

529/17766

पावती

Original/Duplicate

Wednesday, October 30, 2024

नोंदणी क्र.: 39म

4:32 PM

Regn.: 39M

पावती क्र.: 19390

दिनांक: 30/10/2024

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: प्रवल5-17766-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुदीप दिपक पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1120.00

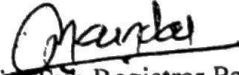
पृष्ठांची संख्या: 56

एकूण:

रु. 31120.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:51 PM ह्या वेळेस मिळेल.


 Joint Sub Registrar Panvel 5

बाजार मुल्य: रु.2935842 /-

मोबदला रु.6500000/-

भरलेले मुद्रांक शुल्क : रु. 390000/-

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु.1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024309513674 दिनांक: 30/10/2024


बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010511383202425E दिनांक: 30/10/2024

बँकेचे नाव व पत्ता:


 पनवेलची खादरी
 मुखदस्तावेज परत मिळाला.


 सह दुय्यम निबंधक, पनवेल ५, (बर्ग-२४)



31/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 17766/2024

नोंदणी :

Regn:63m

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2935842
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्र. 6,दर 49400/- प्रति चौ.मी.,सदनिका नं. 202,दुसरा मजला,सुमन सदन,प्लॉट नं. 210,सेक्टर आर-3,मौजे-पुष्पक वडघर,ता.पनवेल,जि.रायगड,क्षेत्र. 49.525 चौ.मी. कारपेट एरिया या मिळकतीचे((Plot Number : 210 ; SECTOR NUMBER : आर-3 ;))
(5) क्षेत्रफळ	1) 49.525 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सचिन बाळाराम नाईक वय:-47; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: हाउस नं. 392, उरण पनवेल हाडवे, लक्ष्मी नारायण मंदिर जवळ, मुवकाम-कोल्ही-कोपर, पो. पारगांव, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-AJSPN2606A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुदीप दिपक पाटील वय:-24; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रूम नं. 002, नंदनवन टॉवर, प्लॉट नं. 125ए/7, मुंबई पुणे हायवे, बस टेपो जवळ, पनवेल, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-FMZPP2525M 2): नाव:-दिपक परशुराम पाटील वय:-50; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रूम नं. 002, नंदनवन टॉवर, प्लॉट नं. 125ए/7, मुंबई पुणे हायवे, बस टेपो जवळ, पनवेल, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	30/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17766/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	390000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Transaction ID

202410108347

30 October 2024, 03:57:51 PM

पवल 5

वर्ष 2024
जिल्हा रायगड
तालुक पनवेल
गाव वडघर
प्रकार Rural

सर्व्हे नंबर / न. भू. क्रमांक :

वर्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

दुकी जमीन

निवासी सदनिका

कार्यालय

दुकाने

औद्योगिक

मोजमापनाचे एकक
चौ. मीटर

4390

49400

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र .

59.43 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/-

उद्भव/हून 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/-

A. मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 49400 * 59.43

= Rs.2935842/-

Applicable Rules :

3,18,19

एकत्रित अंतिम मूल्य

= 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

= A + B + C + D + E + F + G + H + I + J

= 2935842 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.2935842/-

= ₹ एकोणतीस लाख पस्तीस हजार आठ शे वेचाळीस /-

Home

Print

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CHALLAN
MTR Form Number-6



GRN	MH010511383202425E	BARCODE			Date	30/10/2024-14:08:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	FMZPP2525M					
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			Full Name	SUDEEP D PATIL AND OTHER ONE			
Location	RAIGAD			Flat/Block No.	FLAT NO 202 2ND FLOOR			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street		SUMAN SADAN , PLOT NO 210, SEC R-3			
0030046401	Stamp Duty	390000.00	Area/Locality		PUSHPAK VADGHAR, PANVEL			
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN	4 1 0 2 0 6				
			Remarks (If Any)					
			SecondPartyName=SACHIN B NAIK-					
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>प व ल - ५</p> <p>१००६६ २०२४</p> <p>७ / ५६</p> </div>					
Total		4,20,000.00	Amount In Words	Four Lakh Twenty Thousand Rupees Only				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332024 120202781 289 28825				
Cheque/DD No.		Bank Date	RBI Date	30/10/2024 14:08:38				
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified With Scroll				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी चलन लागू नाही.

AGREEMENT FOR SALE

THIS AGREEMENT made at Panvel, Navi Mumbai this 30th day of **October 2024**

BETWEEN

MR. SACHIN BALARAM NAIK, Age 47 years, (PAN No. AJSPN2606A) (Aadhaar No. : 8731 9755 0740), Indian Inhabitant, Residing at House No. 392, Uran Panvel Highway, Near Laxmi Narayan Mandir At- Kolhi Kopar, Post- Pargaon, Tal. Panvel, Dist. Raigad-410206 hereinafter called and referred to as **"THE OWNER/ DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his respective heirs executors and administrators and his permitted assigns) of the ONE PART

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AND

1) **MR. SUDEEP DEEPAK PATIL**, Age 24 years, (PAN No. FMZPP2525M) (Aadhaar No. : 2159 4286 7616) & 2) **MR. DEEPAK PARSHURAM PATIL**, Age 50 years, (PAN No. : AIFPP3091H) (Aadhaar No. : 8152 5609 2899) Indian Inhabitant, Both Residing at - Room No. 002, Nandanvan Tower, Plot No. 125/A/7, Mumbai Pune Highway, Near Bus Stand, Panvel, Tal. Panvel, Dist. Raigad-410206; hereinafter called **"THE PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his respective heirs executors and administrators and his permitted assigns) of the OTHER PART



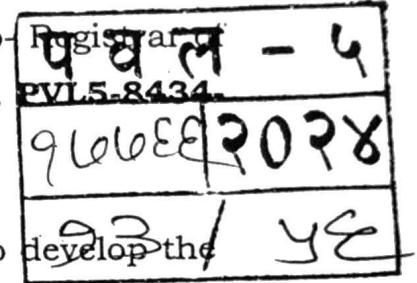
Sachin

Sudeep

Parshuram

or thereabout, in **Sector No. R-3** of revenue **Village Pushpak Vadghar of Taluka Panvel, District – Raigad**. The said **MR. SACHIN BALARAM NAIK** be hereinafter called and referred to as the Original Licensee/Owner/Developers. The said plot of land be hereinafter called and referred to as the **SAID PROPERTY**.

g) The Corporation executed a Lease Agreement with the Original Licensee on 24/07/2018 and by a separate possession letter, placed them in peaceful and vacant possession of the said property at and for Lease premium of Rs.500/- (Rupees Five Hundred only) The Agreement to Lease is duly registered in the Office of Sub-Registrar Assurances at Panvel No.5 vide its registration Serial No. **2018, Dated 27/07/2018**.



h) AND WHEREAS the Owner/ Developers entitled to develop the said Property on the terms and conditions set out in Agreement to Lease dated 27/07/2018.

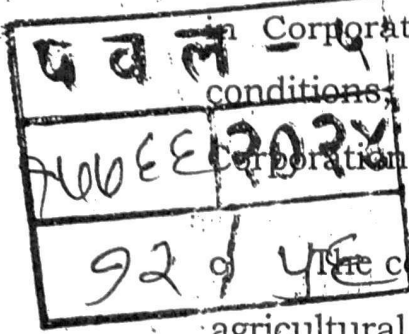
i) The Corporation by its Letter dated 17/05/2024 granted Development Permission cum Commencement Certificate to Builder and approved plans for the construction of Residential building with Ground Plus Four upper floors, vide its Letter bearing Ref **CIDCO/ BP-19047/TPO (NM & K)/ 2024/ 12433, dated 17/05/2024**.



j) By virtue of said Agreement to Lease **MR. SACHIN BALARAM NAIK**, were in the lawful possession of the said Plot and entitle to develop and construct the residential building (as per plan approved and sanctioned by CIDCO Ltd.) and also entitled to sell Residential Flats of the building to be constructed on the said Plot on ownership basis to any Purchaser/s under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

Town Planning Act, 1966 (hereinafter referred to as the said M.R. T.P. Act).

b) The State Government of Maharashtra has been acquiring lands pursuant to Section - 113-A, of the said Act and is vesting such lands in Corporation for its development and disposal, on such terms, conditions, stipulations, covenants and for a consideration as the Corporation may decide from time to time.



The corporation in the due process of its working acquired some agricultural landed properties at Village - Pushpak Vadgar, of Taluka



District Raigad belonging to **MR. SACHIN BALARAM NAIK**. The Corporation acquired the said landed properties for the development of Navi Mumbai projects.

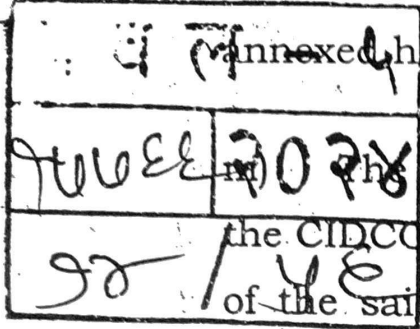
The corporation following the decision in the notifications of the Urban Development Department of the Government of Maharashtra decided to allot to the said **MR. SACHIN BALARAM NAIK** a Plot of land at under the Punarsthapna Scheme at revenue Village Pushpak Vadghar of Taluka Panvel, District - Raigad.

e) The corporation caused prepared a layout of plots at village - Pushpak Vadghar of Taluka Panvel, District - Raigad for its allotment to the land affected.

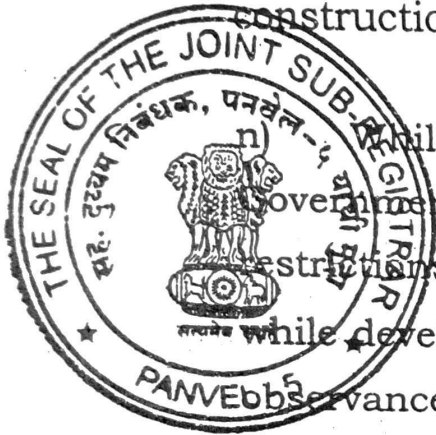
f) The corporation by its Allotment Letter bearing No: **2015/3189**, Dated **05/08/2015** allotted to **MR. SACHIN BALARAM NAIK** a plot of land bearing Plot No. **210**, admeasuring an area of **150 Sq.mtrs.**

Architect and the structural engineer till the completion of the building.

1) The copy of title certificate issued by the promoter's Advocate Atish Pardeshi perusal of copy of Agreement to lease which is showing the title in the name of Developers A copy of the said title certificate is annexed hereto and marked as ANNEXURE "A".



the said Developers have obtained the necessary approval of the CIDCO for the plans, specifications, elevations, section and details of the said building known as "**SUMAN SADAN**" and to commence construction thereof.



While sanctioning the said plans, concerned CIDCO and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the promoters while developing the said land and the said building/s and upon due observance and performance of which only the completion and occupation certificates in respect of the said building/s shall be granted by the CIDCO.

o) The Flat purchaser/s applied to the Promoters for allotment to the flat purchaser/s a **Flat No. 202, on 2nd Floor**, Admeasuring **Carpet area of 49.525 Sq.mt.** of the building complex to be constructed on the said property known as "**SUMAN SADAN**".

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Regulation) Act 1976 the Flat Purchaser has/have made a declaration of the effected firstly, that they do now own any flat within the limits of Greater Bombay and Secondly that neither the Flat Purchaser/s and/or family as defined under the Urban Land (Ceiling & Regulation) Act, 1976 of Flat/Shop Purchaser/s own a tenement, house or building within the limits of Greater Bombay and Thane and Raigad.

q) Relying upon the said application, declaration and agreement, the promoters agreed to sell the flat to the Flat Purchaser/s at the price and on the terms and conditions hereinafter appearing.

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r) The flat purchaser/s has/have agreed to purchase from the promoters and the promoters have agreed to sell to the purchaser/s the residential Flat No. 202, on 2nd Floor, Admeasuring Carpet area of 49.525 Sq.mt. of the building complex to be constructed on the said property known as "CUMAN SADAN". For the total aggregate price of Rs. 65,00,000/- (Rupees Sixty Five Lakh Only) in the manner and on the terms and conditions hereinafter appearing.



s) Prior to the execution of these presents the Flat purchaser has paid to the promoters a sum of. Rs. 6,60,000/- (Rupees Six Lakh Sixty Thousand Only) towards the PART PAYMENT of the sale price of the flat agreed to be sold by the promoters to the Flat Purchaser (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and balance amount of Rs. 58,40,000/- (Rupees Fifty Eight Lakh Forty Thousand Only) will be paid after passing the loan within 45 days.

t) Under Section of the Maharashtra Ownership Flats Act, 1963, the promoters are required to execute a written Agreement for sale of the said residential flat, to the flat purchaser/s being these presents as also to register the said agreement under the Indian Registration Act, 1908.

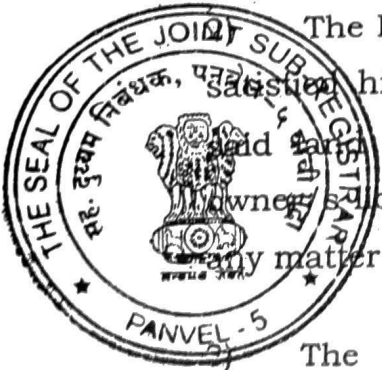
u) The Flat Purchaser has on the basis of the above information and documents inspected by him has agreed to acquire from the Promoters a premises being **Flat No. 202, on 2nd Floor**, Admeasuring **Carpet area of 49.525 Sq.mt.** of the building complex to be constructed on the said property known as **"SUMAN SADAN"** For the price and on the terms and conditions hereinafter set forth.

NOW THIS AGREEMENT WITNESSETH THAT IT HAS BEEN AGREED BY AND BETWEEN THE PARTIS HERETO AS FOLLOWS:

1) The promoters shall construct a building consisting of ground plus 4 upper floors to be called **"SUMAN SADAN"** on the said plot of land situated at Pushpak Vadghar, Plot No. - 210, Sector - R-3, at Pushpak Vadghar Tal. Panvel, Dist. Raigad and more particularly described in the schedule hereunder written, in accordance with the

plans, designs and specifications amenities seen and approved by flat the purchaser/s with such variations and modifications as the promoter's may consider necessary or may be required by any public body or local authority or any of them and may be approved by the

विल - 4
NO 22 2008
SE / CIDCO



The Flat purchaser has prior to the execution of this agreement satisfied himself about the marketable title of the promoters to the said land and shall not be entitled to investigate the title of the owner licensees and no requisitions or objection shall be raised on any matter relating thereto.

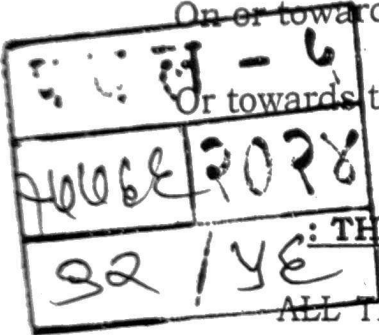
The flat purchaser/s hereby agrees to purchase from the promoters and the promoters hereby agrees to sell the flat purchaser the residential flat (hereinafter referred as the "SAID PREMISES") **Flat No. 202, on 2nd Floor**, Admeasuring **Carpet area of 49.525 Sq.mt.** of the building complex to be constructed on the said property known As **"SUMAN SADAN"** as shown in the floor plan hereto at the total lump sum price of **Rs. 65,00,000/- (Rupees Sixty Five Lakh Only)**.

Handwritten signatures and initials at the bottom of the page.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of a plot of land bearing Plot No. 210, Sector No. R-3, total admeasuring area 150.00 Sq.mtrs. allotted under Punarvasan scheme lying at Village - Pushpak Vadghar, Tal - Panvel, Dist. Raigad. The said Plot No. 210 is bounded as under -

On or towards the North by : Plot No. 198 & 199
On or towards the South by : 9.00 mtr. Wide Road
On or towards the East by : Plot no. 209
Or towards the West by : Plot no. 211



: THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of premises bearing Flat No. 202,

on 2nd Floor, Admeasuring Carpet area of 49.525 Sq.mt. in the building known as "SUMAN SADAN" to be constructed on Plot No. 210 at Sector No. R-3 of Pushpak Vadghar, Tal. Panvel, Dist. Raigad.

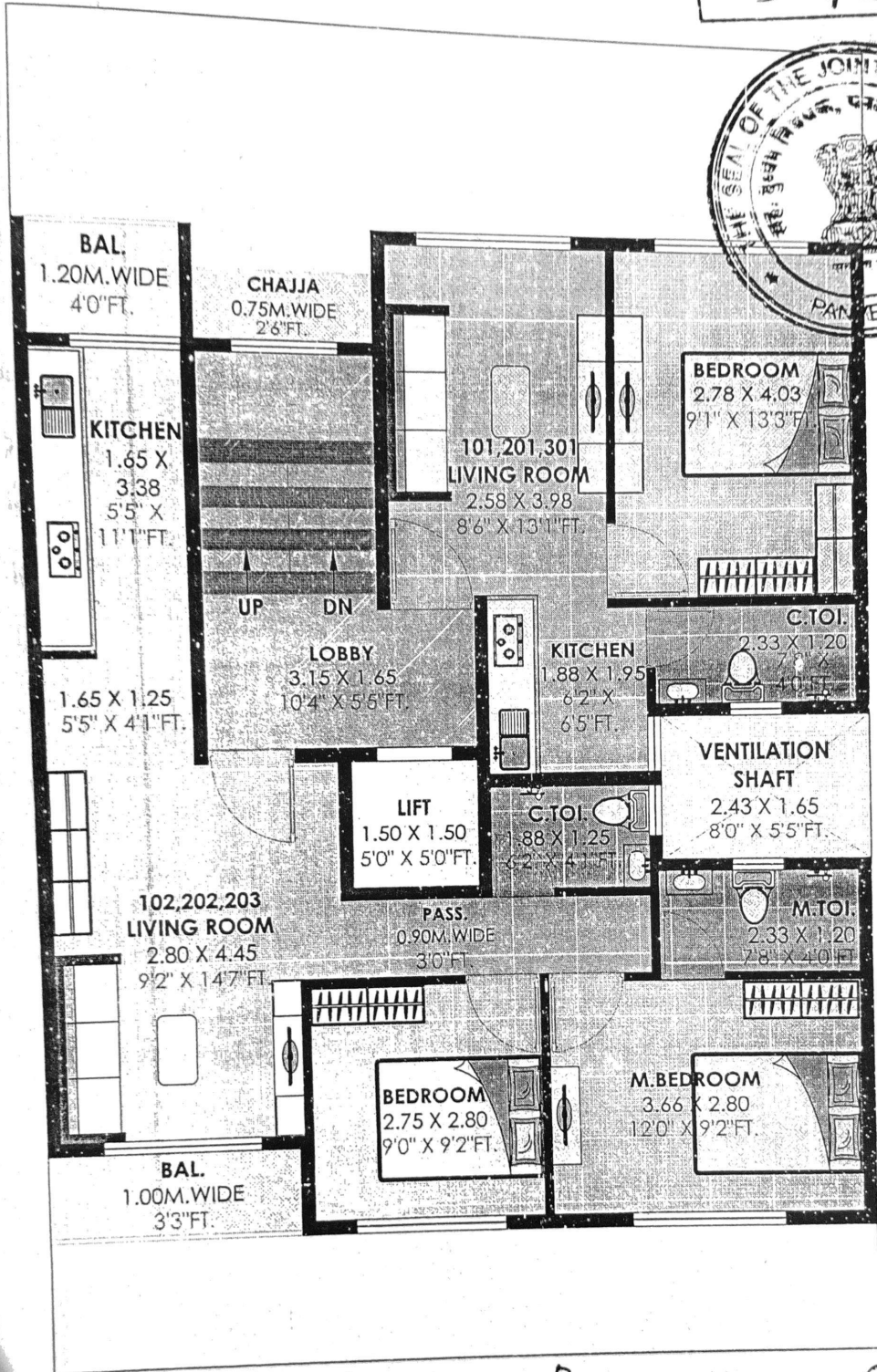
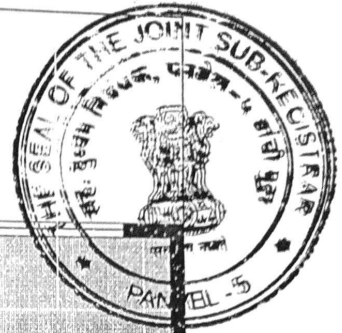


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9/00/2022
31/1/22



AR

date

Arch

1ST TO 3RD FLOOR PLAN

PROJECT TITLE:- PROPOSED RESIDENTIAL PLOT NO. 210, SECTOR -R3, VADCHAR, PUSHPAK NODE.	OWNER:-	DRAWN BY:- AR.HARSHAL	DATE:- 06/05/2024	NORTH	<p>VASTUYOG ARCHITECT Office - 218, SKYLARK, Sector-11, C.B.D Belapur, Navi-Mumbai. Mob. No. -9022442281/8108440206 E-Mail i.d. - vastuyogarchitects@gmail.com Website - www.vastuyogarchitect.com</p>
	SHEET SIZE:- A3	N.T.S.	SHEET NO:- 02 / 03		

Reference No. : CIDCO/BP-19047/TPO(NM & K)/2024/12433

Date : 17/5/2024

To,
SHRI SACHIN BALARAM NAIK
HOUSE NO. 392, AT-KOLHI(...)

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2024/12

Sub : Payment of **New** development charges for **Residential** Building on Plot No. **210**, Sector **R3** at **Pushpak**, Navi Mumbai.

Ref : Your architect's submitted online application Dtd. 08.04.2024.

Your Proposal No. .CIDCO/BP-19047/TPO(NM & K)/2024 dated **08 April, 2024**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES,

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : SHRI SACHIN BALARAM NAIK
- 2) Location : Plot No. **210**, Sector **R3** at **Pushpak**, Navi Mumbai
- 3) Plot Use : Residential
- 4) Plot Area : 149.82
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 13600

पवल - 4
20/05/2024
3L/1E
Amount

Sr. No.	Budget Heads	Particulars	
		Formula	Formula Calculation Values
1	Scrutiny Fees	224.73 *5	BuiltUP area *5
Total Assessed Charges			

7) Date of Assessment : 30 April, 2024

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date
1	CIDCO/BP/2024/0715	02/17/2024	1124	00056/TPO/Account/7609/2024	20/05/2024
2	CIDCO/BP/2024/1505	04/30/2024 6:30:18 PM	5100	CIDCO/BP/2024/1505	3/5/2024



Unique Code No. **2024 04 021 02 4746 02** is for this **New** Development Permission for **Residential** Building on Plot No. **210**, Sector **R3** at **Pushpak**, Navi Mumbai.

Yours faithfully,

Thanking You

Signature valid

Digitally signed by
BHUSHAN CHALAN
Date: 17 May 2024
14:50:54
Digitization by
CIDCO
Navi Mumbai
Planner

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-19047/TPO(NM & K)/2024/12433 Date : 17/5/2024



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for Residential Building on Plot No. 210 , Sector R3 at Pushpak

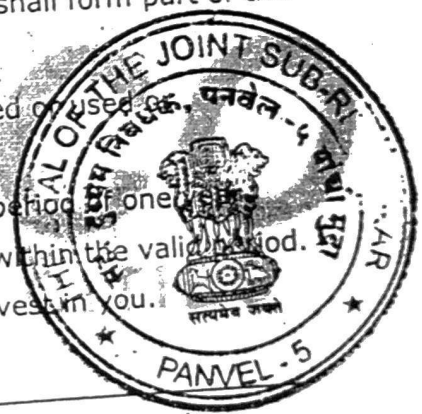
Ref : Your architect's submitted online application Dtd. 08.04.2024.

Dear Sir / Madam,

With reference to your application for Development Permission for Residential Building on Plot No. 210, Sector R3 at Pushpak , Navi Mumbai. The Development Permission is hereby granted to construct Residential Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

पु.व.ल - ५
१७/०५/२०२४
४०/५६



Yours faithfully,

Thanking You

Signature valid
Digitally signed by BHUSHAN CHALSI
Date: 17 May 2024
14:50:54
CIDCO
Panvel

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-19047/TPO(NM & K)/2024/12433

Date : 17/5/2024

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **SHRI SACHIN BALARAM NAIK , HOUSE NO. 392, AT-KOLHI(KOPAR), POST-PARGAON, TAL-PANVEL, DIST-RAIGAD, NAVI MUMBAI.** for Plot No. **210** , Sector **R3** , Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential in 1Ground Floor + 4Floor** Net Builtup Area **401.69** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	401.68	0	0
UNIT (in Nos.)	8	0	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

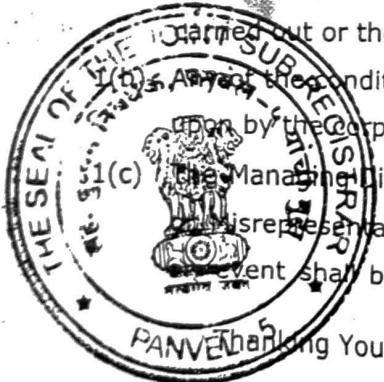
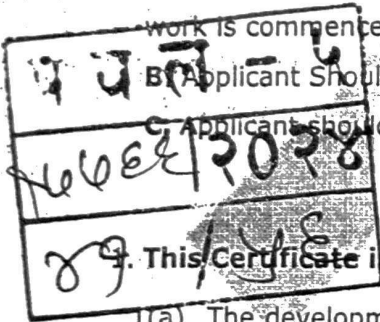
C. Applicant should provide drinking water and toilet facility for labours at site.

4. This 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 upon by the Corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person deriving title under him, in such event shall be deemed to have carried out the development work in contravention of



Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHALIS
Date: 17 May 2024
14:50:04
Organization: CIDCO
District: Raigad
State: Maharashtra