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१९०	८८

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY



**Building Permission Cell, PMAY cell / A**  
(A designated Planning Authority for PMAY constituted as per government regulation no. TPB-4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)

No. E.E/BP/PMAY/A/MHADA/303/2021

Date: - 17 SEP 2021

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
COMMENCEMENT CERTIFICATE UP TO PLINTH**

To,  
Vidisha Constructions  
H.No. 1210/0, First Floor, Shafique Compound,  
Near Markendaya Mandir, Navi Basti, Kalyan Road,  
Bhiwandi, Dist Thane - 421302

Sir,

With reference to your application dated 15/07/2021 for building permission and grant of Commencement Certificate under section 44 of Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BPMC Act, 1949 to carry out development/construction of total 2 Buildings of Gr + 14 for 316 tenements (241 EWS & 75 LIG) on plot bearing S.No. 5/1, S.No.9 & S.No. 69/1/1 at Mouze Bhadwad, Tal Bhiwandi, Dist Thane, the Commencement Certificate **UPTO PLINTH** is granted under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a buildings subject to compliance of conditions mentioned in IOA u/r No. EE/BP/PMAY/A/MHADA/303/2021, dated 06/09/2021 and also subject to following additional conditions. :-

1. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate / Development permission up to plinth shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest with you.
5. The Commencement certificate is renewable every year, but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of MRTP Act, 1966.

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५१  
दुरध्वनी ६६४० ५०००  
फॉक्स नं : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400005  
Phone : 66405000.  
Fax No. 022-26592058 Website. : www.mhada.maharashtra.gov

मिन्टर २३  
[ कंधमोरल लॉक - ६१५०५२ ]  
होम लोन  
लोन अंश - २०,०९,०००/-  
→ ९८२०९३०७१५  
→ २०६७३५  
श्याम  
नकिना  
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- This Certificate liable to be revoked by the VP & CEO, MHADA if :
- a. The development work in respect of which permission is granted under this certificate is not carried out or the construction work thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
  - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
- VP & CEO / MHADA** has appointed Shri. Dinesh Mahajan, Executive Engineer to exercise his powers and function of the Building Permission Cell under section 45 of the said Act.

This CC is valid upto 16 SEP 2022 and restricted for the work upto plinth.



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द. नं. १५६१०	२०२१
पाने	५९/८६

sd/-  
Executive Engineer/B.P.Cell  
PMAY/ MHADA

Copy forwarded for favour of information :

1. ✓ Engineer Shamim Ahamad A.M.Khan.
2. Commissioner , Bhiwandi- Nijampur Municipal Corporation.
3. Chief Officer, Konkan Board, MHADA.
4. Asst. Director of Town Planning, Bhiwandi - Nijampur Municipal Corporation.

*[Signature]*  
Executive Engineer/B.P.Cell  
PMAY/ MHADA



We are assessed to Income Tax and the Permanent Account Number allotted to us is AASFV3342G.

(b) The Purchaser/s states as under:

We, the Purchaser/s within named, am/are assessed to Income-Tax and the Permanent Account Number allotted to me/us is (1) BYUPR6135C (2) EUJPR0252N.

The First Schedule Above Referred To:

(Description of the Land No. 1)

All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 5, Hissa No. 1, area admeasuring about 0-38-00 (H-R-Pratis), equivalent to 3800.00 Sq. Mtrs., situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

(Description of the Land No. 2)

All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 9, area admeasuring about 0-08-10 (H-R-Pratis), equivalent to 810.00 Sq. Mtrs., situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

(Description of the Land No. 3)

All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 69, Hissa No. 1/1, area admeasuring about 0-05-07 (H-R-Pratis), equivalent to 507.00 Sq. Mtrs., situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

The Second Schedule Above Referred To

(Description of the said Flat)

Flat No. 211 on Second Floor admeasuring approximately 29.99 Sq. Mtrs. carpet area of Building No. B in the project to be known as 'SHIV SAI AWAS', situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

*[Handwritten signatures]*

*[Handwritten signature]*

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M/S. V  
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SHAM

SIGNE  
by the  
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(2) AB

IN TH  
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1. M

2. M



08/11/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

दस्त क्रमांक : 15610/2023

नोंदणी :

Regn:63m

गावाचे नाव : भादवड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2050000
(3) बाजारभावाभाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1421825.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: भिवंडी-निजामपूर मनप इतर वर्णन : इतर माहिती: मौजे भादवड तालुका भिवंडी येथील सर्वे नं. 5/1,9,69/1/1 या जागेवरील 'शिव साई आवास' प्रोजेक्ट मधील विल्डींग नं. बी दुसरा मजला सदनिका नं. 211 क्षेत्र 29.99 चौ.मी. कारपेट(रेरा प्रोजेक्ट)( ( Survey Number : 5/1, 9, 69/1/1 ; ) )
(5) क्षेत्रफळ	1) 29.99 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 पता.	1): नाव:-मे. विदिशा कन्स्ट्रक्शन्स तर्फे भागीदार शमीम अहमद अब्दुल मन्नान खान तर्फे कबुली जबाब देण्याकरीता कु.मु. म्हणुन भरतकुमार एल. जैन वय:-45; पता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, घर नं. 1210/0, पहिला मजला, शफिक कंपाऊंड, नवी बस्ती, कल्याण रोड, भिवंडी, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AASFV3342G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:-बालीबाई बीबिशन राठोड वय:-44; पता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- अमानपूर, पोस्ट सुकळी, उमरखेड, यवतमाळ, महाराष्ट्र, महाराष्ट्र, यवतमाल. पिन कोड:-445206 पॅन नं:-BYUPR6135C 2): नाव:-अभिषेक बिभिषण राठोड वय:-21; पता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- अमानपूर, पोस्ट सुकळी, उमरखेड, यवतमाळ, महाराष्ट्र, महाराष्ट्र, यवतमाल. पिन कोड:-445206 पॅन नं:-EUJPR0252N
(9) दस्तऐवज करून दिल्याचा दिनांक	08/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	08/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15610/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	42000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20500
(14) शेर	

*Statish*  
प्र.सह दुय्यम निबंधक वर्ग-२  
भिवंडी-१

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.