



CITYOPIA BANKERS ENCLAVE CO-OP HOUSING SOCIETY LTD

(A housing society for RBI Officers)

Registration No.RGD/PWL/HSG/(TC)/3797/2018-19 Year 2018

Ref: Allot/Mem- 1191/ 2024

October 18, 2024

Shri Rajnish Ranjan

Sir

Letter of Allotment

1. You are the member of the Cityopia Bankers Enclave Co-operative Housing Society Limited (Registration Number RGD/PWL/HSG/(TC)/3797/2018-19 Year 2018 dated 4th April 2018) having address at Survey No. 71/1/A, Village Kolkhe, Taluka Panvel, Distt Raigad, Maharashtra registered as per the provisions of Maharashtra Cooperative Societies Act, 1960 by the Assistant Registrar of Cooperative Societies, Panvel.
2. The flat No 1902 admeasuring **861 square feet (carpet area)** (approximately), in the 'B' Building of the society known as Cityopia Bankers Enclave CHS Ltd, to be constructed on the plot admeasuring 9160 sq.mtrs. stands allotted to you at the estimated cost of **Rs.87.00 lakh (Rupees Eighty seven lakh plus administrative cost (Rs.2.21 lakh) and applicable taxes)** under the provisions of Bye-law No.75(b) of the bye-laws of the society as approved by the Committee/ General Body Meeting of the society held on 28th March 2021.
3. You may enjoy the right of occupation of the said flat / plot under the provisions of the Byelaw No. 24(a) of the bye-laws of the society post completion of construction and grant of Occupancy Certificate by NAINA / CIDCO.
4. So long as the said Flat stands in your name in the records of the society, your right of occupying the flat / plot shall be subject to the following provisions in the bye -laws of the society that is to say sub-letting, giving on leave and license or care- taker basis the said flat or part of the plot of parting with the possession of the flat /plot in any other manner, maintenance of the flat by the member and repairs to it additions and alterations in the Flat , avoiding any kind of nuisance, annoyance or inconvenience to other members of the society, stocking or storing of any kind of goods or materials, which are combustible, obnoxious or other goods for the storing of which permission of the authority, under any law, relating thereto is necessary restrictions on holding more than one Flat, payment of charges of the society, transfer of shares held by you and your interest in the capital/ property of the society, use of the flat for the purpose for which the same has been given as mentioned in para 5 below, change in user and any other conditions laid down under the provisions of the Bye-laws of the society or these bye-laws, but not specifically mentioned hereinabove.

Survey No.71/1A, Kolkhe Village, Taluka Panvel, Navi Mumbai 410206



5. The Flat allotted to you shall be used only for the purposes mentioned below:

RESIDENTIAL USE ONLY

6. Any breach/breaches of the provision of the bye-laws of the Society which are considered by the Managing Committee of the Society as serious nature shall render you liable for expulsion from membership of the Society and consequently eviction from the flat/ plot.

We look forward to your support and active participation in the activities of the society.

Yours faithfully,



Hon. Treasurer



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CITYOPIA BANKERS ENCLAVE CO-OP HOUSING SOCIETY LTD
(A housing society for RBI Officers)
Registration No RGD/PWL/HSC/(TC)/3797/2018 19 Year 2018

October 18, 2024

The Assistant General Manager
State Bank of India,
RACPC, Mumbai

Dear Sir,

We, M/s Cityopia Bankers Enclave Cooperative Housing Society Ltd. hereby certify that:

1. Flat No. 1902 in B-Wing situated at/ to be constructed at Survey No.71/1/A, Village Kolkhe; Taluka: Panvel - 410221; District: Raigarh (Maharashtra) has been allotted to **Shri Rajnish Ranjan**.
2. That the total estimated cost of the flat is Rs.87 lakh (Rupees Eighty seven lakh only) excluding administrative cost / booking amount of Rs.2.21 lakh and taxes.
3. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
4. We confirm that we have no objection whatsoever to **Shri Rajnish Ranjan** mortgaging the flat to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat/house allotted to him/her/them during the currency of the loan sanctioned / to be sanctioned by the Bank to him/her/them.
6. We hereby state and confirm that the building plan sanctioned under commencement certificate No. CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428 dated September 04, 2023 shall not be altered / changed Without the prior written consent of the flat purchaser.
7. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.
8. We undertake to inform and deposit Share certificate to the bank directly, as and when issued in the name of the applicant
9. The signatory to this letter draws authority to sign this undertaking on behalf of the Housing society as per the AGM Resolution.


Hon. Treasurer
Cityopia Bankers Enclave CHS Ltd





CITYOPIA BANKERS ENCLAVE CO-OP HOUSING SOCIETY LTD

(A housing society for RBI Officers)

Registration No.RGD/PWL/HSG/(TC)/3797/2018-19 Year 2018

Survey No: 71/1/A, Village Kolkhe, Post & Taluka Panvel, Navi Mumbai, Distt Raigad

1191

18th October 2024

Shri Rajnish Ranjan
Flat No - B-1902
Cityopia Bankers' Enclave CHS
Navi Mumbai – 410221

Dear Sir

DEMAND NOTE – PAYMENT DUE DATE 28th October 2024

As you are aware, a payment schedule for members was decided by the Society in its General Body Meeting held on 10th September 2023. Now as the works of wings A, B and C of the Society have been completed till the 4th Floor level (i.e podium level), the members be advised to pay as follows:

49% of the total contribution for the flat (incremental 9% over plinth level)

+

Rs.2,21,000/ (RUPEES TWO LAKH TWENTY ONE THOUSAND ONLY)

+

Rs.5,00,000/ (RUPEES FIVE LAKH ONLY)

2. It is informed that as per Society records, the following are your payment details:

Total contribution for your flat	– Rs. 8700000/
Total Amount Payable on Date as above	- Rs. 4984000/
Total Amount Paid	- Rs. 221000/
TOTAL AMOUNT DUE	- Rs. 4763000/*

Kindly arrange to remit the **due amount of Rs.4763000/ (Rupees Forty Seven lakh Sixty Three Thousand Only) by 28th October, 2024.** Bank details are as under:

Name: Cityopia Bankers Enclave CHS Ltd.

Bank: Saraswat Cooperative Bank Ltd.

Branch: Mumbai Central Branch

Pin: 400 005

IFSC Code: SRCB0000419

Account No: 419219100000128

YOUR TIMELY CONTRIBUTION HELPS THE SOCIETY. Delays in payment are liable for penal charges.

For **CITYOPIA BANKERS ENCLAVE CHS LTD**


Hon. Treasurer



***ERRORS & OMISSIONS EXCEPTED**

Email: panvelproject2017@gmail.com



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Date : 25th September 2024.

To whomsoever it may concern

This is to certify that the "4th floor slab" of **Wing-A, Wing-B & Wing-C** developed by Cityopia Bankers Enclave Cooperative Housing Society Limited, has been completed for the proposed residential Project on land bearing Survey No - 71/1/A, Palaspa Phata,, Kolkhe, Panvel – 410206 Dist- Raigad with Commencement Certificate No. :- **CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428 Dated – 04/09/2023.**

Sincerely,



Ar. Soyuz Talib.
Reg. No.: CA/94/17095



CITYOPIA BANKERS ENCLAVE CO-OP HOUSING SOCIETY LTD

(A housing society for RBI Officers)

Registration No.RGD/PWL/HSG/(TC)/3797/2018-19 Year 2018

RECEIPT

Payment ID: 1406

Date: 07-Oct-2024

Member ID: 1191

Received with thanks from Shri Rajnish Ranjan , a sum of Rs.221,000/(Rupees Two lakh Twenty One Thousand Only) through online Bank Transfer to Society's Account being contribution towards building fund for his / her / their flat number : B-1902.

Hon. Secretary / Hon.Treasurer

E&OE

(This is a computer generated statement, no signature is required)



Survey No.71/1A, Kolkhe Village, Taluka Panvel, Navi Mumbai 410206



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CITYOPIA BANKERS ENCLAVE CO -OP HOUSING SOCIETY LTD

(A housing society for RBI Officers)

Registration No.RGD/PWL/HSG/(TC)/3797/2018-19 Year 2018

SCHEDULE OF PAYMENT****(November 2023)****For wing B**

S.No	Milestone	Percentage	Remarks
(i)	Before issue of Allotment Letter	Rs.2,21,000/	This represents contribution to the Society Corpus and not contribution for flat.
(ii)	20 days from issue of Allotment Letter	20%	Stage as on 1 st November 2023
(iii)	On start of construction	5%	
(iv)	Initiation of Plinth	5%	
(v)	Completion of Plinth	10%	
(iii)	On completion of all podiums	9%	
(iv)	Completion of 3 rd Floor Slab	3%	
(v)	Completion of 6 th Floor Slab	3%	
(vi)	Completion of 10 th Floor Slab	3%	
(vii)	Completion of 13 th Floor Slab	3%	
(viii)	Completion of 16 th Floor Slab	3%	
(ix)	Completion of 19 th Floor Slab	3%	
(x)	Completion of 22 nd Floor Slab	3%	
(xi)	Completion of 25 th Floor Slab	3%	
(xii)	Completion of internal plaster, flooring, doors and windows	7.5%	
(xiii)	Completion of plumbings and waterproofing	3%	
(xiii)	Completion of lifts and electromechanical fittings etc	7.5%	
(xiv)	On Handover	Balance	

**** Society reserves the right to modify the above plan and / or seek adhoc payments**



CITYOPIA BANKERS ENCLAVE CO-OP HOUSING SOCIETY LTD

(A housing society for RBI Officers)

Registration No.RGD/PWL/HSG/(TC)/3797/2018-19 Year 2018

October 18, 2024

To Whomsoever It May Concern

We, M/s Cityopia Bankers Enclave Cooperative Housing Society Ltd. hereby certify that **Shri Rajnish Ranjan** has been allotted at the estimated cost of **Rs.87.00 lacs (Rupees Eighty seven lakh only) plus administrative cost (Rs.2.21 lakh) and applicable taxes**, a flat no. **B-Wing, 1902** admeasuring **861 square feet (carpet area)** in **Cityopia Bankers Enclave Cooperative Housing Society Ltd.** on **19th floor** of wing '**B**' of the building being/to be constructed by us on the land bearing Survey no. **71/1/A**; situated at **Village: Kolkhe; Taluka: Panvel; District: Raigarh (Maharashtra)**.

2. That the Title to the said land and the building constructed/to be constructed thereon is clear and marketable and free from all encumbrances and doubts. We enclose a copy of the certificate on the title issued by **Advocate Pratik Chandrakant Patil, Panvel**.

3. We are aware that **Shri Rajnish Ranjan** is being granted a housing loan for the purchase of the aforesaid flat and we have taken a note of your interest in the said flat.

4. We confirm that we have no objection whatsoever to **Shri Rajnish Ranjan** mortgaging the flat to you to secure the loan that may be granted by you. We further confirm that the Co-operative Society will be formed in due course and that as soon as the Co-operative Society is formed, we will intimate your interest in the said Co-operative Society.

5. We have not taken any loan or financial assistance from any financial institute, bank or any other public body for the purchase of land or for construction of building and have not and will not create any encumbrances on the flat allotted to **Shri Rajnish Ranjan** during the subsistence of the loan sanctioned to the said **Shri Rajnish Ranjan**.


Hon. Treasurer



Survey No.71/1A, Kolkhe Village, Taluka Panvel, Navi Mumbai 410206





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 :
P52000028184

Project: Cityopia Bankers Enclave , Plot Bearing / CTS / Survey / Final Plot No.: Survey No -71 /1/A at Kolkhe, Panvel, Raigarh, 410221;

- 1. Cityopia Bankers Enclave Cooperative Housing Society Limited** having its registered office / principal place of business at **Tehsil: Panvel, District: Raigarh, Pin: 410208.**
- 2. This registration is granted subject to the following conditions, namely:-**
 - The promoter shall enter into an agreement for sale with the allottees;
 - 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;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from **10/02/2021** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - 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.**



Dated: 10/02/2021
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:10-02-2021 07:16:01

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



Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428

Dated : 04 Sep 2023

To,

M/s. Cityopia Ventures Pvt. Ltd. (Director - Mr. Prashant Patekar)

MAHARASHTRA Sector-15, CBD Belapur, Navi Mumbai NAVIMUMBAI 207-208, V-Time
Square, Plot No. 03,
400614

Sub: Amended Development Permission for proposed Residential building on land bearing Survey No. 69/0, 70/1, 71/1/A, 71/1/B & 71/2 at Village-Kolkhe, Tahsil - Panvel City/ District - Raigad.

File No. : CIDCO/NAINA/BP-00513/2020/Amm3

- Ref:**
1. Application for intimation of residential amended development permission draft BP-513 Amm3 is received through NIAMS dated 24/06/2022.
 2. Earlier CC vide ref. no. CIDCO/NAINA/Panvel/Kolkhe/BP-00513/CC/2020/0063, dtd. 01/12/2020
 3. 7/12 extract for 69/0, 70/1, 71/1/A, 71/1/B & 71/2 at Village Kolkhe, Tal. Panvel, Dist. Raigad, dated 03/08/2022.
 4. Title clearance and search report dated 06/08/2022.
 5. Attested copy of letter from Grampanchayat Kolkhe, regarding access of 12 m wide road, dated 04/12/2019 and Attested copy of Certified drawing for access regarding access road.
 6. Remarks issued by Tahasildar, Panvel dated 28/02/2022.
 7. Hadd Kayam certified by TILR/DILR
 8. Physical survey dtd. 08.08.2022.
 9. Irrigation NOC from Executive Engineer dated 26/11/2019.
 10. Copy of Letter of Senior Geologist, GSDA, Raigad, Alibag, bearing No GSDA/RG/TECH/LGW/170/2020, dated 03.02.2020 regarding quality and availability of potable water.
 11. Letter of Superintending. Engineer(PC), M.S.E.D.Co Ltd, No SE/PC/Tech/PNL R/4144, dated 16/11/2019, regarding NOC for giving power supply.

Signature valid

Digitally signed by ABHIJEET RAMESH KAWAR
Date: 04 Sep 2023 18:42:37
Organization: NAINA Integrated Approval Management System
Designation: Associate Planner

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

BP-00513/ACC/2023/ Page 1 of 13

Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428

Dated : 04 Sep 2023

12. NOC issued by AAI, vide letter No NAVI/WEST/B/111419/434143, dated: 02.12.2019.
13. TLJ/REQ-343(PS)/552, dtd. 25.02.2020
14. Shortfalls issued dtd. 26/07/2022, 26/09/2022 & 06/10/2022
15. Earlier Intimation for charges calculations from this Office dt.19/11/2020
16. C I D C O/NAINA/Panvel/Kolkhe /B P- 0 0 5 1 3 /2023/18, dtd. 27/02/2023
17. MCGM Circular dated 17/9/2019
18. Govt. of Maharashtra, UDD's letter no. TPS-1220/S.No.57/20/Navi-12, dtd. 14/03/2023.
19. CIDCO/NAINA/Kolkhe/BP-00513/2023/Amm3/EO-180894 dtd. 10/04/2023
20. Provisional Fire NOC vide ref. no. CIDCO/FIRE/HQ/819/2020, dtd.12/03/2020
21. Environmental clearance dtd.13/10/2021, received in this office on 09/05/2023
22. Revised intimation letter ref.no. CIDCO/NAINA/Panvel/Kolkhe/BP-00513/2023/82, dtd. 26/07/2023.

Sir/ Madam

With reference to your application No.CIDCO/NAINA/BP-00513/2020/Amm3 dated 21 Aug 2023 for grant of Amended Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on Survey No.69/0, 70/1, 71/1/A, 71/1/B & 71/2 at Village-Kolkhe, Tahsil - Panvel City/ District - Raigad, the Amended Commencement Certificate, vide letter No. CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428,dated 04 Sep 2023, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

Signature valid

Digitally signed by ABHIJEET RAMESH KUMAR
Date: 04 Sep 2023 18:42:37
Organization : NAINA Integrated Approval Management System
Designation : Associate Planner



CITY & INDUSTRIAL DEVELOPEMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA IS UNDERTAKING)

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428

Dated : 04 Sep 2023

Signature valid

Digitally signed by ABHIJEET RAMESH KUMAR
Date: 04 Sep 2023 18:42:37
Organization: NAINA Integrated Approval Management System
Designation: Associate Planner

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

BP-00513/ACC/2023/ Page 3 of 13





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

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428

Dated : 04 Sep 2023

AMENDED COMMENCEMENT CERTIFICATE

The Amended 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 :69/0, 70/1, 71/1/A, 71/1/B & 71/2 at
Village :Kolkhe, Tahsil :Panvel, District :Raigad
- (B) Land use (predominant):** Mixed use

(C) Proposed Use : Residential

(D) Total Net Built-up Area	23627.46 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 : 5

No. of units proposed	226
a) Residential – Sale Component	0
Residential – EWS Component	0
b) Commercial	0

Note : In above mention table (D) Total Net Built-up area to be read as 24903.81 sq.m which includes a) Sale component area 20721.394 Sq. M, b) EWS Component area 4164.87 Sq. M.and No.of units proposed are 226 which includes a) Residential- Sale component 124 units and b) EWS component 102 units.

Signature valid

Digitally signed by ABHJEET RAMESH KUMAR
Date: 04 Sep 2023 18:42:37
Organization :NAINA Integrated Approval Management System
Designation :Associate Planner

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

BP-00513/ACC/2023/ Page 4 of 13





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

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428

Dated : 04 Sep 2023

F) This Amended Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428, dated 04 Sep 2023.

G) This Amended 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 Amended 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 the 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 the Corporation is contravened.
- c) The Managing Director, CIDCO, is satisfied that the Amended Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title 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.

Signature valid

Digitally signed by ABHIJEET RAMESH SHARMA
Date: 04 Sep 2023 18:42:37
Organization: NAINA Integrated Approval Management System
Designation: Associate Planning Officer

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

BP-00513/ACC/2023/ Page 5 of 13





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

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428

Dated : 04 Sep 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/C4-287/94,UD-11/RDP, 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:-
- a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Ward number, village and Tahsil name of the Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Corporation.
 - d) FSI permitted.
 - e) Number of Residential flats/Commercial Units with their areas.
 - f) 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 0/-in (rupees), deposited via NAINA/6997/2023 Dated : 21/08/2023 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 Amended Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.

Signature valid

Digitally signed by ABHIJEET RAMESH KUMAR
Date: 04 Sep 2023 18:42:37
Organization : NAINA Integrated Approval Management System
Designation : Associate Planner

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

BP-00513/ACC/2023/ Page 6 of 13





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

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428

Dated : 04 Sep 2023

7. The provisions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.
8. The grant of this 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 not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.
10. Notwithstanding anything contained in the Amended 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 this approval. 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 Authorities, shall form part of the public 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, as 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. The 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.

Signature valid
Digitally signed by ABHIJEET RAMESH KUMAR
Date: 04 Sep 2023 18:42:37
Organization: NAINA Integrated Approval Management System
Designation: Associate Planner

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

BP-00513/ACC/2023/ Page 7 of 13





CITY & INDUSTRIAL DEVELOPEMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA IS UNDERTAKING)

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428

Dated : 04 Sep 2023

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 similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.
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 :69/0, 70/1, 71/1/A, 71/1/B & 71/2 at Village :Kolkhe, Tahsil :Panvel, District :Raigad while applying for Plinth Completion Certificate

Signature valid

Digitally signed by ABHIJEET RAMESH KUMAR
Date: 04 Sep 2023 18:42:37
Organization: NAINA Integrated Application Management System
Designation: Associate Planning Officer

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

BP-00513/ACC/2023/ Page 8 of 13



Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00513/ACC/2023/0428**Dated :** 04 Sep 2023

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

Signature valid

Digitally signed by ABHJEET RAMESH KUMAR
Date: 04 Sep 2023 18:42:37
Organization: NAINA Integrated Access Management System
Designation: Associate Planner

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

BP-00513/ACC/2023/ Page 9 of 13



महाराष्ट्र शासन
महसूल व वन विभाग

तहसिलदार व कार्यकारी दंडाधिकारी कार्यालय पनवेल
तलाठी प्रशिक्षण केंद्र, साई नगर, जुना ठाणा नाका रोड, ता. पनवेल, जि. रायगड. पिन : ४१० २०६
दुरध्वनी / फॅक्स क्र. ०२२ २७४५२३९९ E mail : tahasilpanvel@gmail.com

महसूल शाखा : पत्र क्र. जमीनबाब/कात-१/कोळखे/पाटेकर/२०२०

दि. २४/०२/२०२०

प्रति,

सहयोगी नियोजनकार (नैना)
सिडको भवन, सी.बी.डी- बेलापूर,
नवी मुंबई

विषय :- नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्रातील प्रारूप विकास योजनेत समाविष्ट असलेल्या जमिनवर विकास परवानगी देणेकामी जमिनीच्या वर्गाबाबत भोगवटाबाबत व भाराबाबत विनिश्चितीकरिता अभिप्राय मिळणेबाबत.
संदर्भ :- आपले कडील पत्र क्र. सिडको/नियोजन/बां.प.४५५/बिनशेती अभिप्राय/२०१९/११९२/
SAP/१४९९ दि. ०४/०२/२०२०

महोदय,

उपरोक्त विषयाकामी कळविण्यात येते की, मे. सिटीओपिया व्हेन्चर प्रा.लि. तर्फे श्री. प्रशांत पाटेकर यांनी मौजे-कोळखे, ता. पनवेल, जि. रायगड येथील सं. नं. ६९, ७०/१, ७१/१/अ, ७१/१ब, व ७१/२ चे एकुण क्षेत्र ४-४६-४० हे.आर. या जमिनीची विकास परवानगी मिळणेकामी केलेल्या अर्जाची मंडळ अधिकारी पळस्पे यांचेमार्फत चौकशी करुन खालील प्रमाणे अहवाल सविनय सादर करण्यात येत आहे.

अ.क्र	मुददा	अभिप्राय																
1	अर्जदार यांनी मागणी केलेल्या जमिनीचे सन. 1956-57 ते आजपर्यंत स्थिती दर्शविणारे 7/12 उतारे व फेरफार जोडले आहेत काय.	अर्जदार यांनी सन 1956 - 57 ते आज पर्यंत स्थिती दर्शविणारे 7/12 व दाखला आणि त्यावरील सर्व फेरफार सादर केलेले आहेत.																
2	प्रस्तावित जमिनीचे 1956/57 ते 2016/17 चे सर्व 7/12 व त्यावरील फेरफार यांची छाननी व पडताळणी करुन सदरची जमिनीच्या अधिकार अभिलेखामध्ये 1956 पासून आजतागयत झालेल्या सर्व जमिन मालकांचे योग्यरित्या नाव दाखल झाले आहे का. ? वारस नोंदी योग्य रित्या झाल्या आहेत का. ? कोणत्या वारसांची नावे दाखल करण्याची बाकी आहेत का. ? 7/12 वर दाखल झालेल्या मालकांची नावे योग्यरित्या दाखल झाली आहेत का. ? याबाबत पडताळणी करुन त्याबाबतचा सविस्तर अहवाल सादर करावा.	प्रस्तुत जमिनीचे 1956-57 ते 2018-19 चे 7/12 उतारे व दाखला आणि फेरफार उतारे प्रकरणी सामील केले आहेत. सन 1956-57 ते 2017-18 पासून सर्व मालकीची योग्यरित्या नावे दाखल आहेत. सर्व फेरफार नुसार सर्व वारसांची नावे 7/12 ला दाखल आहेत.																
3	<table border="1"><thead><tr><th>गांव व तालुका</th><th>स.नं. / हि. नं</th><th>क्षेत्र</th><th>आकार</th><th>कब्जेदाराचे नांव</th></tr></thead><tbody><tr><td>कोळखे, ता. पनवेल</td><td>६९/०</td><td>०-२९-३०</td><td>३-१२</td><td>मे. सिटीओपिया व्हेन्चर प्रा. लि. तर्फे प्रशांत प्रभाकर पाटेकर</td></tr></tbody></table>	गांव व तालुका	स.नं. / हि. नं	क्षेत्र	आकार	कब्जेदाराचे नांव	कोळखे, ता. पनवेल	६९/०	०-२९-३०	३-१२	मे. सिटीओपिया व्हेन्चर प्रा. लि. तर्फे प्रशांत प्रभाकर पाटेकर	<table border="1"><thead><tr><th>भुधारणा पध्दत</th><th>जमिनी चा प्रकार</th><th>इतर हक्कात कोणाचे हक्क आहेत त्याबाबतचा तपशिल</th></tr></thead><tbody><tr><td>१</td><td>--</td><td>खरेदी घेणार यांना शासन राजपत्र क्र.एम.एच.बी. आय.एल./२००९/३५५३ ० दि. ०१/०१/२०१६ महाराष्ट्र कुळवहिवाट व शेतजमिन १९४८ चा ६७</td></tr></tbody></table>	भुधारणा पध्दत	जमिनी चा प्रकार	इतर हक्कात कोणाचे हक्क आहेत त्याबाबतचा तपशिल	१	--	खरेदी घेणार यांना शासन राजपत्र क्र.एम.एच.बी. आय.एल./२००९/३५५३ ० दि. ०१/०१/२०१६ महाराष्ट्र कुळवहिवाट व शेतजमिन १९४८ चा ६७
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								चे कलम ६(१) ची सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५ वर्षांच्या आत बिनशेती वापर करणे आवश्यक आहे.
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		७१/१/अ	०-९१-६०	१३-१९	सिटीओपिया बँकर्स एन्क्लेव्ह को.ऑप.हौसिंग सोसा. लि. तर्फे अधिकृत सही करणार शैलेन्द्र त्रिवेदी	१	--	खरेदी घेणार यांना शासन राजपत्र क्र.एम.एच.बी. आय.एल./२००९/३५५३० दि. ०१/०१/२०१६ महाराष्ट्र कुळवहिवाट व शेतजमिन १९४८ चा ६७ चे कलम ६(१) ची सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५ वर्षांच्या आत बिनशेती वापर करणे आवश्यक आहे.
		७१/१ब	१-६७-००	१७-१८	मे. सिटीओपिया व्हॅचर प्रा.लि.तर्फे प्रशांत प्रभाकर पाटेकर	१	--	खरेदी घेणार यांना शासन राजपत्र क्र.एम.एच.बी. आय.एल./२००९/३५५३० दि. ०१/०१/२०१६ महाराष्ट्र कुळवहिवाट व शेतजमिन १९४८ चा ६७ चे कलम ६(१) ची सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५ वर्षांच्या आत बिनशेती वापर करणे आवश्यक आहे.
		७१/२	०-८७-७०	५.००	मे. सिटीओपिया व्हॅचर प्रा.लि.तर्फे प्रशांत प्रभाकर पाटेकर	१	--	खरेदी घेणार यांना शासन राजपत्र क्र.एम.एच.बी. आय.एल./२००९/३५५३० दि. ०१/०१/२०१६ महाराष्ट्र कुळवहिवाट व शेतजमिन १९४८ चा ६७ चे कलम ६(१) ची सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५ वर्षांच्या आत बिनशेती वापर करणे आवश्यक आहे.



सत्यमेव जयते
महाराष्ट्र शासन

-: नोंदणीचे प्रमाणपत्र :-

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, सिटीओपिया बँकर्स एनक्लेव्ह सहकारी गृहनिर्माण संस्था मर्या. सर्व्हे नं.७१/१/अ कोळखे गाव, ता.पनवेल जि.रायगड हि संस्था नोंदणी क्रमांक आरजीडी/ पीडब्ल्युएल/ एचएसजी/ (टीसी)/ ३७९७/२०१८-१९ सन २०१८ दिनांक ०४/०४/२०१८ नुसार महाराष्ट्र सहकारी संस्थेचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१)अन्वये संस्थेचे वर्गीकरण 'गृहनिर्माण संस्था' असून उप- वर्गीकरण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था" आहे.

कार्यालयीन मोहर :



स्थळ :- पनवेल

दिनांक :- ०४/०४/२०१८

(चेतन चौधरी)

सहाय्यक निबंधक
सहकारी संस्था, पनवेल