: ₹.2800000 /-

मोवदला ₹.2800000/-

भरलेले मुद्रांक शुल्क : ₹. 168000/-

1) देयकाचा प्रकार: eChallan रकम: ₹.280000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003835493201920E दिनांक: 09/07/2019

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0907201911546 दिनांक: 09/07/2019

वॅकेचे नाव व पत्ता:

क. मुतारे

09-07-2019

पवल-२	
८०९६	२०१९
७/७०	



## AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT FOR SALE made and entered into at Kamothe,  
Navi Mumbai, and this ...०९.....day ...०९..... 2019.

Between

M/S. SHIVKAMAL DEVELOPERS, through its Proprietor MR. PRAKASH BHIMRAO BAVISKAR, (PAN – AIWPB0153F) Indian inhabitant, Age – 49 yrs. having its office at 410/411, Hilton Center, Plot No. 66, Sector-11, C.B.D.-Belapur, Navi Mumbai-400614 herein after referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its Proprietor their respective heirs, executors, administrators and assign) of the ONE PART (Party of the First Part).

AND

D. K. Bhutare

D. K. Bhutare.

1) Mr. Kailas Eknath Bhutare, (PAN No. ATYPB3905A), Age- 35 years 2) Mrs. Dipali Kailas Bhutare, (PAN No. BFXPB2222L), Age 33 years, Indian Inhabitant, R/at 702, Satyam Arcade, Plot No. 26, Sector 21, Kamothe, Navi Mumbai, Tal. Panvel, Dist Raigad hereinafter referred to as the "THE PURCHASER/S (which expression shall unless it be repugnant to the context or meaning there of mean and include his/ her/ their heirs, executors, administrators and assigns) of the OTHER PART. (Party of the Second Part)

WHEREAS

पवळ-२
२०१६/२०१९
८/८०



The City and Industrial Development Corporation of Maharashtra Limited a company incorporated under the companies Act, 1956 having its registered office at "Nirmal" 2<sup>nd</sup> Floor, Nariman Point, Bombay - 400 021, hereinafter referred to as "CIDCO" (for sake of brevity and convenience) is a New Town Development Authority declared and appointed by the State Government in exercise of its powers and under section 113(3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "The MRTPA Act) for the New Township of the Navi Mumbai.

CIDCO has agreed to grant lease to Mr. Gavtya Dhondu Mhatre, adult, Indian Inhabitant, residing at Kamothe, Tal. Panvel, Dist. Raigad (hereinafter referred to as the SAID OWNERS), of a develop plot of land under 12.5% Scheme. Under the 12.5% scheme, the Government of Maharashtra has decided to allot 12.5% develop plot of land towards the acquired land, to the project affected persons due to acquisition of their land for New Bombay township project. Accordingly CIDCO has allotted Plot No. 07, Sector 11, Kamothe, Tal. Panvel Dist. Raigad, admeasuring 1649.97 sq.mtrs., hereinafter referred to as 'the said Plot' to Mr. Gavtya Dhondu Mhatre through its allotment letter dated 28/01/2011 having Ref No. CIDCO/Land/ 12.5% Scheme/ Kamothe-1/243/2010.

- c) By an Agreement to lease dated 29th March 2011 executed between the CIDCO LTD of the One Part and the Lessee Mr. Gavtya Dhondu Mhatre the Original Lessee of the Other Part, the Lessor agreed to grant the original Lessee upon the performance and observance by the Original Lessee of the obligations and conditions contained in the said Agreement, a lease of the piece or parcel of the land i.e. Plot No.7, Sector 11 Kamothe admeasuring about 1649.97 sq. mtrs, which

*[Handwritten signature]*

*[Handwritten signature]*

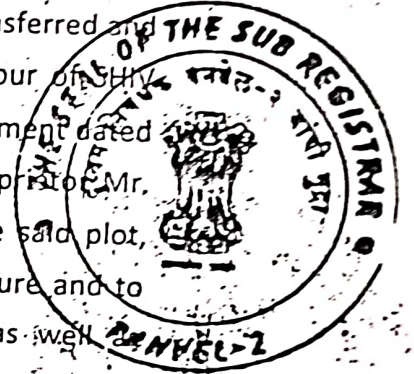
D.K. Bhutare.

is duly registered with the office of the Sub-Registrar of Assurance, Panvel-3, at Serial No. 3532/2011 on dated 01/04/2011. The Lessee paid said premium of Rs. 39600/- ( Rs. Thirty nine Thousand Six Hundred Only) and the Corporation delivered the possession of the said plot.

- d) The Tripartite Agreement came to be executed on 24/06/2011 between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. of the First Part and Mr. Gavtya Dhondurao Kamal i.e. said owners/ Licensee of Second Part and SHIV KAMAL DEVELOPERS through its PROPRIETOR MR. PRAKASH BHIMRAO BAVISKAR (Hereinafter referred to as "said Developer/promoter") "THE NEW LICENSEES" of the Third party which is duly registered with the office of the Sub-Registrar of Assurance, Panvel-3, at Serial No.

KAMAL-2	
KAMAL	2022
2/10	

06477/2011 on 24/06/2011, the original Licensee has transferred and assigned all their rights, interest in the said plot in favour of SHIV KAMAL DEVELOPERS. Pursuant to the said Tripartite Agreement dated 24/06/2011, M/s. Shiv Kamal Developers through its proprietor Mr. Prakash Bhimrao Baviskar is fully entitled to develop the said plot, using all FSI or additional FSI allotted by the CIDCO in future and to construct a building thereon consisting of Residential as well as Commercial Units and to Sell the said Units to the prospective Purchasers and to deal with or dispose off, alienate, sale, transfer commercial and residential construction in the building/s to be constructed upon the said plot. This tripartite Agreement is executed subject to the pending litigation no. S.C.S No.324/2008 and also subject to the order that may be passed in such pending litigation.



- e) The CIDCO through its order CIDCO/Estate/12.5% Scheme/Kamothe-1/243/2011 dated 15/07/2011 has sanctioned a final transfer of the said Plot No. 7, Sector 11, Kamothe, to and in the name of M/s. Shiv Kamal Developers through its proprietor Mr. Prakash Bhimrao Baviskar. The CIDCO has also sanctioned the plan of the proposed construction to be carried out on the said plot vide its commencement certificate having ref. No. CIDCO/ ATPO /625 dated 06/08/2012 and also granted the permission under section 45 of the Maharashtra Regional and Town Planning Act, 1966, in favour of M/s. Shiv Kamal Developers through its proprietor Mr. Prakash Bhimrao

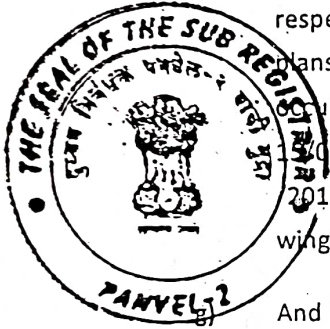
*[Handwritten signature]*

Prakash Baviskar

Baviskar. The Hon'ble Court was pleased to dismiss the present suit for want of prosecution on 22nd February, 2013, on the basis of which CIDCO Ltd. has issued the letter dated 07/03/2013 being "Shuddhpatrak" In respect of the Said Plot, stating therein that no suit is pending in respect of the said Plot and hence no embargo upon the said Plot. The letter dated 07/03/2013 issued by the CIDCO Ltd. under title "Shuddhpatrak" issued by Estate Officer (12.5% Scheme), CIDCO Ltd. under his seal and signature vide Ref. No. CIDCO/Estate/12.5%Scheme/Kamothe-243/2013. The CIDCO has granted Part occupancy certificate (Part O.C.) vide No. CIDCO/BP-10769/TPO(NM &K)/2014/1169 dated 27/11/2014. The Part Occupancy Certificate issued on 27/11/2014 for commercial shops on ground floor.

पवल-२	
८०९६	२०१९
१०/१०	

M/S Shivkamal Developers undertakes to develop the plot No. 7 and thereby constructed a building and completed the said project in all respect thereon to be known as "Shivprakash Celebration", as per plans and specifications passed by CIDCO and also obtained the Full occupancy certificate (Full O.C.) from CIDCO through its Letter dated 02/2016 having reference No. CIDCO/BP-10769/TPO(NM & K) 2016/1637 for the Residential Building (Gr.+7 floors) ('A' wing and 'B' wing) [ total Res. Units No.78 and total Comm. Units No.07].



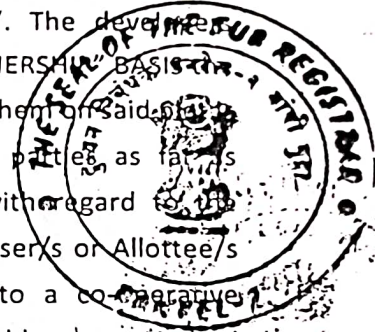
And by Lease Deed executed on 10<sup>th</sup> May 2016 between the CIDCO of the one part and Lessee M/S. Shivkamal Developers through its Proprietor MR. PRAKASH BHIMRAO BAVISKAR of other part had transferred and assigned, leasehold rights and interest in /or benefits acquired under the agreement to lease, tripartite agreement and upon the terms and conditions contained in the said Lease Deed and same was duly registered with the office of the Sub-Registrar of Assurance, Panvel-4, at Serial No.4422/2016 on dt. 13/05/2016. The Lessee paid said premium of Rs. 39600/- and the CIDCO delivered the possession of the said plot No.7, admeasuring area 1649.97 sq.mtr. The final decision of the suit no. S.C.S. 324/2008 is binding on the all the members and flat/shop purchasers of "Shivprakash Celebration Co-operative Housing Society Ltd".

D.K. Bhutare

D.K. Bhutare.

- h) "Shivprakash Celebration Co-operative Housing Society Ltd", a Co-operative housing society registered under the provisions of Maharashtra Co-Operative societies Act 1960, certificate of registration No. Reg. No. N.B.O.M / CIDCO / HSG (T.C.) / 6766 / JTR / YEAR 2016-2017 on 27<sup>th</sup> December 2016 by the Joint Registrar of Co-operative Housing Societies, CIDCO, C.B.D. Belapur - Navi Mumbai. (Hereinafter referred to as "The said Building/society")
- i) M/s. Shiv Kamal Developers through its proprietor Shiv Kamal Prakash Bhimrao Baviskar, hereinafter referred to as 'the Developer' has decided to construct the building on the said plot consisting of residential as well as commercial premises, by name "SHIV PRAKASH CELEBRATION Co-operative Housing Society Ltd". The developer being desirous of selling on what is known as "OWNERSHIP BASIS" flat/shop in the said building being constructed by them on said plot, entering into separate agreements with various parties as far as possible in the form similar to these present with regard to the flats/shops with a view ultimately that the purchaser/s or Allottee/s of all the Flats/shops shall form themselves into a Co-operative Housing Society or Association of Flats/Shops Holder or a Limited Company as the case may be. To become the member of the said Co-Operative Housing Society, the Developers No Objection Certificate is Necessary.
- j) The Purchaser has approached the Developer to purchase the flat/shop, and the purchaser have visited the site and satisfied himself/herself/themselves with the location and site. As per the request from the Purchaser, the Developers have given inspection of all the documents relating to the title of said plot, plans, designs and specification prepared by the Developer's Architect and proposed to be sanctioned by the Competent Authority or other Authorities and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 (hereinafter referred to as "The said Act") and the rules made hereunder.
- k) The Purchaser being fully satisfied about the title of the Developers to the said plot and the plans, layout and design of the said building

पवल-२	
१९/१२/२०१९	
९९/१०	



*[Handwritten signature]*

*[Handwritten signature]*

D. K. Bhutare



and other outgoings payable by him in accordance with the agreement.

62. The Purchaser is liable and responsible to pay charges of Service tax and VAT amount to the Government. If Purchaser commits breach of any of the terms and conditions herein contained in the said Agreement, the Developers shall be entitled at their own option to terminate this Agreement by giving fifteen days notice and the Purchaser shall not object for the same.

63. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



The rights and obligations of the parties under or arising out of the Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Navi Mumbai will have the jurisdiction for this Agreement.

#### SCHEDULE OF THE PROPERTY

All the piece and parcels of Land as All those pieces and parcel of building named as "SHIVPRAKASH CELEBRATION CO-OPERATIVE HOUSING SOCIETY LTD.", (a Co-operative housing society registered under the provisions of Maharashtra Co-Operative societies Act 1960, certificate of registration No. Reg. No. N.B.O.M / CIDCO / HSG (T.C.) / 6766 / JTR / YEAR 2016-2017 on 27th December 2016) and landed property bearing Plot No.07, Sector - 11, Kamothe-1, Tal - Panvel, District- Raigad forming part of the 12.5% Gaothan Expansion Scheme of the City and Industrial Development Corporation Ltd, admeasuring 1649.97 sq. metres or thereabouts and bounded as under:-

On or towards the North by :- Plot No. 06  
On or towards the South by :- Plot No. 08 & 09.  
On or towards the East by :- 11 Mtrs. Wide Road & Plot No.26

D. K. Bhutani

On or towards the West by :- 32 Mtrs. Wide Road.

**SCHEDULE OF THE PREMISES**

All those pieces and parcel of property bearing Flat No.601, wing -B, 6<sup>th</sup> floor, in building known as "SHIVPRAKASH CELEBRATION Co-operative Housing Society Ltd." situated at Plot No.07, Sector-11, Kamothe, Tal-Panvel, Dt. Raigad, admeasuring Carpet area 303.23sq.ft. and Flower Bed carpet area 37 and Terrace Carpet area 48 sq.ft. (Carpet Area 28.80 square meters, and Flower Bed carpet area 3.44 sq.mtr. and Terrace Carpet area 4.46 sq.mtr.) And registered holder of 10 (Ten) shares of face value of Rs.50/- (Rupees fifty only) bearing distinctive nos. 751 to 760 of Member's registered No. 76 issued by the said society and bearing Certificate No.76 issued by the said society on dated 12/02/2017.

D. K. Bhutare.  
D. K. Bhutare

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

By within named Developer  
M/S. SHIV KAMAL DEVELOPERS  
Through its Proprietor

*[Handwritten Signature]*

MR. PRAKASH BHIMRAO BAVISKAR

SIGNED, SEALED AND DELIVERED  
By within named Purchasers/Allottee

D. K. Bhutare

1) MR. KAILAS EKNATH BHUTARE

2) MRS. DEEPALI KAILAS BHUTARE

D. K. Bhutare.

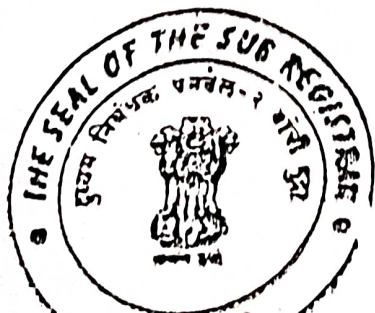
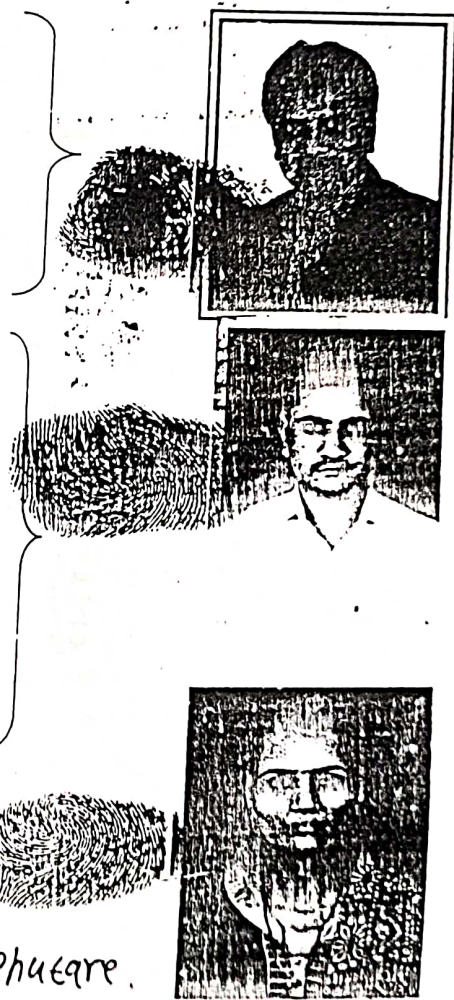
In the presence of.....

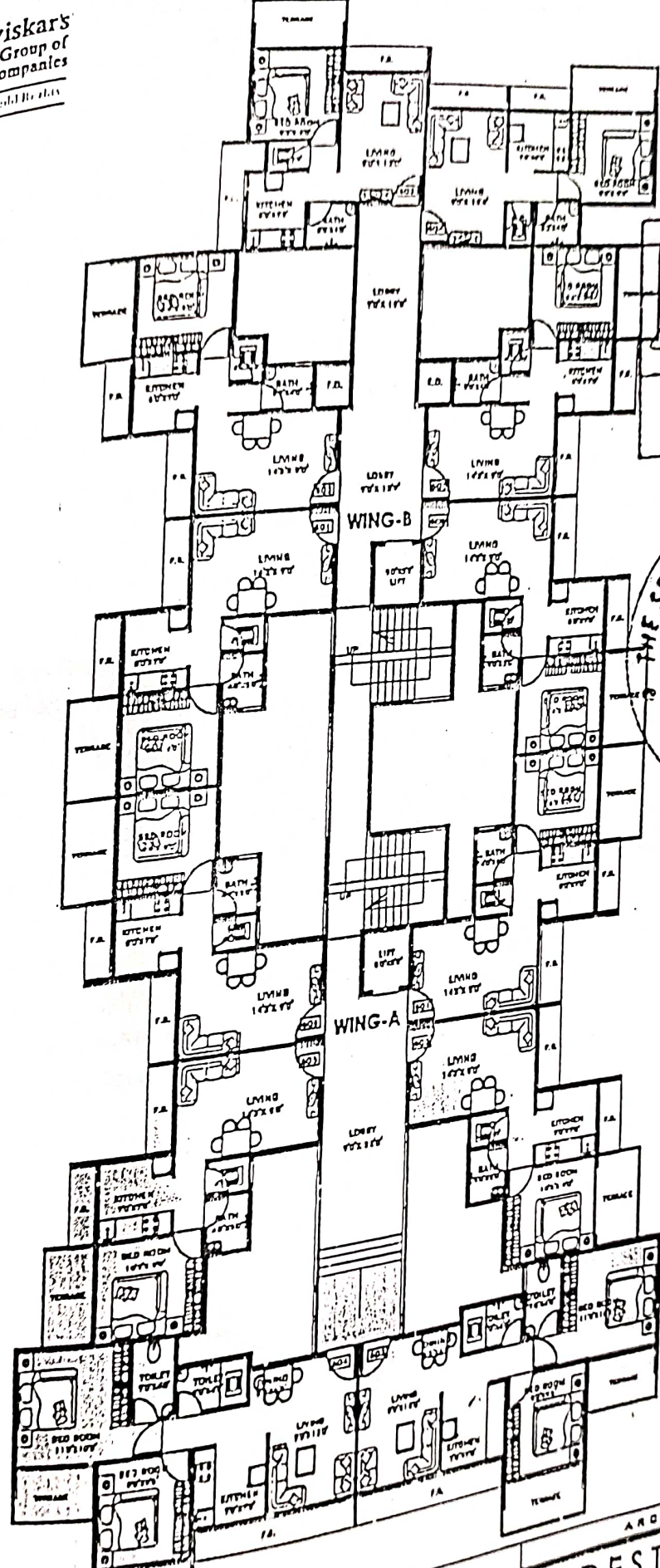
1. *Sagor S. Patil*

2.

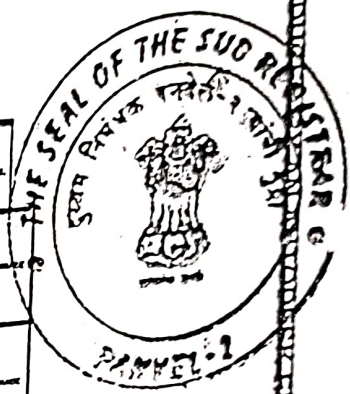
पवल-२	
८०१६	२०१९
३९/८०	

D. K. Bhutare.





पवक  
२०१६/२०१९  
०३/८०



SHIVPRAKASH CELEBRATION		6TH FLOOR PLAN	
RESIDENTIAL GUM COMMERCIAL BUILDING		RCC CONSULTANT I	
DEVELOPER:	DATE	SCALE	
11	18/08/12	N.T.B.	
SECTOR	NODE		
11	KAMOTHE		

ARCHITECT  
**DESTINATION**  
ARCHITECTURE INTERIOR DESIGNS  
940 40 01, Connaught Place, New Delhi, India. [www.destinationindia.com](http://www.destinationindia.com)  
Email: [info@destinationindia.com](mailto:info@destinationindia.com)

*Shivkamal*  
*Shivkamal*

Scanned by CamScanner



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE:  
"NIRMAL", 2nd Floor, Nailman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933  
CIDCO/BP-10769/ATPO(NM & K)/2012/ 624 ---

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

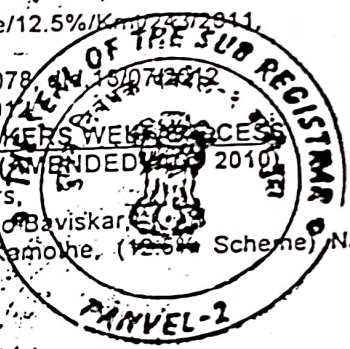
Ref.No.  
M/s. Shivkamal Developers,  
Prop. Mr. Prakash Bhimrao Baviskar,  
410/411, Plot No.66, Sector-11,  
CBD Belapur, Navi Mumbai.

08 AUG 2012	
498-2	
698	2012
PAGE NO.275	
Sector 11, Kamothe, 12.5%	

**ASSESSMENT ORDER NO.275/2012-13 REGISTER NO.01** PAGE NO.275  
SUB:- Payment of development charges for Residential Building on Plot No.07, Sector 11, Kamothe, (12.5% Scheme) Navi Mumbai.

- REF:- 1) Your architect's application dated 15/09/2011 & 30/07/2012  
 2) Final Transfer order issued by M(TS) vide letter No. CIDCO/Estate/12.5%/K/15107/2011, dtd.05/07/2011  
 3) Fire NOQ issued by Fire Officer vide letter No. CIDCO/Fire/Klm/3078, dtd.30/07/2011  
 4) 50% IDC paid of Rs.8,25,000/- vide Receipt No.8704 dtd.30/07/2011

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



1.	Name of Assessee	:- M/s. Shivkamal Developers, Prop. Mr. Prakash Bhimrao Baviskar,
2.	Location	: Plot No.07, Sector-11, Kamothe, (12.5% Scheme) Navi Mumbai.
3.	Land use	:- Residential
4.	Plot area	:- 1649.97 Sq. mtrs
5.	Permissible FSI	:- 1.5
6.	Rates as per Stamp Duty Ready Reckoner, for Sec-11, Kamothe	: Rs.17800/-
7.	AREA FOR ASSESSEMENT	:-
A)	FOR COMMERCIAL	:- 243.214 Sq.mtrs..
i)	Plot area	:- 364.822 Sq.mtrs.
ii)	Built up area	:-
B)	FOR RESIDENTIAL	:- 1406.756 Sq.mtrs.
i)	Plot area	:- 2108.845 Sq.mtrs
ii)	Built up area	:-
8.	DEVELOPMENT CHARGES	:-
A)	FOR COMMERCIAL	:- 243.214 Sq.mtrs.X 17800 X 1%=Rs. 43292.09
i)	On plot area @ 1% of (6) above	:- 364.822 Sq.mtrs.X 17800 X 4%=Rs.259753.26
ii)	On built up area @ 4% of (6) above	Total Rs.3Q3045.35
B)	FOR RESIDENTIAL	:-
i)	On plot area @ 0.5% of (6) above	:- 1406.756 Sq.mtrs.X 17800 X 0.5%=Rs.125201.28
ii)	On built up area @ 2% of (6) above	:- 2108.845 Sq.mtrs X 17800 X 2%=Rs.750748.82
		TOTAL =Rs.875950.10
9)	Total Assessed development charges	:- 8(A) + 8(B)=Rs.1176995.45, Say Rs.1178996/-
10.	Date of Assessment	:- 30/07/2012
11.	Due date of completion	:- 29/03/2011 to 28/03/2015
12.	Development charges paid of Rs.11,79,000/- vide Receipt No.8704, dtd.30/07/2012	

Unique Code No. 2012 03 021 02 1812 01 is for this Development Permission on Plot No.07, Sector-11, Kamothe, (12.5% Scheme) Navi Mumbai.

Yours faithfully,  
  
(R. B. Patil)  
Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD  
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. SHIVKAMAL DEVELOPERS, Prop. Mr. Prakash Bhimrao Baviskar, Plot No:- 07, sector 11 Kamothe (12.5% scheme) of Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G + 7 Floors) Residential BUA = 2108.845 SqM, Commercial BUA=364.822 SqM, Total BUA = 2473.667 SqM (Nos. of Residential Units- 80, Nos. Nos. of Commercial Units- 08)

Note:-

1) Commencement Certificate granted subject to pending Special Civil Suit

No. 324/2008 before Hon'ble Court of Civil Judge, Senior Division, Panvel. The order passed by Hon'ble court in said suit, shall be binding on you.

2) 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.

3) 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

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 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.

3 The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force



*[Handwritten Signature]*

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.

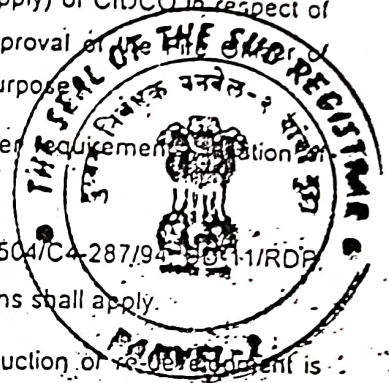
5 The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

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

7 The amount of Rs.8500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation or its Board of Directors or the conditions attached to the permission covered by the Commercial Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

2019	
2019	2022
2019/20	

8 Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground 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 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 of station transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C-287/94-809-1/RDP Dated 19<sup>th</sup> 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.

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

Antarika



09/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्ता क्रमांक : 8716/2019

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2800000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्र. 601, सहाना मजला, वी विंग, " शिवप्रकाश सेलिव्हेशन को.ऑप.ही.सो.लि. ", प्लॉट नं. 07, सेक्टर 11, कामोठे, ता. पनवेल, जि. रायगड, क्षेत्र. 309.03 चौ.फुट कारपेट आणि 37 चौ.फुट एफ वी व 48 चौ.फुट टेरेस एरिया या मिळकतीचा ( ( Plot Number : 07 ; SECTOR NUMBER : 11 ; ) )
(5) क्षेत्रफळ	1) 309.03 चौ.फूट
(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. शिवकमल डेव्हलपर्स तर्फे प्रोप्रायटर प्रकाश भिमराव बाविस्कर तर्फे अबत्यारी म्हणून अनिल प्रकाश बाविस्कर - वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 410/411, हिल्टन सेंटर, प्लॉट नं. 66, सेक्टर 11, सी.वी.डी. वेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AIWPB0153F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कैलास एकनाथ भुतारे - - वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 702, सत्यम आर्केड, प्लॉट नं. 26, सेक्टर 21, कामोठे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ATYPB3905A 2): नाव:- दिपाली कैलास भुतारे - - वय:-33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 702, सत्यम आर्केड, प्लॉट नं. 26, सेक्टर 21, कामोठे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड. पिन कोड:-410209 पॅन नं:-BFXPB2222L
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2019
(10) दस्त नोंदणी केल्याचा दिनांक	09/07/2019
(11) अनुक्रमांक, खंड व पृष्ठ	8716/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	168000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14) शेर	

सह दुय्यम निबंधक वर्ग-२  
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निघडलेला अनुच्छेद :- :

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.

SCAN DONE  
02/12/23

Mumbai Central Branch

00547

BST  
Moukesh D.

File No.  
SBI

Previous File No.

From  
To  
Tel.:

Address

Name of Subject

Reference No.

File No.

AMBIKA PRODUCTS  
98198 64602

① Kailash Bhutare  
CIF - 85420985475  
Mob - 9702409444

② Dipali Bhutare  
CIF - 72042746793  
Home loan A/c No: 38 955 032377  
Mob - 98 22 98 3297

Home top<sup>up</sup> loan  
15 LAKH.

Legal -  
val - vaktwala - 05/12/23  
Po + ITR -

**Ambika**

Spring File  
No. 1 Executive