

24/06/24 / Siddesh sir / Panvel

398/11995

Friday, June 14, 2024

1:44 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: कोयनावेळे

दस्तऐवजाचा अनुक्रमांक: पवल3-11995-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: बाळासाहेब वसंत लवटे

पावती क्र.: 13156

दिनांक: 14/06/2024

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:04 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु.2193382.8/-

मोबदला रु.3700000/-

भरलेले मुद्रांक शुल्क : रु. 259000/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु.1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624135721214 दिनांक: 14/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003537530202425E दिनांक: 14/06/2024

बँकेचे नाव व पत्ता:

B.N. Ladda





सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 11995/2024

नोदंणी :

Regn:63m

14/06/2024

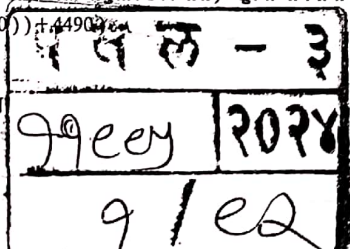
गावाचे नाव : कोयनावेळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3700000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2193382.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :; इतर माहिती: विभाग क्र. 2.1,दर. 45600/- प्रति चौ. मी. सदनिका क्र.806,आठवा मजला,सी विंग,सिद्धिविनायक अतुल्यम,सर्वे नं.27,मौजे कोयनावेळे,ता.पनवेल,जि.रायगड,क्षेत्र -41.65 चौ.मी.कारपेट: (Survey Number : 27 ;)
(5) क्षेत्रफळ	1) 41.65 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.दिव्यद्रीष्टी विल्डकॉन प्राइवेट लि. तर्फे संचालक वैभव पुरुषोत्तम अग्रवाल यांचे वतीने कबुली जबाब देणार मंगेश महादेव इंदोरे. वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दुकान नं. 20, सिद्धिविनायक युटोपिया, प्लॉट नं. 191, सेक्टर नं. 20, उलवे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार:(०). पिन कोड:-410206 पॅन नं:-AADC8040K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बाळासाहेब वसंत लवटे वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तुलशेत पाडा, रूम नं.2, नागोबा चाळ, जय शंकर नगर, भांडुप व्हेस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ACIPL3239Q 2): नाव:-सविता बाळासाहेब लवटे वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तुलशेत पाडा, रूम नं.2, नागोबा चाळ, जय शंकर नगर, भांडुप व्हेस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AHRPL8157F
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	14/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11995/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	259000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

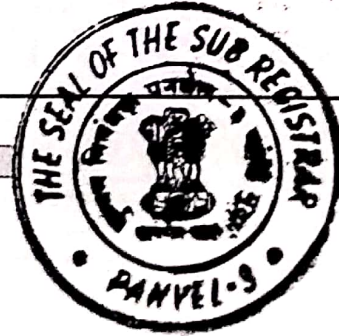
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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

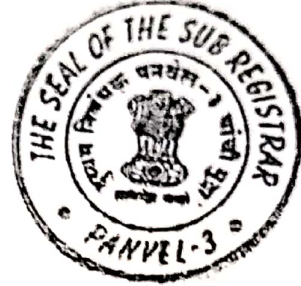
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202406143619	14 June 2024, 12:41:58 PM			
पवल3					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	2.1-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
4490	45600	49200	57000	49200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	45.81चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.47880/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर.) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (((47880-4490) * (100 / 100)) + 4490)			
		= Rs.47880/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 47880 * 45.81				
	= Rs.2193382.8/-				
					
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बात्कनी) + दरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2193382.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2193383/- = २ एकवीस लाख त्र्याणव हजार तीन शे ज्याऐशी /-				

Home

Print



प व ल - ३
११/०६/२०२४
७/१२



S. B. Lavate

AGREEMENT FOR SALE

B. V. Lavate

THIS AGREEMENT FOR SALE made at Panvel on this 14th day of June
2024

BETWEEN

M/S. DIVYADRISHTI BUILDCON PRIVATE LIMITED (formerly known as Bluestream Properties Private Limited) a company duly incorporated under the provisions of the Indian Companies Act, 1956, bearing CIN:- U70109MH2009PTC192889 and having its registered office at Shop No. - 20, Siddhivinayak Utopia, Plot No. 191, Sector - 20, Ulwe, Taluka-Panvel, District-Raigad, [PAN: AADCB8040K], hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include successors and assigns) of the **ONE PART**;

For DIVYADRISHTI BUILDCON PRIVATE LIMITED


DIRECTOR

B. V. Lavate

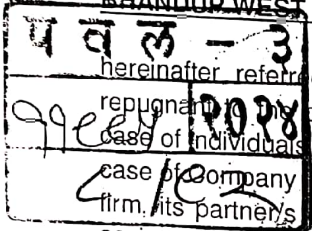
S. B. Lavate

AND

MR. BALASAHEB VASANT LAVATE Indian Inhabitant, having address at
TULSHET PADA, ROOM NO-2, NAGOBA CHAWL, JAY SHANKAR NAGAR,
BHANDUP WEST - 400078 [PAN: ACIPL3239Q]

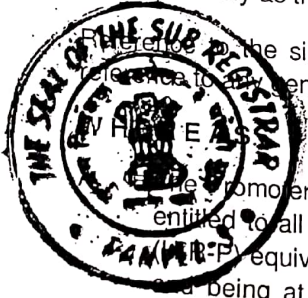
AND

MRS. SAVITA BALASAHEB LAVATE Indian Inhabitant, having address at
TULSHET PADA, ROOM NO-2, NAGOBA CHAWL, JAY SHANKAR NAGAR,
BHANDUP WEST - 400078 [PAN: AHRPL8157F]



hereinafter referred to as "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his/her heirs, executors, administrators and permitted assigns, in case of company its successors and permitted assigns and in case of the firm, such firm, its partners or survivor/s and heirs, executors, administrators and permitted assigns of last such survivor) of the **OTHER PART**:

The Promoter and the Allottee are hereinafter individually referred to as the "Party" and collectively as the "Parties".



Here the singular includes a reference to the plural and vice versa and gender includes a reference to all other genders.

The promoter is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land or ground admeasuring 0-58-40 being at Village Koynavele, within the limits of Panvel City Municipal Corporation, Taluka Panvel, District Raigad and more particularly described in the **FIRST SCHEDULE** hereunder (hereinafter referred to as the "said Land"). Copy of 7/12 extract of the said Land appearing in the name of the Owner is marked and annexed hereto as **ANNEXURE "A"**.

- B. The Promoter has obtained Development Permission and Commencement Certificate dated 31st March, 2023 bearing Serial No. PMC/TP/Koynavele/27/0/21-23/16251/917/2023 and plans from the Corporation for construction of one residential building on the portion of the said Land admeasuring 5840.00 square meters by utilizing the sanctioned development potential and delineated by Black colour boundary line on the plan marked and annexed hereto as **ANNEXURE "B"** (hereinafter referred to as the "the Project Land"). A copy of which Development Permission and Commencement Certificate is marked and annexed as **ANNEXURE "C"**. The Corporation has approved the aforementioned plans and granted aforementioned development permission for development to be carried out on the said Project Land.

For DIVYADRISHTI BUILDCON PRIVATE LIMITED

DIRECTOR *B.V. Lavate* *S.B. Lavate*

- E. The Promoter is authorized and entitled to develop the Real Estate Project consisting of one (1) residential building consisting of three wings of stilt and eleven (11) upper habitable floors on the said Project Land and shown delineated in Black colour boundary lines on the Plan annexed hereto as **ANNEXURE "E"** and to sell the units/flats to be constructed on the said Project Land from time to time.
- F. The Allottee is desirous of purchasing a flat bearing No. **806** in Wing '**C**' on the **Eighth** floor of the Project (hereinafter referred to as the "said Flat").
- G. The Promoter has represented and explained the scheme of development of the Project to the Allottee and more particularly about the proposed construction of the said Proposed Road as set out in Recital D herein above. The Allottee has seen, inspected and verified the presently sanctioned plans and proposed plans annexed hereto as **ANNEXURE "B"** and **ANNEXURE "B-1"** respectively and understood the entire scheme of development of the Project and construction of said Proposed Road in terms of modified and revised plans and only after understanding the development scheme the Allottee agreed to purchase the said Flat from the Promoter. The Allottee hereby unconditionally and irrevocably grants his consent and no objection under the provisions of MOFA and RERA to the Promoter for modification / revision of layout plans, for construction of the said Proposed Road and for shifting of the parking spaces due to construction of the said Proposed Road.
- H. The Promoter has engaged the services of Architect (The Architects Architect & Planner), registered with the Council of Architects and Planners referred to as the "**Architects**") and has appointed **S. Patel & Associates** as Structural Engineers for the preparation of structural design and drawings of the Project ("**Structural Engineers**"). Further the Promoter has a right to terminate their services and also to appoint another professional in place of them. The Promoter will continue to take the professional supervision of the architect and the structural engineers till the completion of the Project and the Allottee accepts the professional supervision of the architect, structural engineer and the turn key contractor till completion of the Project.
- I. The Allottee has demanded from the Promoter and the Promoter has given inspection to the Allottee of all the original documents of title relating to the Project to be construed on the said Project Land and all the plans, designs and specifications prepared by the Promoter's Architect 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 MOFA**") and the rules made thereunder and under the Real Estate Regulation Act, 2016 and the Rules and Regulations made thereunder, including *inter-alia* the following:

For DIVYADRISHTI BUILDCON PRIVATE LIMITED


DIRECTOR

B. M. Lavate

S. B. Lavate

orders, layout scheme/project including the rights and entitlements available to and reserved by the Promoter contained in these presents.

- N. The Purchaser/s being fully satisfied in respect of the title of Promoter to construct the Project on the said Project Land, has approached the Promoter for purchase of flat bearing No. 806 having RERA carpet area admeasuring 41.65 square meter in Wing 'C' on the Eighth floor of the Project known as "Siddhivinayak Atulyam" and more particularly described in the **SECOND SCHEDULE** hereunder written and marked in black hatched lines on the floor plan marked and annexed as **ANNEXURE "F"** hereto (hereinafter referred to as the "**said Flat**") being constructed on the Said Project Land on the terms and conditions as set out in this Agreement.

"RERA Carpet Area is the net usable floor area of an apartment excluding the area covered by the external walls, areas under service shafts, enclosed balcony, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by internal partition walls of the apartment."

- N. Under Section 13 of the RERA, the Promoter is required to execute a written Agreement for Sale of the Flat with the Allottee, being in faithless presents and also to register this Agreement under the Registration Act, 1908.
- O. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

1. The Recitals, Annexures and Schedule in and to this Agreement form an integral part of the operative part of this Agreement as if the same are set out herein verbatim and in the interpretation of this Agreement and in all matters relating to the development of the Project and the Said Project Land, this Agreement shall be read and construed in its entirety.
2. The Promoter shall construct the said building/s consisting of 3 (three) Wings of Stilt + Eleven (11) upper habitable floors on the said Project Land and is shown delineated in Black colour boundary line on the layout plan annexed hereto as **ANNEXURE "E"** by utilizing the entire FSI including premium FSI and other benefits by whatever name called available in respect of the said Land in accordance with the plans, designs and specifications approved by the Corporation and other local authorities from time to time.

For DIVYADRISHTI BUILDCON PRIVATE LIMITED

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DIRECTOR

B.V. Lavate

S.B. Lavate



Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

3. SALE OF FLAT:

3.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. **806** having RERA carpet area measuring **41.65** square meter in Wing '**C**' on the **Eighth** floor (hereinafter referred to as "**the Flat**") of the Project known as "**Siddhivinayak Atulyam**" ("**the Project**") being constructed on the said Project Land and more particularly described in the **SECOND SCHEDULE** hereunder written, for the Consideration and on the terms and conditions herein contained with right to use **ZERO** covered car parking space in the Project. The nature, extent, description and specification of the common/limited common areas and facilities are more particularly described in the **THIRD SCHEDULE** hereunder written. The total lumpsum Consideration as mentioned in this Agreement is inclusive of the proportionate price of the common areas, amenities and facilities appurtenant to the said Flat.

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३/४/२२



3.2 The specifications to be provided by the Promoter in the Project and said Flat are specified in **FOURTH SCHEDULE** hereunder written. The Allottee is satisfied about the specifications agreed to be provided by the Promoter and hereby undertake that the Allottee shall not raise any objection in respect thereof hereafter. The Promoter shall endeavour to provide the amenities and facilities of the same specifications as herein stated. However, in the event amenities of the said specifications are not available in the market wherefrom similar materials are procured, the Promoter shall provide amenities of similar brand or make or as close to the said specifications as the circumstances may permit or their near substitutes and the Allottee has consented to the same. The Allottee is aware that the Promoter is not the manufacturer of the amenities which are to be provided as mentioned in **FOURTH SCHEDULE**. The Promoter does not warrant or guarantee the use, performance or otherwise of these amenities.

3.3 The Allottee hereby agrees and confirms that the open parking spaces in respect of the Project will be handed over by the Promoter directly to the Common Organization to be formed by the flat purchasers of the Project and the Common Organization may allot the parking spaces to the respective allottees as per the terms of its bye-laws. It is clarified that till the handover of the open parking spaces in respect of the Project by the Promoter to the Common Organization, the Allottee and the other flat purchasers in the Project shall as per their mutual decision, be entitled to park his vehicle at any place earmarked for parking of vehicles as per the sanctioned parking plans, without the Promoter being answerable, responsible and/or liable for the same.

For DIVYADRISHTI BUILDCON PRIVATE LIMITED

DIRECTOR B. V. Lohar S. B. Lavate

4. **CONSIDERATION:**

4.1 The Allottee hereby agrees to pay to the Promoter the total lumpsum Consideration of **Rs.37,00,000/- (RUPEES THIRTY SEVEN LAKH ONLY)**. ("the Sale Consideration") in the following manner:

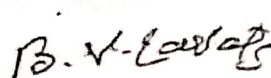
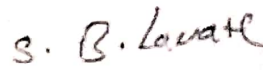
Sr. No.	Percentage	Details	Amount (in Rs.)
1.	10%	Earnest Money paid before these presents	Rs. 3,70,000/-
2.	20%	Within 30 days from the Execution of this presents	Rs. 7,40,000/-
3.	15%	On Completion of Plinth Work	Rs. 5,55,000/-
4.	8%	On Completion of 1 st Slab	Rs. 2,96,000/-
5.	7%	On Completion of 4 th Slab	Rs. 2,59,000/-
6.	5%	On Completion of 8 th Slab	Rs. 1,85,000/-
7.	5%	On Completion of 11 th Slab	Rs. 1,85,000/-
8.	8%	On Completion of Brick Work	Rs. 2,96,000/-
9.	7%	On Completion of External plaster	Rs. 2,59,000/-
10.	5%	On Completion of Flooring	Rs. 1,85,000/-
11.	5%	On Completion of External Painting	Rs. 1,85,000/-
12.	5%	At the time of Possession	Rs. 1,85,000/-
	100%	GRAND TOTAL	Rs. 37,00,000/-

The ALLOTTEE/S shall pay the amounts as aforesaid on the due dates without fail and without any delay or default, *as the time in respect of the said payments is the essence of the contract.*

The Allottee shall pay each installment of the Consideration to the Promoter after deducting there from applicable TDS (if applicable) as per the provisions of Sections 194-IA of the Income Tax Act, 1961 and shall deposit the said amount to the credit of Central Government and shall issue a TDS Certificate in favour of the Promoter in the prescribed Form No.16B for the same, within 15 (fifteen) working days from the payment thereof. The Allottee shall be liable to pay proportionate GST/TDS or any other taxes, cesses, levies payable at present or in future including interest/penalties with each installment at the applicable rates.

For DIVYDRISHTI BUILDCON PRIVATE LIMITED


DIRECTOR

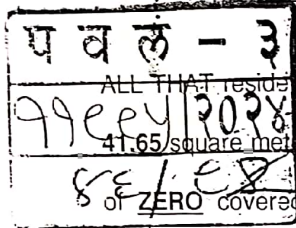
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(the said Land)

ALL THAT piece or parcel of land or ground bearing Survey No. 27/0 admeasuring 5840 square meters and bounded as follows, that is to say:

On or towards the East : BY GUT NO. 7
On or towards the West : BY GUT NO. 29/1
On or towards the North : BY GUT NO. 26
On or towards the South : BY GUT NO. 28

THE SECOND SCHEDULE ABOVE REFERRED TO:
(the said Flat)



ALL THAT residential flat bearing No. 806 having RERA carpet area admeasuring 41.65 square meter in Wing 'C' on the Eighth floor alongwith right to exclusive use of ZERO covered car parking space in the Project known as "Siddhivinayak Atulyam" being constructed on the said Land more particularly described in the

First Schedule hereinabove written and bounded as follows.



On or towards the East : FLOOR LOBBY & FLAT NO - 801, WING - C
On or towards the West : REMAINING PORTION OF THE SAME PROJECT
On or towards the North : REMAINING PORTION OF THE SAME PROJECT
On or towards the South : FLAT NO - 805, WING - C

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Nature, extent and description of common areas and facilities in the Project)

1. D.G. set provision for emergency power to lift and common lobby.
2. Lift.
3. Underground Tank & Overhead Tank.
4. Firefighting System

For D VYADRISHTI BUILDCON PRIVATE LIMITED

DIRECTOR

B. N. Lakshmi

S. B. Lakshmi

ANNEXURE - C

PANVEL MUNICIPAL CORPORATION

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



Tel - (022) 27458040/41/42

E mail - panvelcorporation@gmail.com

Date 29/03/2023

पत्र क्र - 3
To Mr. Purnashakti Omprakash Agrawal.
Office No. 68, Khani Landmark.
Plot No. 19, Sector 19, New Panvel
Tal. Panvel Dist. Raigad.
SUB: Development Permission for Residential Building on Survey No.- 27/0,
At. - Koynavele, Tal. - Panvel, Dist.- Raigad.

REF:- 1) Your Architect's application no 16157 dt 25/08/2021 & No. 5477 dt 09/03/2023.
2) Height Clearance NOC issued by AAL vide letter no NAVI/WEST/B/051722/672569, Dated 15/06/2022
Provisional Fire NOC issued by PMC fire officer vide letter no. PMCFire/2023/543. Dated 29/03/2023.



I refer to your application for Development Permission for Residential Building on Survey No. 27/0, At. - Koynavele, Tal. - Panvel, Dist.- Raigad. The Development permission is hereby granted to construct Residential Building on the site mentioned above. Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you may 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.

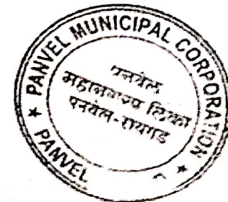
It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these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

Thanking you,

सा. आयुक्ती वॉले मंजरी नुसार

Deputy Director of Town Planning
Panvel Municipal Corporation

C.C.TO: - 1) Architect,
M/s. AN. ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.





PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No PNC/TP/Koynavele/27/0/21-23/16251/290/2023

Date 31/03/2023

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, Mr. Purushottam Omprakash Agrawal. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building (Ground + 11 Upper Floor) on

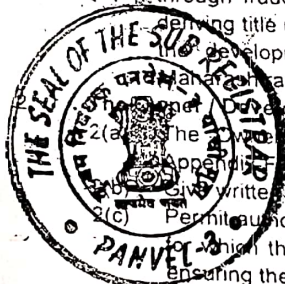
Survey No. 27/0 At Koynavele, Tal. - Panvel, Dist.- Raigad. (Plot Area = 5840.000 Sq.mt. Proposed Residential Built-Up Area = 15071.251 sq.mt., Total Built Up Area = 15071.251 sq.mt.)

Green 2023
48/02

(No. of Residential Unit – 239 Nos.)

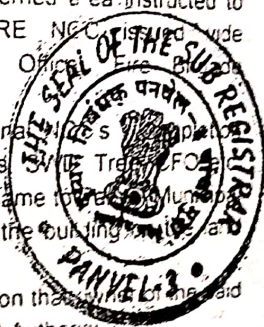
This Certificate is liable to be revoked by the Corporation if: -

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) 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.
- 2(a) The Applicant / Developer shall: -
- 2(a) The Applicant / Applicant shall give intimation in the prescribed form in Appendix of UDCPR 2020 after the completion of work up to plinth level
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises in which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
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.
 4. 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.
 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.



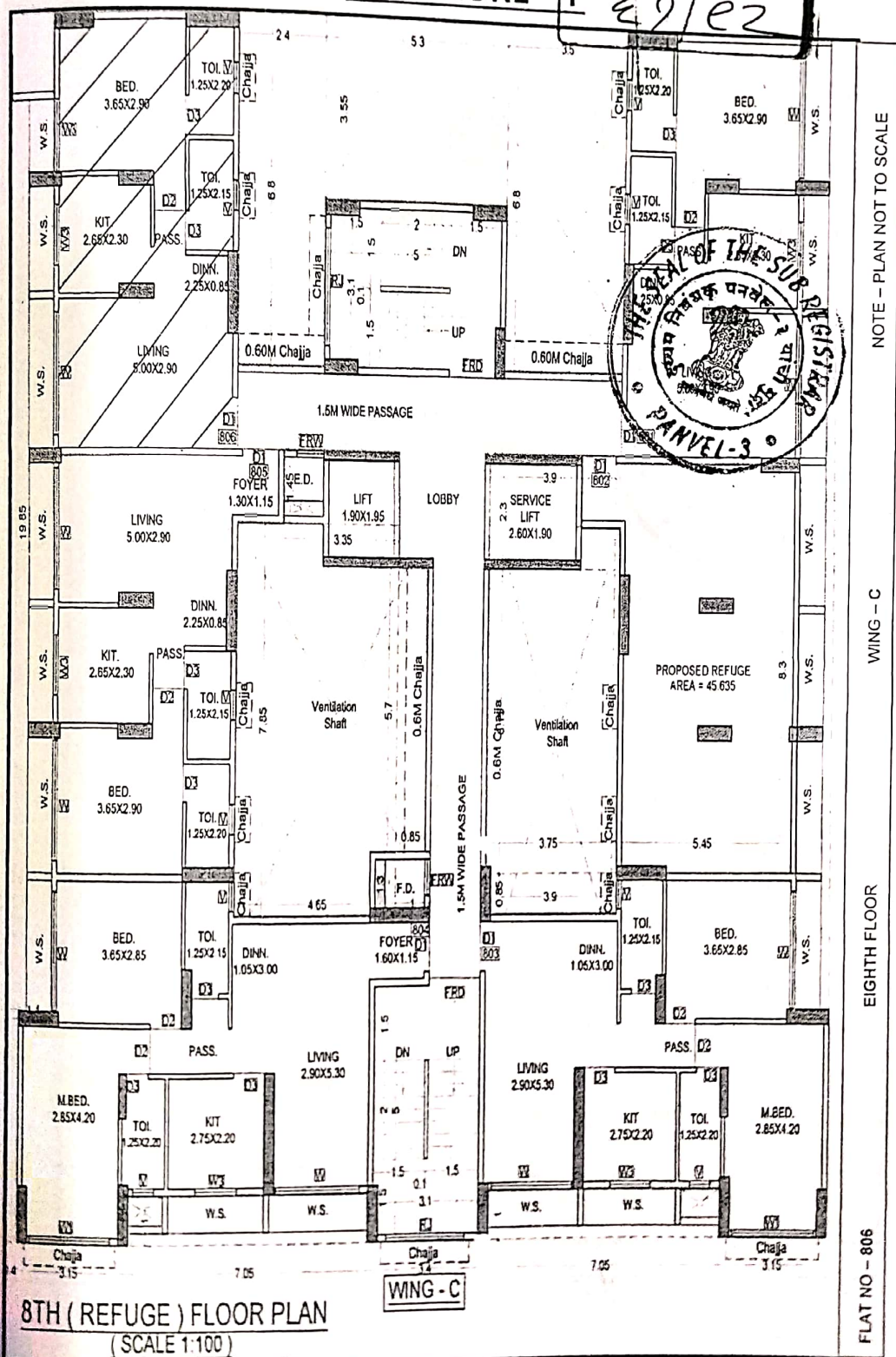
- The Owner / Developer shall install the Rain Water Harvesting system as per UDO's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of 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 or to 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 on which the development permission has been granted
- 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 systems and requisite provisions shall be made for proper functioning of the system.
- Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act 1966.
- The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
- The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Provisional FIRE NOC issued vide PMC/Fire/2023/543, Dated 29/03/2023 by Chief Fire Officer, Panvel Fire Department, PMC.
- The Owner / Developer shall obtain all the necessary final certificates / clearance relating to water supply, sewerages, Storm Water Treatment from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building under reference
- This Commencement Certificate issued to subject to condition that the applicant should obtain Sub-plot Demarcation plan from the competent Authority.
- The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR.s and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate
- Recreation ground or amenity open space be developed before applying for Building Completion Certificate
- No work should be started unless the existing structures area to be demolished with utmost care
- 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 confirm to with stand an earthquake of highest intensity in seismic zone IV
- 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.
- 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
- FSI 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

2020 The applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
 Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act 1966.
 The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.



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ANNEXURE - F



8TH (REFUGE) FLOOR PLAN
 (SCALE 1:100)

NOTE - PLAN NOT TO SCALE
 WING - C
 EIGHTH FLOOR
 FLAT NO - 806

*Note - Plan not to scale

For DIVYADRISHTI BUILDCON PRIVATE LIMITED

DIRECTOR
 B.V. Lavats S.B. Lavate