

353/15069

Wednesday, July 24, 2024

1:55 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 17310 दिनांक: 24/07/2024

मावाचे नाव: हरीग्राम

दस्तावेजाचा अन्वक्रमांक: पवल2-15069-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: दीपक दत्तात्रय वैद्द

नोंदणी फी

₹. 27000.00

दस्त हाताळणी फी

₹. 1300.00

पृष्ठांची संख्या: 65

एकूण:

₹. 28300.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:15 PM ह्या वेळेस मिळेल.

Jibhat Sr. Panvel 2

सह दुय्यम निबंधक वगै-२

(पनवेल -२)

वाजार मूल्य: ₹.1984793.2/-

मोबदला ₹.2700000/-

भरलेले मुद्रांक शुल्क : ₹. 162000/-

1) देयकाचा प्रकार: DHC रकम: ₹.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724244702140 दिनांक: 24/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.27000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005679702202425E दिनांक: 24/07/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला.

दुय्यम निबंधक पनवेल-२

मुळ दस्तऐवज परत मिळाला.

< दीपक वैद्द

पक्षकाराची सही

7/24/2024, 2:00 PM

मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )					
Valuation ID	202407243246	24 July 2024 01:13:15 PM पवल2			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
तालुक्याचे नांव	पनवेल				
गावाचे नांव	हरीग्राम				
क्षेत्राचे नांव	Rural	सर्व्हे नंबर / न. भू. क्रमांक :			
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
4390	49400	-	-	-	
<b>बांधीव क्षेत्राची माहिती</b>					
मिळकतीचे क्षेत्र -	40.178 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.4390/-
उद्भववाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= (( 49400-4390) * (100 / 100) ) + 4390 )				
	= Rs.49400/-				
मजला निहाय घट वाढ	= 100% of 49400 = Rs.49400/-				
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 49400 * 40.178				
	= Rs.1984793.2/-				
Applicable Rules :	3.18.19				
<b>एकत्रित अंतिम मूल्य</b>	<p>मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 1984793.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs.1984793/-</p> <p>= ₹ एकोणवीस लाख चौ-याऐशी हजार सात शे व्याण्णव /-</p>				

Home

Print

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*P. Panvel*

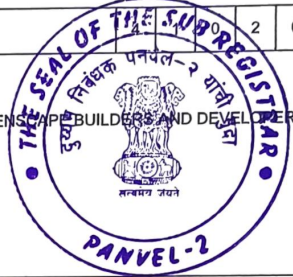
सह मुख्य निबंधक वर्ग-२  
(पनवेल -२)



CHALLAN  
MTR Form Number-6



MH005679702202425E	BARCODE	Date	24/07/2024-13:32:32	Form ID	25.2
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)	ARUPV5876G		
Name PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name	DIPAK D VAIDYA AND OTHER ONE		
Location RAIGAD		Flat/Block No.	FLAT NO 103 1ST FLOOR A WING		
2024-2025 One Time		Premises/Building	9408E 2028		
Account Head Details	Amount In Rs.	Road/Street	VRINDEVAN RIVERSIDE		
046401 Stamp Duty	162000.00	Area/Locality	HARIGRAM, PANVEL RAIGAD		
063301 Registration Fee	27000.00	Town/City/District			
		PIN	2 0 6		
		Remarks (If Any)	SecondPartyName=GREEN APART BUILDERS AND DEVELOPERS-		
		Amount In Words	One Lakh Eighty Nine Thousand Rupees Only		
			1,89,000.00		
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024072414656	2880526666
Cheque/DD No.		Bank Date	RBI Date	24/07/2024-13:34:27	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Address of Branch		Scroll No. , Date	Not Verified with Scroll		



Department ID : Mobile No. : 0000000000  
 E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू

*[Handwritten signature]*

दिपक वैद्य

सुदि वैद्य

(IS)-353-15069	0003089094202425	24/07/2024-13:55:05	IGR147	162000.00
Total Defacement Amount				1,89,000.00

CHALLAN  
MTR Form Number-6



H005679702202425E		BARCODE		Date	24/07/2024-13:32:32	Form ID	25.2
Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)		ARUPY6876G			
PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name		पवन-२ DIPAK DWAIWA AND OTHER ONE			
RAIGAD		Flat/Block No.		FLAT NO 183-1ST FLOOR A WING B / EY			
2024-2025 One Time		Premises/Building		VRINDAVAN RIVERSIDE			
Account Head Details		Amount In Rs.		Road/Street			
Stamp Duty		162000.00		HARIGRAM PANVEL ROAD			
Registration Fee		27000.00		Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				SecondPartyName=GREENSCAPE BUILDERS AND DEVELOPERS-			
				Amount In			
				One Lakh Eighty Nine Thousand Rupees Only			
		1,89,000.00		Words			
Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		IcI. No.		69103332024072414656 2880526666	
No.		Bank Date		RBI Date		24/07/2024-13:34:27 Not Verified with RBI	
Bank		Bank Branch		IDBI BANK			
Branch		Scrill No. , Date		Not Verified with Scroll			



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000  
 कॅवळ दुर्यम निवडक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू.

Defaced Details

Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
-353-15069	0003089094202425	24/07/2024-13:55:05	IGR147	27000.00
-353-15069	0003089094202425	24/07/2024-13:55:05	IGR147	162000.00
Total Defacement Amount				1,89,000.00

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0724244702140

Date 24/07/2024

Received from , Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.

Payment Details

Bank Name SBIN

Date 24/07/2024

Bank CIN 10004152024072402006

REF No. 457281311384

This is computer generated receipt, hence no signature is required.

~~Handwritten signature~~

दिपक वैद्य

शुद्धिद्वय

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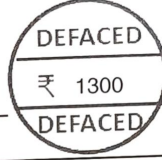
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0724244702140

Receipt Date 24/07/2024

Received from , Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered on Document No. 15069 dated 24/07/2024 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.



**Payment Details**

Bank Name SBIN

Payment Date 24/07/2024

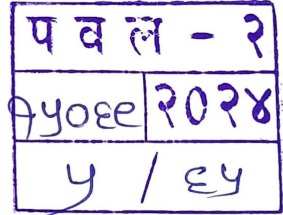
Bank CIN 10004152024072402006

REF No. 457281311384

Deface No 0724244702140D

Deface Date 24/07/2024

This is computer generated receipt, hence no signature is required.



**AGREEMENT FOR SALE**

This Agreement made at Panvel this 24<sup>th</sup> day of July Two Thousand And Twenty FOUR (2024)

प व ल - २  
2024  
2024



**BETWEEN**

**M/S. GREENSCAPE BUILDERS AND DEVELOPERS** (Partnership firm), (**PAN NO. AAXFG5804F**) Through its Partners 1) MR. TUSHAR PRABHAKAR MULAY, Age-40 Years, 2) MR. PRAVIN SHYAMSUNDR SAHU, Age-38 Years, 3) MR. SANDIP DILIP SHEWALE, Age-43 Years, All Indian Inhabitant, Office Address at Shop No.09, Anirudh Prayas Society, Plot No.10, Sector No.25, Kamothe, Tal.Panvel, Dist Raigad 410 206. Hereinafter referred to as "THE PROMOTERS" which expression unless repugnant to the context or meaning thereof shall mean and include its partners for the time being constituting the firm their respective heirs, executors, administrators and assigns] OF THE FIRST PART

**AND**

1) **SHRI. DIPAK DATTATRAY VAIDYA** Age 38 years, Having Pan No. ARUPV5876G 2) **SMT. SUNITA DIPAK VAIDYA** Age 34 years, Having Pan No. CJJPV7738L Indian Inhabitant, Both residing at **Flat No.102 B-Wing, Green Heaven C.H.S. LTD, Koproli, Tal Panvel, Dist Raigad-410206**. Hereinafter referred to as "THE ALLOTTEE" [which expression unless repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns] OF THE SECOND PART. (Party to First Part and Party to Second Part are collectively hereinafter referred to as "Parties")

**WHEREAS**

A. By a Sale deed dated 27/01/2022 made between said 1) Smt. Gomibai Sitaram Patil Alias Gomibai Namdev Gharat 2) Dwarkabai Dattu Patil 3) Padibai Parshuram Palkar alias Sonabai Dadaji Patil 4) Smt. Ganibai Pundalik Mhatre therein called the Vendor of the One Part And to 1) Shri Pravin Shyamsundar Sahu 2) Shri Tushar Prabhakar Mulae 3) Shri. Sandip Dilip Shewale called therein purchasers of the Other Part. The said 1) Smt. Gomibai Sitaram Patil Alias Gomibai Namdev Gharat 2)

द्विपक वैद्य अदिक्क

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 H.R.Sq.Mtrs. situate lying and being at Village Harigram, Tal. Panvel, Dist. Raigad and within the jurisdiction of Sub-Registrar Panvel and



Dwarkabai Dattu Patil 3) Padibai Parshuram Palkar alias Sonabai (Daughter of Patil 4) Smt. Ganibai Pundalik Mhatre have sold, granted, conveyed and transferred the property bearing Gut No.32/C ("The project land") being all the piece or parcel of Agricultural land and premises totally admeasuring about 0-27-00 H.R.Sq.Mtrs. situate lying and being at Village Harigram, Tal. Panvel, Dist. Raigad and within the jurisdiction of Sub-Registrar Panvel and

particularly described in the schedule there under written and in the manner more particularly stated therein. The said Sale Deed is duly stamped and registered with Sub-Registrar assurance at Panvel on 27/01/2022. On the date of execution of the said Sale Deed 1) Smt. Gomibai Sitaram Patil Alias Gomibai Namdev Ghanshyam Patil 2) Dwarkabai Dattu Patil 3) ) Padibai Parshuram Palkar alias Sonabai (Daughter of Patil 4) Smt. Ganibai Pundalik Mhatre handed over vacant and peaceful possession the said property to the Promoter.

- B. The Promoters by virtue of above mentioned Sale Deed dated 27/01/2023, have become absolute owner and are absolutely, seized, occupied and possessed of and/or otherwise sufficiently entitled and an undisturbed occupation and possession and have right to develop the entire area of admeasuring about 0-27-00 H.R.Sq.Mtrs. situate lying and being at Village Harigram, Tal. Panvel, Dist. Raigad bearing Gut No.32/C more Particularly described in "First Schedule". A Copy of layout plan of lands is appended herto as Annexure-1" and copies of 7/12 extract are "Annexure -2" .
- C. By virtue of Sale Deed dated 27/01/2022 the PROMOTERS alone has the sole and exclusive right to construct and allot/sell flats, shops etc. in the said building to be constructed or being constructed on the said Land and to enter into agreement/s with the Purchaser/s of the flats, shops and to receive the sale price thereof.
- D. The PROMOTERS is entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove. The PROMOTERS is in possession of the project land.
- E. The PROMOTERS through his architect had applied to CIDCO/NAINA (hereinafter referred to as "THE CORPORATION") for Development permission and approval of building plans for construction of building on the said property.
- F. The Architect by his application dt. 20/01/2023 had requested to the Corporation for grant of development permission and approval of plan and the said CIDCO/NAINA has given Development Permission for

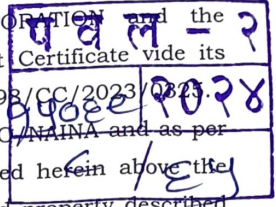
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दिपक बेदर

अदिवेक्य



residential building on Survey No.32/C, Village - Harigram, Tal. Panvel, Dist. Raigad on 10/02/2023 from the CORPORATION and the CORPORATION has also issued a Commencement Certificate vide its Letter No. CIDCO/NAINA/Panvel/Harigarm/BP-00598/CC/2023/0823.



- G. In accordance with the plans sanctioned by CIDCO/NAINA and as per the terms of the development permission mentioned herein above the OWNERS/ PROMOTERS are developing th VRe said property described in the First Schedule hereto and is constructing thereon building to be known as "VRINDAVAN RIVERSIDE" consisting inter alia of Suit (Ground Floor +Four upper floors).
- H. The PROMOTERS has entered into a standard Agreement with MEENAKSHI & ASSOCIATES an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. The Promoter reserves the right to change the Architect & or the Structural Engineer if at all required.
- I. The OWNERS/PROMOTERS has appointed a structural Engineer YATEESH TARE for the preparation of the structural design and drawings of the building and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.
- J. The authenticated copies of Certificate of Title issued by ADV. SARITA RAMDHARNE-SHAHASANE, Advocate High Court, the advocate of the PROMOTERS, by providing him the documents, showing the nature of the title of the Promoter to the project land on which the Residential buildings are constructed or are to be constructed have been annexed hereto and marked as 'Annexure ..... respectively.
- K. The PROMOTERS has registered the Project under the provisions of the RERA (Real Estate Regulation and Redevelopment) Act, 2017 with the Real Estate Regulatory Authority at Maharashtra Registration No. P52000051515.
- L. The PROMOTERS has completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project is to be constructed in terms of the development permission referred herein above. The PROMOTERS herein has right to sell the Premises in the said project to be constructed by the PROMOTERS on the Project land and is fully competent to enter into agreement/s with the Purchaser/s, lessee, mortgagee, of the Premises and to receive the sale price, rent, lease premium, license fees, deposits etc., in respect thereof.



दिपक इंदर राठोडे

M. Under section 13 of the said Act the OWNERS/ PROMOTERS required to execute a written Agreement for sale of said Residence Building with the PURCHASER/S, being in fact these presents and to register said Agreement under the Registration Act, 1908.

पवम - 3  
7092 7098  
PROMOTERS hereby agrees to sell and the ALLOTTEES hereby agree to purchase the FLAT.

N. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by the between the Parties, the PROMOTERS hereby agrees to sell and the ALLOTTEES hereby agree to purchase the FLAT.

O. In this Agreement the term 'PREMISE/S' shall include the premises hereby agreed to be sold and the term "PURCHASER/S" shall include purchasers or purchasers of Residential units or rights hereby agreed to be sold and also include the plural, neuter, feminine and masculine genders of the PURCHASER/S.

P. The ALLOTTEES has/have applied and offered to the PROMOTERS for allotment of an Flat No. 103 on First Floor, A-Wing area admeasuring 33.47 Sq.Mtrs, (360.27 Sq.ft.) Carpet area, Terrace area Encl. Balcony      Sq.Mtrs, C.B.      Sq.Mtrs, in the building no.      being constructed in the said Complex known as "VRINDAVAN RIVERSIDE"

Q. The PROMOTERS have accepted the offer of the Purchaser/s and agreed to allot Flat bearing number 103 on First Floor, A-Wing, (herein referred to as the said "Flat") in the Building type      (herein referred to as the said "Building") being constructed in the said project, by the PROMOTERS.

R. The carpet area of the said Flat is area admeasuring 33.47 Sq.Mtrs, (360.27 Sq.ft.) Carpet area, Terrace area      Sq.Mtrs, Encl. Balcony      Sq.Mtrs, C.B.      Sq.Mtrs, meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the PURCHASER/S or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the PURCHASER/S, but includes the area covered by the internal partition walls of the apartment.

S. On or before the execution of these presents, the ALLOTTEES has / have paid to the PROMOTERS the sum of Rs.1,51,000/- (RUPEES ONE LAKH FIFTY ONE THOUSAND ONLY) as earnest money deposit or as part payment of sale consideration of the Premises agreed to be sold by the PROMOTERS to the ALLOTTEES (the payment and receipt whereof the PROMOTERS do hereby admit and acknowledge), leaving balance amount of Rs.25,49,000/- (Rupees Twenty Five Lakh Forty Nine

*Signature*

दिपक बेदय

उदितेदय

Thousand  
PURCHASER/S  
payment so  
T. In addition  
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NOW THIS  
AGREED BY

1. PROJECT  
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**Thousand Only**) (being the balance sale price) to be paid by the PURCHASER/S to the Promoter in the manner as described in the payment schedule mentioned herein under.

- T. In addition to the aforesaid price, the PURCHASER/S shall be liable to pay stamp duty, registration fees, Goods and Service Tax (GST) or any other pass through charges the GST, society share charges, maintenance charges, or any other taxes and/or levies which may be levied by concerned authorities for the time in force.

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

1. PROJECT:

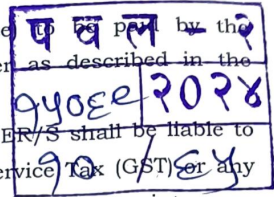
The Promoter shall under normal conditions develop the said project in accordance with the plans, designs, specifications finally approved by the concerned local competent authority with only such variations as may be required to utilize the total FSI and as approved by the concerned local competent authority or the Government. If required, the Promoter shall carry out minor modifications as may be deemed fit and intimate the Allottee accordingly immediately upon such modification. The Promoter shall also be entitled to carry out the amendment to the plan resulting in any addition / alteration to the existing floors due to additional FSI being available or otherwise. In all other cases the Promoter shall seek prior consent of the Allottee, if such addition / alteration is adversely affecting unit allotted to the Allottee.

2. DESCRIPTION OF SAID UNIT :

The Allottee hereby agrees to purchase from Promoter and Promoter hereby agrees to sell to the Allottee Flat No. "103" A-Wing admeasuring carpet area as per R.E.R.A. of **33.47 Sq.Mtrs, (360.27 Sq.fts.)**. On **First Floor** in the Building ("the said unit") as shown in the floor plan thereof hereto annexed and marked as 'Annexure- 5'. The said unit is more particularly described in "Third Schedule". In addition, without any further monetary consideration, the Allottee is entitled to balcony of     —     Sq. Mtrs., terrace area     —     Sq. Mtrs. Cupboard area     —     Sq. Mtrs. being ancillary area (the "additional area") marked separately in the floor plan appended as 'Annexure-5'. The aggregate of carpet area and additional area is the "total usable carpet area" totaling to **33.47 Sq.Mtrs.** available for use by the Allottee. The fixtures, fittings and amenities to be provided by Promoter in the said unit are those that are set out in 'Annexure-7'. Promoter shall not be obliged to acceptor accede to any request from Allottee for making any changes in the amenities to be provided by Promoter.



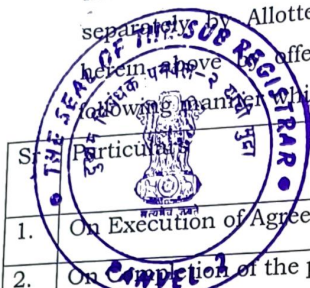
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3. CONSIDERATION AND SCHEDULE OF PAYMENT:

It is mutually agreed by and between the parties that total consideration shall be Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only) (the "consideration"). The said consideration amount shall include consideration for formation charges, MSEB/MSEDCL charges, legal charges. The consideration does not include amount of stamp duty, registration and GST (Goods and Service Tax), other government fees and charges necessary for the registration of this agreement which are to be paid separately by Allottee. The Allottee has negotiated the consideration herein above offering to pay to the Promoter consideration in the following manner which has been accepted by the Promoter:

शुद्ध रकम Rs. 27,00,000/-  
 95022/2028  
 99/54



Sr	Particulars	Percent	Total Cost Of Flat	GST
1.	On Execution of Agreement	20%	Rs.540000/-	Rs.540000/-
2.	On completion of the plinth	15%	Rs.405000/-	Rs.405000/-
3.	On Completion of 1st Slab	08%	Rs.216000/-	Rs.216000/-
4.	On Completion of 2nd Slab	08%	Rs.216000/-	Rs.216000/-
5.	On Completion of 3rd Slab	08%	Rs.216000/-	Rs.216000/-
6.	On Completion of 4th Slab	08%	Rs.216000/-	Rs.216000/-
7.	On Completion of 5th Slab	08%	Rs.216000/-	Rs.216000/-
8.	On completion of the walls, internal plaster, floorings doors and windows of the said Apartment	05%	Rs.135000/-	Rs.135000/-
9.	On completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment	05%	Rs.135000/-	Rs.135000/-
10.	On completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located	05%	Rs.135000/-	Rs.135000/-
11.	On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas	5%	Rs.135000/-	Rs.135000/-

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<p>appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.</p>	<div style="border: 2px solid black; padding: 5px; margin: 0 auto; width: 150px;"> <p style="font-size: 24px; margin: 0;">प व ल - २</p> <p style="font-size: 24px; margin: 0;">०५०६२०२४</p> <p style="font-size: 24px; margin: 0;">१२ / ६५</p> </div>		
<p>12. At the time of handing over of the possession of the Apartment to the Allottee on or after receipt of an occupancy certificate or completion certificate.</p>	<p>05%</p>	<p>Rs.135000/-</p>	<p>Rs.1350/-</p>
<p><b>Total</b></p>	<p>100% %</p>	<p>Rs.2700000/-</p>	<p>Rs.27000/-</p>



Allottee hereby agrees to pay the escalation on said consideration on following grounds:

1. Any increase on account of development charges payable to the competent authority.
2. Any other increase in charges which may be levied or imposed by the competent authority from time to time.
3. Additional cost/charges imposed by the competent authorities.
4. The Promoter may charge the Allottee separately for any up-gradation/changes specifically requested by the allottee in fittings, fixtures and specifications and any other facility.

**4. MODE OF PAYMENT:**

All payment shall be made by the Allottee by drawing Cheque/DD in the name of **"M/S. GREENSCAPE BUILDERS AND DEVELOPERS"**, payable at Panvel or other account as the Promoter may intimate subsequently to the Allottee. The Allottee shall deduct Tax at Source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to Promoter within seven (07) days of such deduction is made. Provided that the receipt for the payment made shall be issued by Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the accounts Promoter subsequently intimated to the Allottee and Allottee shall deduct Tax at Source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to

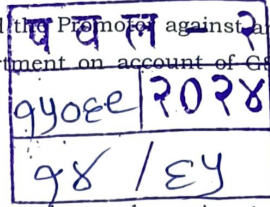
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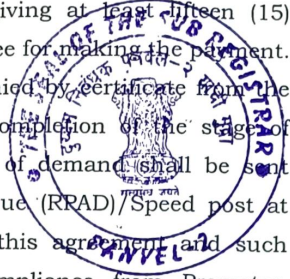


The Allottee indemnifies and keep indemnified the Promoter against any payment to be made to the concerned department on account of GST whether in present or in future.



6. NOTICE OF DEMAND:

Upon the installment of consideration and other charges becoming due, Promoter shall issue a notice of demand giving at least fifteen (15) working days time from date of notice to Allottee for making the payment. The said notice of demand shall be accompanied by certificate from the project architect certifying the satisfactory completion of the stage of work for which the payment is due. Notice of demand shall be sent through Registered Post Acknowledgement Due (RRAD)/Speed post at the address mentioned in notice clause of this agreement and such dispatch shall be treated as sufficient compliance from Promoter. Thereafter Allottee shall be barred from claiming non receipt of the notice of demand. Timely payment of all the above installments/amount on their respective due dates and any other sum payable under this agreement by the Allottee is the essence of this contract/Agreement. Constructive and physical possession of the said unit shall be handed over to Allottee by Promoter only upon receipt of all payments mentioned in this agreement.



7. DEFAULT BY ALLOTTEE:

Following shall be deemed to be default on the part of Allottee:

- Default in making timely payment of sums due as mentioned in this agreement;
- Creating nuisance on the site resulting in danger/damage to the said project/land, threat to life;
- Delay in accepting the possession of the unit within a period of 2(two) months on intimation to take possession by Promoter;
- Refusing/delay in taking membership of said society;
- Breach of any terms and conditions of this agreement.
- Breach of any law or provisions thereto.
- Obtain forceful occupancy/ possession of said unit before receipt of occupation certificate by competent authority.

The Allottee shall not be in default if he corrects/remedies such breach within fifteen (15) days of notice from the Promoter to the Allottee as per clause 8.2.

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Panvel, Dist. Raigad and within the jurisdiction of Sub-Registrar, Panvel and bounded as follows:  
On or towards the North by : Survey No.32B,  
On or towards the East by :ROAD,  
On or towards the South by : Survey No.32D, ,  
On or towards the West by : Survey No.33



[SECOND SCHEDULE]

SAID PROJECT

"VRINDAVAN RIVERSIDE CO-OP HOUSING SOCIETY LTD," the building consisting of Ground + Four upper Floors, having total residential building consisting of residential flats utilising -----Sq. Mtrs built up area for residential units having total built up area Sq. Mtrs for Floor Space Index (FSI) on piece and parcel of land bearing Gut No. 32/C, area admeasuring 0-27-00 H.R. Sq. Meters situated within Sub-Regstrar, Panvel in revenue Village Harigram, Taluka-Panvel of District Raigad and within the registration District Raigad bounded as under:

Bounded as follows:-

On or towards the North by : Survey No.32B,

On or towards the East by :ROAD,

On or towards the South by : Survey No.32D, ,

On or towards the West by : Survey No.33

[THIRD SCHEDULE]

SAID UNIT

Flat No **Flat No. 103** on **First Floor, A-Wing**, in the building known as proposed "**VRINDAVAN RIVERSIDE**" to be constructed on non-agriculture land bearing Gut No. 32/C area admeasuring 0-27- 00 H.R Sq. Meters, having carpet area as per RERA of **33.47 Sq.Mtrs, (360.27 Sq.ft.)**. ("the said unit") balcony of      Sq. Mtrs., terrace area of      Sq. Mtrs., cupboard area of      Sq. Mtrs.. being ancillary area (the "additional area") having total usable carpet area **33.47 Sq.Mtrs** situated at Village- Harigram in Taluka-Panvel of District Raigad within the limits of Sub-Registrar Panvel and within the registration District Raigad.

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IN WITNESS WHEREOF the parties hereto and hereunto set and subscribed their hands to this writing the day and year mentioned hereinabove

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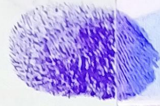
SIGNED, SEALED AND DELIVERED By the withinnamed Promoter **M/S. GREENSCAPE BUILDERS AND DEVELOPERS**(A partnership firm), Through its Partners



MR. SANDIP DHIP SHEWALE

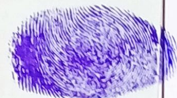


SIGNED, SEALED AND DELIVERED By the within named Allottee



1) SHRI. DIPAK DATTATRAY VAIDYA

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2) SMT. SUNITA DIPAK VAIDYA

In presence of

अदिवेक

1. Kailas Jadhav

Jadhav

2. Anup Hanbar

Hanbar



अदिवेक





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३६/६५	

**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 : P52000051515

Project: **VRINDAVAN RIVERSIDE**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO. 32** Cat Harijanam, Panvel, Raigarh, 410206;

1. **Greenscape Builders And Developers** having its registered office / principal place of business at **Telisi: Panvel, District: Raigarh, Pin: 410206.**

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 (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the 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 **23/06/2023** and ending with **31/12/2026** 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.

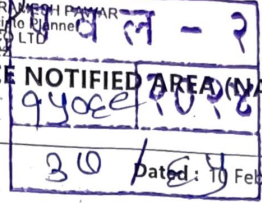


Signature valid  
Digitally Signed by  
Dr. Vaşant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 23-06-2023 10:52:43

Dated: 23/06/2023  
Place: Mumbai

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

**NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)**



**Certificate No. :** CIDCO/NAINA/Panvel/Harigram/BP-00598/CC/2023/0325

**To:**  
Mr Tushar Prabhakar Mule & Mr Pravin Shyamsunder Sahu & Mr Sandip Dilip Shewale  
Shop no 09, Aniruddha Enclave Society, Plot no 10, Sector no 25, Kamothe, NaviMumbai  
maharashtra  
410209

**Sub:** Development Permission for proposed Residential building on land bearing Survey No. 32C Village- Harigram, Tahsil - Panvel City/ District - Raigad.



**File No. :** CIDCO/NAINA/BP-00598/2023

- Ref:**
1. Application for development permission dated 20.01.2023.
  2. This office's letter addressed to Tehsildar, Panvel dated 04.10.2022.
  3. Non-agriculture order (Sanad) issued by Tehsildar, Panvel dated 21.11.2022.
  4. Measurement map issued by Land Record Office, Panvel dated 09.03.2022.
  5. Annexure I (Affidavit/Undertaking) & Annexure II (Indemnity Bond) submitted by the applicant.
  6. Letter of Executive Engineer, M.S.E.D.Co Ltd, Panvel Urban Dn. regarding NOC for giving power supply vide No.EE/PNL-U/21-22/NOC/Tech/001307 dated 05.05.2022.
  7. Letter of Senior Geologist, GSDA, Alibagh, Raigad vide no. No- GSDA/RG/Tech/LGW/459/2022 dated 02/06/2022 regarding quality and availability of potable water.
  8. NOC issued for Height clearance of building from AAI, Western Region HQRS vide no. NAVI/WEST/B/062722/680299 dated 11.08.2022.
  9. Site elevation certificate issued by Empaneled surveyor M/s Pramitee Engineering & Surveys Pvt Ltd. PESL/NAINA/CERT/2223/055 dated 21.07.2022.
  10. Access road NOC issued by Executive Engineer, PWD, Panvel (Bhingari) dated 17.08.2022.
  11. Registered Right of Way dated 06.06.2022.
  12. Irrigation NOC issued by Executive Engineer, Raigad Irrigation Department, Kolad, Tal. Roha, Dist.



# NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI LIMITED  
GOVERNMENT OF MAHARASHTRA, INDIA

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Certificate No. : CIDCO/NAINA/Panvel/Harigram/BP-00598/CC/2023/0325  
Raigad dated 18.07.2022

Name : ABHIJEET RAMESH PAWAR  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate : 15BA022

Dated : 10 Feb 2023

- 13. Development Charges paid Rs. 675912.00/- vide receipt no. NAINA/6822/2022 dated 08.02.2023.
- 14. Document Submitted by applicant on 22.09.2022, 04.10.2022, 25.11.2022, 01.12.2022, 28.12.2022 (In NIAMS 2.11.2022, 16.01.2023, 20.01.2023)



Sir/ Madam  
With reference to your application No. CIDCO/NAINA/BP-00598/2023, dated 20 Jan 2023 for grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work of Building on Survey No.32 C at Village-Harigram, Tahsil - Panvel City/ District - Raigad, Commencement Certificate vide letter No. CIDCO/NAINA/Panvel/Harigram/BP-00598/CC/2023/0325, dated 10 Feb 2023, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,



Name : ABHIJEE PARVELI PAWAL  
 Designation : Assistant Engineer  
 Organization : CIDCO  
 Certificate : 188A099

**NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)**

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
 GOVERNMENT OF MAHARASHTRA - TBA'S UNDERTAKING

Certificate No. : CIDCO/NAINA/Panvel/Harigrany/BP-00598/CC/2023/0325

Dated : 10 Feb 2023

**COMMENCEMENT CERTIFICATE**

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

- (A) Location Survey Number : 32 C at Village : Panvel, District : Raigad
- (B) Land use (predominant): Predominantly residential
- (C) Proposed Use : Residential



(D) Total Net Built-up Area	970.16 sq.m
a) Sale Component	0
b) EWS Component	0
c) Commercial / Convenient Shops	0

**(E) Details of the Buildings are as follows:**

Total No. of buildings : 1

No. of units proposed	24
a) Residential - Sale Component	0
Residential - EWS Component	0
b) Commercial	0

Note : (D) Total Net Built-Up area shall be read as 970.14 sq.mt instead of 970.16 sq.m mentioned above (a) Sale component Built Up Area shall be read as 970.14 sq.mt. instead of 0 mentioned above, No. of Units proposed shall be read as "a) residential-sale component -24".



# NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

CIT CORPORATION  
CORPORATE MANAGEMENT LIMITED  
940002028

**441-3**  
**940002028**  
**80/23**

Certificate No.: CIDCO/NAINA/Ranvel/Harigran/BP-00598/CC/2023/0325

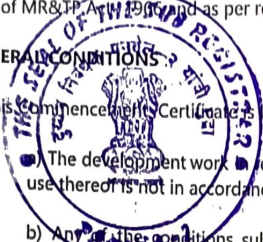
Name: ADHIJEET RAMESH PAWAR  
Designation: Associate Planner  
Organization: CIDCO LTD

Dated: 10 Feb 2023

F) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/Ranvel/Harigran/BP-00598/CC/2023/0325, dated 10 Feb 2023.

G) This Commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section 48 of MR&TP Act, 1966 and as per relevant regulations of the Development Control Regulations in force.

### GENERAL CONDITIONS



1. This Commencement Certificate is liable to be revoked by the Corporation if:

- a) The development work in respect of which permission is granted under this certificate is not carried out or use thereof is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by Corporation is contravened.

c) The Managing Director, CIDCO, is satisfied that the Commencement Certificate is obtained /produced by applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving through or under him, in such 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 (MR&TP) Act, 1966.

2. The applicant shall :-

- a) Inform to the Corporation immediately after starting the development work in the land under reference.
- b) Give written notice to the Corporation on completion up to the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
- c) Give written notice to the Corporation regarding completion of the work.
- d) Obtain the occupancy certificate from the Corporation.
- e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.



CITY & INDUSTRIAL DEVELOPMENT  
CORPORATION OF MAHARASHTRA LIMITED  
GOVERNMENT OF MAHARASHTRA IS UNDERTAKING

Name : ABHIJEET RAMESH PAWAR  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate : 15BA022

## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

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87/13

Certificate No. : CIDCO/NAINA/Panvel/Harigram/BP-00598/CC/2023/0325 10 Feb 2023

f) Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or upgradation of infrastructure.

g) Always exhibit a certified copy of the approved plan on site.

h) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/CO-287/94 UD, Dated 19th 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' at a conspicuous place on site indicating following details:-



- Name and address of the owner/developer, Architect and Contractor.
- Survey Number/City survey Number, Ward number, village and Taluqa name of the Land under reference along with description of its boundaries.
- Order Number and date of grant of development permission or re-development permission issued by the Corporation.
- FSI permitted.
- Number of Residential flats/Commercial Units with their areas.
- 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.

3. The amount of 28600/-in (rupees), deposited via NAINA/6822/2022 Dated : 23/01/2023 with the Authority as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.

5. This permission does not entitle the applicant to develop the land which does not vest with him.

6. The conditions of Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.

NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,  
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345



# NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

पवत - २  
 Certificate No. 15038  
 22/24

CC/2023/0325  
 Name: AMILJI RAMESH PAWAR  
 Designation: Associate Planner  
 CIDCO/2023/0325  
 Certificate: 1611A022

Dated: 10 Feb 2024

8. The grant of the permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.

9. The applicant shall make up any development activity on the aforesaid property till the court matter pending in any court of law relating to this property is well settled.

10. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alternation of any structures erected or the use contrary to the provisions of the Act and approval of Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / owner and every person deriving title through or under them.

11. The land vacated in consequence of the enforcement of the set-back rule, as may be prescribed by the Authority shall form part of the street.

12. The applicant shall provide the right of way to the existing road passing through the survey numbers. Also he shall keep the land free from encumbrances, which will be required for proposed road, railway, and any other infrastructure facilities, as may be required for DP reservations and to accommodate the reservations of the authorities such as MMRDA, NHAI, PWD, DFCC etc.

13. 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 Certificate is granted by the Corporation. If the occupancy is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Corporation may impose/levy penalty which may be determined, to regulate such occupancies.

14. It may please be noted that the applicant has to make provisions for infrastructure at his own cost till CIDCO executes and provides the same.

15. The applicant shall ensure potable water to the consumer / occupier of tenements/units for perpetuity. Occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

16. The permanent water connection shall be given only after getting the necessary occupancy certificate from the Corporation.

17. The applicant is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the Municipal sweepers, to store/dump solid waste.



Name : ABHIJEET RAJESH PAWAR  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate : 15BA042

**NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)**

Certificate No. : CIDCO/NAINA/Panvel/Harigram/BP-00598/CC/2023/0325

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Dated : 10 Feb 2023	
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18. The applicant shall ensure that the building materials will not be stacked on the road during the construction period.
19. The applicant shall provide for all necessary facilities for the physically challenged as required / applicable.
20. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
21. As per the notification dtd. 14th September 1999 and amendment on 27th 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. FAR/102004/160/P.No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.  
The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or tiles as the case may be in their construction activity.
22. You shall make arrangement and provision for Rain Water Harvesting in accordance with the regulation number 40.2.1 of the DCPR of Sanctioned Interim Development Plan of NAINA.
23. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Developer of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
24. No development shall be carried out in CRZ area without prior clearance / approval from the Competent Authority
25. The applicant shall co-operate with the officials/representatives of the Corporation at all times of site visit and comply with the given instructions.



**SPECIFIC CONDITIONS :**

26. The applicant shall submit the Non-Agricultural Measurement Plan and Non-Agricultural 7/12 extract showing NA status of Survey Number :32 C at Village :Harigram, Tahsil :Panvel, District :Raigad while applying for Plinth Completion Certificate



# NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI LIMITED  
(GOVERNMENT OF MAHARASHTRA)

Certificate No. : **88/KEY**

**नावा - ?**

CIDCO/NAINA Panel/Harigram/BP-00598/CC/2023/0325

Name : **ABHIJEET RAMESH PAWAR**  
Designation : **Associate Planner**  
Organization : **CIDCO**  
Phone No. : **1584022**

Dated : 10 Feb 2023

27. As per section 42 B sub section (2) of MLR Code, applicant shall inform the village officer and the Tahasildar within 30 days from the date on which change of use of land is commenced and submit copy of the same to the office.

28. The compound wall shall be erected on site to ensure that marginal distance can be measured as per drawing before applying for the Plinth Completion certificate.

29. The openings provided shall not vest any easement right on the part of the other user. The Corporation or the concerned public body, as the case may be, has freedom to carry out the activities as if no openings exist on the walls. The applicant shall keep the openings solely at his own risk.

30. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.

31. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary.

32. The applicant may approach the Authority Concerned for the temporary power requirement, location of the transformer etc. The permanent power connection shall be obtained only after getting the necessary Occupancy Certificate from the Corporation.

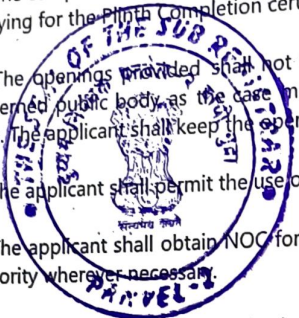
33. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.

34. In case of existing drinking water wells, the same shall be well built and protected.

35. While extracting water from underground, the applicant will strictly follow the instructions given by Sr. Geologist of the Groundwater Surveys Development Agency (G.S.D.A) to ensure that proper quality and quantity of water is available to the applicant and no contamination of the water source and its surroundings takes place.

36. The applicant shall provide at his own cost, the infrastructural facilities (such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement of collection of solid waste etc) within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Corporation.

37. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.

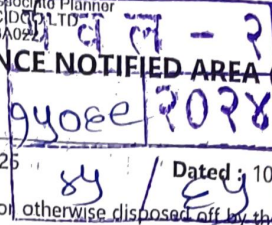




CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
(A COMPANY OF MAHARASHTRA IS UNDERTAKING)

## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Name : ABHIJEET RAVIESH PAWAR  
Designation : Assistant Planner  
Organization : CIDCO  
Certificate : 15BA0921A



Certificate No. : CIDCO/NAINA/Panvel/Harigram/BP-00598/CC/2023/0325

Dated : 10 Feb 2023

38. In case of unavoidable circumstances, if the plot is intended to be sold or otherwise disposed off by the applicant, it shall be done by the applicant, subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.

39. If the applicant does not make adequate arrangements for disposal of sullage and sewage before sale of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plots or elements.

40. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.

41. The applicant shall observe all the rules in force regarding overhead / underground electric lines / transmission lines / utilities passing through the layout while designing the individual buildings and the same shall be specified at the time of submission for the approval of the Corporation.

42. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.

43. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 5 trees shall be planted for every tree to be felled. Cutting/ felling of trees shall be carried with prior approval of the Tree Authority concerned.

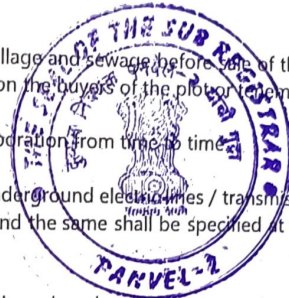
44. Every plot of land shall have at least 1 tree for every 100 Sq.mt. or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.

45. Planted tree shall be indigenous, healthy, well grown and of minimum 1.50 m. high from ground level maintaining a distance 3.0 m. from center to center between two trees and 0.45 m. from the compound wall / plot edge.

46. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.

47. The applicant shall get the approved layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the Dy. S L R, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, recreational open space or other reservations. The demarcated layout measurement plan certified by Dy. S L R shall be submitted before applying for first plinth completion certificate.

48. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by Dy. S L R, which will affect the layout, buildings etc. with respect to the requirement of DCRs or any conditions in the NOC's that



# NAVAI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

**CIDCO**  
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
GOVERNMENT OF MAHARASHTRA

**NAVAI**

**2023**

**2023**

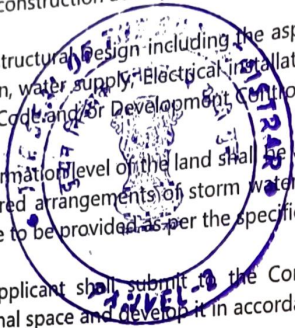
**2023**

CC/2023/0325  
Name : ABHIJEET RAMESH PAWAR  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate No. 1520022

Dated : 10 Feb 2023

Certificate No. CIDCO/NAVAI/Panel/Harigram/BP-00598/CC/2023/0325

are not submitted prior to this approval, but are required to be submitted subsequently (such as Railway Highways CRZ Electric Authorities for HT lines etc), the applicant shall have to accordingly amend the lay-out, location of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.



49. The structural design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Protection, water supply, Electrical installation etc. shall be in accordance with the provisions prescribed in the National Building Code and/or Development Control Regulations, in force.
50. The formation level of the land shall be achieved as per the Engineering report, according to the specified R.L. For the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed shall have to be provided as per the specifications.
51. The applicant shall submit to the Corporation the scheme of the development of the determined compound recreational space and develop it in accordance with the approved scheme
52. The applicant shall not change the use, alter / amend the building plans, sub-divide or amalgamate the plots and without obtaining prior approvals from the Corporation. Also no changes in the Recreational Ground (RG) and amenity space area and their locations will be permitted.
53. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.
54. The applicant shall construct the society office / room, if any as proposed and approved in the plan and it shall not be used for any other purpose. This society office / room shall be handed over to the Co-operative housing Society to be formed in due course.
55. The applicant shall construct the Common Facility Center (CFC) / amenity space, if any as proposed and approved in the plan and shall use it for the intended purpose only.
56. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation for the tenants, if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.
57. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, up to the height of 1.5 m from the ground shall be provided.
58. The applicant shall provide the solar water heating systems in the buildings, as may be applicable.

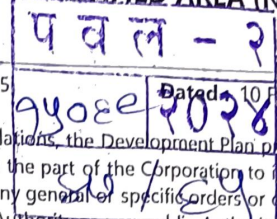
Name : ABHIJEET RAMESH PAWAR  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate : 15BA022



## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
(GOVT. OF MAHARASHTRA - TRUST UNDERTAKING)

Certificate No. : CIDCO/NAINA/Panvel/Harigram/BP-00598/CC/2023/0325



Dated: 10 Feb 2023

59. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to The applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

### ADDITIONAL CONDITIONS :

60. You shall submit global co-ordinates of site and plinth w.r.t. NA TILR measurement map while applying for Plinth Completion Certificate.
61. You shall maintain approved site levels and corresponding plinth levels in meter AMSL as shown on the approved plan.
62. All the conditions of provisional access NOC issued by Executive Engineer, PWD, Panvel (Bhingar) dated 17.08.2022 are binding on you.
63. You shall abide by the conditions mentioned in the Height NOC issued by AAI vide no. NAVI/WEST/B/062722/680299 dated 11.08.2022.
64. All the conditions of Non-agriculture order (Sanad) issued by Tehsildar, Panvel dated 21.11.2022 are binding on you.
65. All statutory conditions as per relevant acts, including RERA, shall be adhered to.
66. You shall follow all the order / notification / circular / guidelines etc. regarding Covid-19 pandemic issued by central govt. / Govt. of Maharashtra / Collector / any other competent authority from time to time.
67. Conditions mentioned in all submitted NOC's / executed agreements / deed shall be binding on the applicant.
68. All the above conditions shall be binding on applicant, applicant's heirs and successors.





# NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Harigram/BP-00598/CC/2023/0325

Name : ABHIJEET RAMESH PAWAR  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate : 15BA022

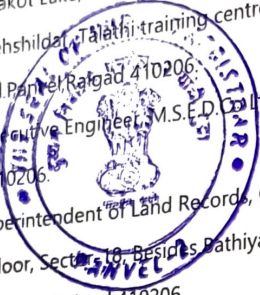
Dated : 10 Feb 2023

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CC To, MEENAKSHI SHRIVASTAV, Registration No : CA/1998/22946  
2. The District Collector, Office of the Collector, Revenue Dept,  
Near Hirakot Lake, Alibag, Dist-Raigad 402201.

Yours faithfully,

- The Tehshildar, Talathi training centre, Sai nagar, Tal Panvel, Raigad 410206.
- The Executive Engineer, M.S.E.D. Co Ltd, Panvel Urban Division, Panvel 410206.
- Dy Superintendent of Land Records, CIDCO samaj mandir, ground floor, Sector 10, Besides Pathiya School, NewPanvel, Tal.Panvel, Dist.Raigad 410206.
- Senior Geologist, GSDA, 2nd floor, nagar parishad building, Alibag, Raigad 402201.
- The Executive Engineer, Public Works Department , Panvel, (Bhingari) 410206.
- The Executive Engineer, Raigad Irrigation Department, Kolad, Taluka- Roha, Raigad 402304.
- The Sarpanch, Gram Panchayat of Harigram, Panvel, Raigad, 410206.
- CEO, NMIAL, 11th floor, V time square, plot no. 3, sector 15, CBD Belapur, Navi Mumbai 400614.
- The Airport Authority of India, GM (ATM) WR, Head quarter, Western Region, Porta Cabins New Airport Colony, opposite





CITY & INDUSTRIAL DEVELOPMENT  
CORPORATION OF MAHARASHTRA LIMITED  
A GOVT. OF MAHARASHTRA UNDERTAKING

# NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Name : ABHIJEET RAMESH PAWAR  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate : 15BA022

Certificate No. : CIDCO/NAINA/Panvel/Harigram/BP-00598/CC/2023/0325

Dated : 10 Feb 2023

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Manuman road, Vile parle East, Mumbai, 400099.

- 12. The CCUC, CIDCO-NAINA
- 13. SP(DP), CIDCO Ltd., NAINA