



## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 4899/2024

नोंदणी :

Regn:63m

### गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7018147.605
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका नं. बी-1001, दहावा मजला, नीलकंठ ऑरीस, प्लॉट नं. 35, सेक्टर 17, न्यू पनवेल(प.), ता. पनवेल, जि. रायगड, क्षेत्रफळ 62.194 चौ.मी. कारपेट( ( Survey Number : - ; Plot Number : 35 ; ) )
(5) क्षेत्रफळ	1) 62.194 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. नीलकंठ इन्फ्राकॉन तर्फे भागीदार भाविक गौदाणी तर्फे कु मु म्हणून बिना प्रजापती - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एफ 408, टॉवर 2, सीव्हीस ग्रँड सेंट्रल, सेक्टर 40, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAHFN8606N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन खंडू भोपी - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: मु. सांगडे, पोस्ट अजिवली, ता. पनवेल, जि. रायगड, , राईगाड(०:). पिन कोड:-410206 पॅन नं:- AMEPB4996N 2): नाव:-निशिगंधा सचिन भोपी - - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: मु. सांगडे, पोस्ट अजिवली, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड(०:). पिन कोड:-410206 पॅन नं:- BRDPM0509H
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	14/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4899/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	560000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



जिल्हा:- रायगड

तालुका:- पनवेल

गाव/झोन:-

मौजे : पनवेल ( पनवेल महानगरपालिका)

## Urban Non Agriculture Rates

Property Type बांधीव Unit of Measurement चौ. मीटर  
Mahapalika Area A Class Palika

First Sale  Resale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

Built Up Area 68.413  Carpet Area 0

Built up area enter by user =68.413

Other Area Super Built-Up 0

Depreciation 0 TO 2 Construction Type 1-आर सी सी

Land Use निवासी सदनिका

घोषित झोपटपट्टी/ ट्रान्झीट कॅम्प/म्हाडा(LIG व EWS सदनिका ) क्षेत्र

Big Project - Group housing

Lift Available  Yes  No Floor Number 5th to 10th Floor

Calculate amount and then click on Print button.

Total Cost

7018147.605

Open	Residence	Office	Shop	Industry
36100	97700	104600	121300	104600

Sub-Zone 1/13-मौजे ( गांव ) न्यु पनवेल क्रं सिडको विभाग - न्यु पनवेल ( वेस्ट ) ( सेक्टर क्रं ) मुल्यदर विभाग 2, आसुडगाव गावठाणासह

Open Parking	0	0	102585
Covered Parking	0	0	
Terrace Attached	0	0	
Terrace Above	0	0	
Basement Area	0	0	
Mezzanine Floor Area	0	0	
Area Around Ground Floor	0	0	
Closed Balcony	0	0	
Mechanical Parking	0	0	

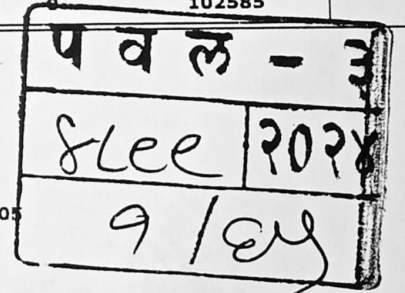
New Cost/Unit(Floor Cost)

102585 Rule 3-4-7

Build Land Cost

7018147.605

Build Land	68.413	Area	Total Cost
Construction	Depreciation	Land Rate	Cost/Unit
0	100		102585



Back

Calculate

Print

Close



# Agreement for Sale

Flat/Shop No. **B-1001** Floor No. **10th Floor**

Carpet Area **62.194** Sq.Mtr. Total Consideration **Rs.80,00,000/-**

Address: Neelkanth Auris, Plot no. 35, Sector 17, New Panvel (W), Navi Mumbai-410206.

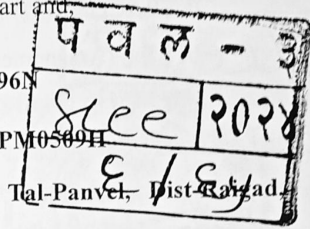
This Agreement for Sale executed on this 14<sup>th</sup> day of March 2024 between M/S. NEELKANTH INFRACON, a partnership firm, through its Partner (PAN NO. AAHFN8606N), office at F-408, Tower-II, Seawoods Grand Central, Sector-40, Nerul, Navi Mumbai-400706, hereinafter referred to as "the Promoters of the One Part and,

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

1) Mr. Sachin Khandu Bhopi, Pan No. AMEPB4996N

2) Mrs. Nishigandha Sachin Bhopi, Pan No. BRDPM0580H

having address at At. Sangade, Post-Ajivali, Maharashtra-410206



hereinafter referred to as "the Allottee/Allottees" of the Other Part.

1. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, being the New Town Development authority within the provisions of Section 113 of Maharashtra Regional and Town Planning Act, 1966, (MAHA ACT. No. XXX of 1966) hereinafter referred to as the said Act) and incorporated by State Government under the Provisions of Companies Act, 1956 (hereinafter referred to as "CIDCO LTD") AND THE SAID CORPORATION i.e. CIDCO LTD., being empowered to deal with the land already acquired/vested within the manner it deem fit, including the power to dispose off any piece and parcel of plot/land, as per various proposals approved by State Government from time to time, under the provisions of Section 118 of the said Act.



2. The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

3. That M/S. NEELKANTH INFRACON being the highest bidder of Plot No. 35, Sector-17, New Panvel (W), Navi Mumbai, the Corporation has consented to grant to the Licensee a lease of all the piece or parcel of land described in the Schedule hereunder written.

*[Handwritten signature]*

*[Handwritten signature]*

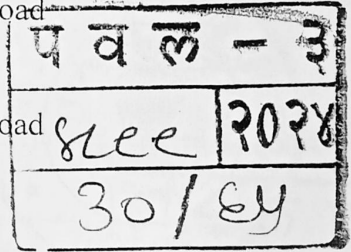
*[Handwritten signature]*

SCHEDULE-I

SAID LAND

To all that piece and parcel of land bearing Plot No. 35, admeasuring 3668.89 sq. mtrs., situated at Sector- 17, New Panvel (W), Navi Mumbai within the limits of Panvel Municipal Corporation, and is bounded on or towards

On The North By : Plot No. 33 and Plot No. 34 & 34 A  
On The South By : 20.00 mtr Wide Road  
On The West By : Plot No. 36  
On The East By : 20.00 mtr Wide Road



SCHEDULE-II

SAIDPROJECT



One number of building namely Neelkanth Auris, consisting of 45 flats, residential units and other amenities mentioned in annexure 'E' constructed on the portion of piece and parcel of land bearing Plot No. 35, admeasuring 3668.89 sq. mtrs., situated at Sector- 17, New Panvel (W), Navi Mumbai.

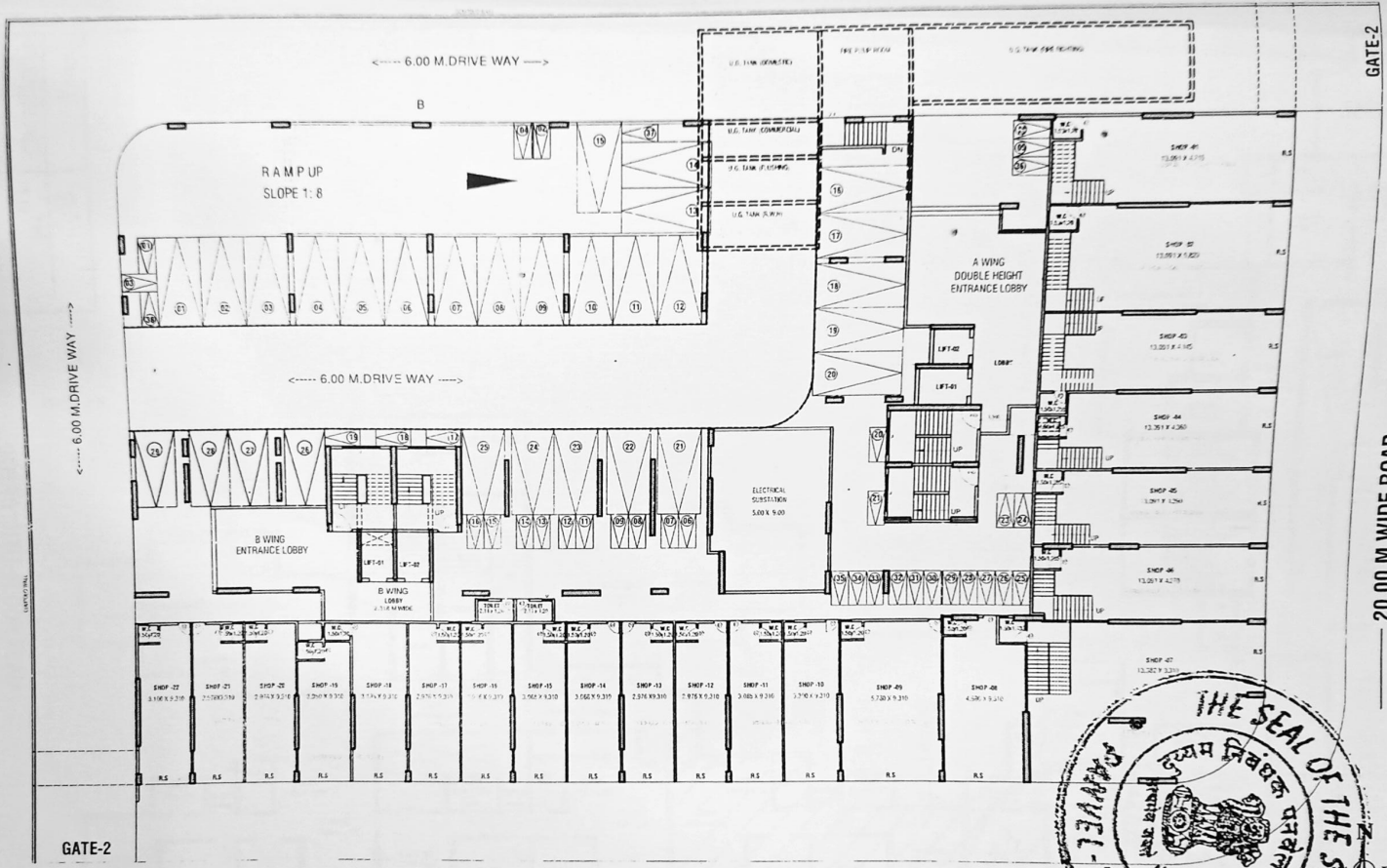
SCHEDULE 'A'

Flat No. **B-1001** on **10th Floor** in the building Neelkanth Auris, Plot No. 35, Sector-17, New Panvel (W), Navi Mumbai.

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*[Handwritten signature]*

*[Handwritten signature]*

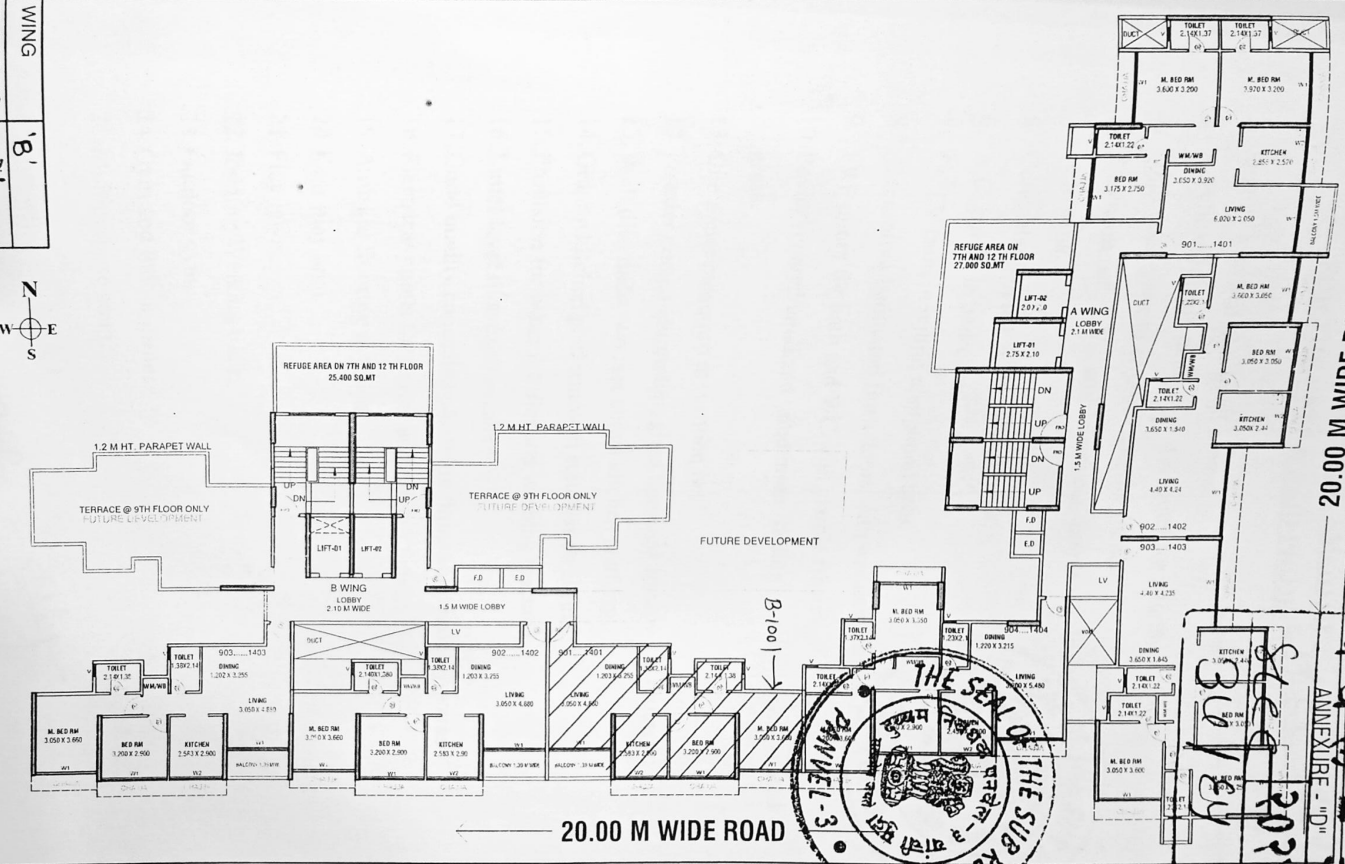
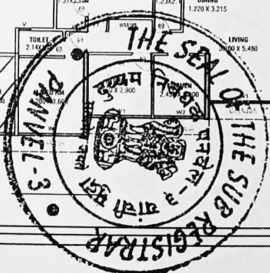


Handwritten notes on a separate sheet of paper:  
 3e/8y  
 Steel 202x  
 3e/8y

SHOP NO.	20.00 M WIDE ROAD		GROUND FLOOR PLAN
GROUND FLOOR PLAN	SIGNATURE OF PURCHASER <i>Asif Ali</i>	SIGNATURE OF VENDOR <i>Neelkanth</i>	<b>M/S. NEELKANTH INFRACON</b> AMMENDED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. 35, SECTOR - 17, NEW PANVEL(W), NAVI MUMBAI.

20.00 M WIDE ROAD

7 of 8  
ANNEXURE - "D"  
Sched 2028  
SUV by



WING	B'
FLOOR NO.	10 <sup>TH</sup>
FLAT NO.	1001

SIGNATURE OF PURCHASER  
*[Signature]*

SIGNATURE OF VENDOR  
*[Signature]*

PROJECT  
**M/S. NEELKANTH INFRACON**  
AMENDED RESIDENTIAL CUM  
COMMERCIAL BUILDING ON PLOT NO. 35,  
SECTOR - 17, NEW PANVEL(W), NAVI MUMBAI.

REF. CC NO - PMC/TE/N/Panvel/17/35/21-22/16855/19/5/2022 - DATE - 30/06/2022

ANNEXURE - F



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३८/६५	

## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number :  
P52000045492

Project: **Neelkanth Auris**, Plot Bearing / CTS / Survey / Final Plot No.: 35 at Khanda Colony, Panvel, Raigarh,  
410205;

1. **Neelkanth Infracon** having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400706.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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, Rates of Interest and Disclosures on Website) Rules, 2017;
  - o 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 (l) 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 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.
  - o The Registration shall be valid for a period commencing from 24/05/2022 and ending with 05/05/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o 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 Premnand Prabhu  
(Secretary, MahaRERA)  
Date: 24-05-2022 11:00:06

Dated: 24/05/2022  
Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

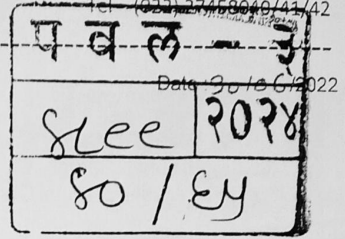


# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

No.PMC/TP/N Panvel/17/35/21-22/16355/1975/2022

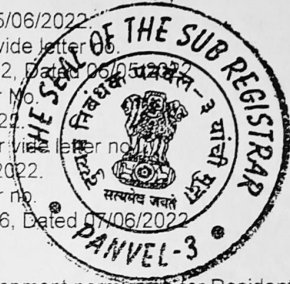


To,

M/s. Neelkanth Infracon,  
F.408, Tower-II, Seawoods Grand Central,  
Sector- 40, Plot no.- R1, Seawoods,  
Navi Mumbai 400 706.

**SUB :- Amended Development Permission for Residential cum Commercial Building on Plot No.- 35, Sector- 17, At.- New Panvel (W), Tal.- Panvel, Dist.- Raigad.**

- REF :-**
- 1) Your Architect's application no. 13851, Dated 15/06/2022.
  - 2) Development Permission granted by this office vide letter No. PMC/TP/N.Panvel/17/35/21-22/16355/1225/2022, Dated 06/05/2022.
  - 3) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/R/010422/646077, Dated 20/01/2022.
  - 4) Provisional Fire NOC issued by PMC Fire officer vide letter No. PMC/Fire/2121/Ref.No.565/1372, Dated 06/04/2022.
  - 5) Additional FSI NOC issued by CIDCO vide letter no. CIDCO/MTS-III/UDCPR/8000156103/2022/1166, Dated 07/06/2022.



Sir,

Please refer to your application for Amended Development permission for Residential cum Commercial Building on Plot No.- 35, Sector- 17, At.- New Panel (W), Tal.- Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

Assistant Director of Town Planning  
Panvel Municipal Corporation

C.C.TO- 1) Architect,  
M/s. Satish V. Ahuja and Associates,  
Ashiana C-2, 1<sup>st</sup> Floor, Sector- 17,  
Vashi, Navi Mumbai 400 703.





# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/N.Panvel/17/35/21-22/16355/1975/2022

Date 30/06/2022

## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXXVII of 1966) to, M/s. Neelkanth Infracon. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 14 Upper Floors) on Plot No.- 35, Sector- 17, At.- New Panvel (W), Tal.- Panvel, Dist.- Raigad. (Plot Area = 3668.890 sq.mt., Existing Residential Built Up Area = 4049.971 sq.mt., Existing Commercial Built Up Area = 1446.244 sq.mt., Proposed Residential Built Up Area = 5759.448 sq.mt. & Commercial Built Up Area = 25.21 sq.mt., Total Built Up Area = 11280.873 sq.mt.)

(No. of Residential Unit – 96 Nos., No. of Commercial Unit – 22  
Total Unit - 118 Nos.)

This Amended Commencement Certificate is issued to the applicant according to clause no. 2.2.14 of UDCPR- 2020 owner / applicant shall require to pay the balance amount prior to applying for OC.

- 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 commissioner 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.
- The applicant shall:-
  - The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - Give written notice to the Corporation regarding completion of the work.
  - 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.
  - Obtain Occupancy Certificate from the Corporation.
- 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.
- The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.-1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.



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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. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. 133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water Harvesting system is maintained in condition for storage of water for non-potable use and to protect the groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq.m of built up area for the failure of the owner of any building mentioned in the (a) above to provide and maintain Rain water Harvesting structures as required under these Regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions in which the development permission has been granted.
8. The applicant and the Architect shall strictly adhere to the condition mentioned in Fire NOC.
9. The owner & the Architects and Structural Engineer concerned are instructed to strictly adhere to the conditions of Fire NOC issued vide letter no. PMC/Fire/2121 /Ref. No.565/1372, Dated 06/04/2022 by Chief Fire Officer, Fire Brigade Department, PMC.
10. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
11. The Owner/Developer shall obtain all the necessary final NCC's / \*completion certificates /clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
12. No work should be started unless the existing structures area to be demolished with utmost care.
13. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should conform to with stand an earthquake of highest intensity in seismic zone IV.
14. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
15. The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
16. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
17. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
18. The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
19. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
20. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
21. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
22. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dt.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) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.



- b) Name and address of the owner/developer, Architect and Contractor.  
 c) Order Number and date of grant of development permissions 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 details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

23. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra vide No. FAP/0204/160 /P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

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The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.

24. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.

25. The Owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special provision is for mosquito prevention activities, construction of over-head tanks, etc. in all sanitary conditions of drainage etc.

26. Workers should be accommodated at a distance of 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996



- Accommodation :-

1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
  2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
  3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
  4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
27. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
28. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
29. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
30. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"



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- Section - 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries who are engaged in any building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer authorized by the board in this behalf.
31. Beneficiaries shall be taken that workers not registered with the Maharashtra Building Workers Welfare Board will not work on the site.
32. Joint meeting of the developers and contractors of the Municipal Corporation and the Municipal Corporation should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
33. The developer will be obliged to take out accident insurance for the workers so that they are apprised of the benefits they get in the event of an accident at work.
34. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
35. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
36. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
37. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act, shall be submitted.
38. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
39. The Owner/ Developer is required to construct the discharge line at his own cost.
40. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
41. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 23/03/2022 and must be applied for O.C. with all concerned NOC.
42. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
43. This Amended Commencement Certificate issued based on Additional F.S.I NOC Received from CIDCO office vide letter No. CIDCO/MTS-III/UDCPR/8000156103/ 2022/1166, Dated 07/06/2022 and modified lease agreement should be made accordingly and submit before applying Occupancy Certificate.
44. This set of Plans supersedes earlier approved plans vide letter dated 06/05/2022.

**Note:** - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्ते यांचे मंजूरी नुसार

*(Signature)*

Assistant Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. Neelkanth Infracon,  
F.408, Tower-II, Seawoods Grand Central,  
Sector- 40, Plot no.- R1, Seawoods,  
Navi Mumbai 400 706.
  - 2) Architect,  
M/s. Satish V. Ahuja and Associates,  
Ashiana C-2, 1<sup>st</sup> Floor, Sector- 17,  
Vashi, Navi Mumbai 400 703.
  - 3) Ward Officer,  
Prabhag Samati 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.

