

Barcode (pav)

18376

Tuesday, November 01, 2022
12:59 PM

पावती

SBI Chinchpokli
Original/Duplicate

Tecopadhi Size

नोंदणी क्र.: 39म
Regn.: 30M

पावती क्र.: 20295 दिनांक: 01/11/2022

पावतीचे नाव: उलवे
समाप्तीकालाचा अनुक्रमांक: पथल3-18376-2022
समाप्तीकालाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सिध्दार्थ विघ्नाय तपासे - -

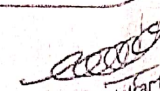
नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 84

₹. 30000.00
₹. 1680.00

एरर

₹. 31680.00

आपघारास मूळ दस्त, थंयनेत प्रिंट, सूची-२ अंदाजे
1:18 PM ह्या वेळेस मिळेल.


Sub Registrar Panel 3
सर.दुय्यम त्रिवेदीक वर्ग-२
पनवेल क्र. 3

वाजार मुल्य: ₹. 2532585/-
मोबलना ₹. 4400000/-
मरणाचे शुद्धांक शुल्क: ₹. 264000/-

- 1) देयकाचा प्रकार: DHC खातः ₹. 1680/-
सी.टी.ई.नादेश/वे ऑर्डर क्रमांक: 0111202202089 दिनांक: 01/11/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
सी.टी.ई.नादेश/वे ऑर्डर क्रमांक: MH009939602202223E दिनांक: 01/11/2022
बँकेचे नाव व पत्ता:



(३५)



गावाचे नाव : उलवे

म.सं.क्रमांक
4400000

म.सं.क्रमांक
2532585

1) पालिकेचे नाव:रामगड इतर वर्णन : इतर माहिती: सदनिका क्र 304 तिसरा मजला,मॅजेटिक आडवॉन,प्लॉट नं 26,सेक्टर 17,उलवे,तालुका पनवेल,जिल्हा रायगड क्षेत्र 27.908 चौ मी पारप्लेट ((Plot Number : 26 ; SECTOR NUMBER : 17 :))

1) 27.908 चौ.मीटर

1): नाव:-अमारा आडवॉन एल एल पी तर्फे अधिभूत भागीदार मोहमद माज अब्दुल वहाय डोगडीया - तर्फे कुमु मिलेश पोपट सकुटे,वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं १४, तळमजला, श्री मंदधाम, भूखंड क्र ५९, सेक्टर ११, सीसीटी वेलापूर, नवी मुंबई-४००६१४, ब्लॉक नं:-, रोड नं:-, MAHARASHTRA, पिन कोड:-400614 पॅन नं:-ABTFA2871R

2): नाव:-अमारा आडवॉन एल एल पी तर्फे अधिभूत भागीदार रमेशकुमार वावुभाई पाखडीया तर्फे कुमु मिलेश पोपट सकुटे, वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं १४, तळमजला, श्री मंदधाम, भूखंड क्र ५९, सेक्टर ११, सीसीटी वेलापूर, नवी मुंबई-४००६१४, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पिन कोड:-400614 पॅन नं:-ABTFA2871R

1): नाव:-सिध्दार्थ विष्णुनाथ तपासे :- वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १०२/९, वेस्टर्न रेल्वे कॉम्प्लेक्स, माटुंगा रोड, माटुंगा रेल्वे स्टेशन जवळ, माटुंगा पूर्व, मुंबई-४०००१९, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:-AFWPT9237P

2): नाव:-सिध्दार्थ तपासे :- वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १०२/९, वेस्टर्न रेल्वे कॉम्प्लेक्स, माटुंगा रोड, माटुंगा रेल्वे स्टेशन जवळ, माटुंगा पूर्व, मुंबई-४०००१९, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:-AFXPT0456M

01/11/2022


02/11/2022

18376/2022

264000

30000

सहायी विचाराने पेतलेला तपशील:-
 न.सं.क्रमांक 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.


 सह दुय्यम नियंत्रक वर्ग-२
 पनवेल क्र.३



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 1st day of November, 2022.

BETWEEN

M/S AMARA ICON LLP, Pan No. ABTFA2871R, having office at: Shop No. 1, Shri Nanddham building, Plot No. 59, Sector 11, CBD Belapur, Navi Mumbai 400611 hereinafter referred to as "the PROMOTER/DEVELOPER" (Which expression shall mean and include partners or partner for the time being of the said respective firm or firms or survivors or survivor of them and the heirs, executors, and assigns of the last surviving partner or their assigns) OF THE FIRST PART;

प व ल - ३
११/११/२०२२
६०/१४

AND

MR. SIDDHARTH VISHWANATH TAPASE. Age: 48 years. Pan No.: AFWPT9237P, AND MRS. SARIKA SIDDHARTH TAPASE, Age: 39 years. Pan No.: AFXPT0456M, residing at 102/9, Western Railway Colony, Matunga, Near Matunga Railway Station, Matunga (E), Mumbai-400019 hereinafter referred to as "ALLOTTEE/PURCHASER/S", (which expression shall unless the context or meaning thereof shall be deemed to mean and include heirs, executors, administrators and assigns) OF THE SECOND PART.



WHEREAS:

- (a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority under the provisions of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;
- (b) As per directives and policies of the State Government, referred to hereinabove and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted Mr. Moreswar Raghunath Deshmukh, vide its allotment File No. 226, a piece and parcel of land bearing Plot No. 26, admeasuring about

For AMARA ICON LLP
M. M. Tapase
DESIGNATED PARTNER

978

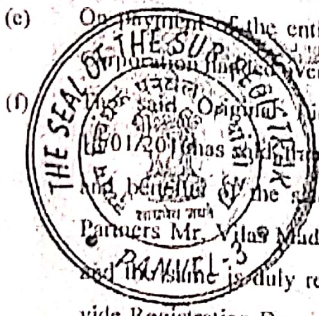
Tapase

1249.62Sq. Mtrs., Sector 17, lying, being and situated at Village: Ulwe, Tal: PanvelandDist: Raigad (hereinafter referred to as "the said Plot"), which is written hereinafter and more particularly described in SCHEDULE I (hereinafter referred to as the said Plot") for the purpose of constructing a building or building on the terms and conditions hereinafter contained.

Description of Land allotted

Place	Plot No.	Sector No.	Area in Sq. Meters
Ulwe	26	17	1249.62

(c) The said Original Licensee has, before the execution of this Agreement paid to the Commission etc. lease premium being "Lease Rent" for the period of 60(Sixty) months. Agreement to Lease dated 08/09/2015 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., THE OTHER PART and MR. MORESHWAR RAGHUNATH DESHMUKH, (hereinafter referred to as the "the Original Licensee") of the OTHER PART, therein called "the Licensee" as per the terms and conditions mentioned in the said Agreement to Lease. The same is duly registered before the Sub Registrar of Assurance at Panvelon 09/09/2015 under its Registration Document Serial No PVL-2/7660/2015.



- (e) On payment of the entire lease premium & execution of Lease Agreement, the possession of the said Plot to the Original Licensee.
- (f) The said Original Licensee by virtue of the Tripartite Agreement dated 09/03/2021 has transferred and assigned all their leasehold rights, title, interest and benefits of the said Plot of land in favour of M/s Neel Realty through its Partners Mr. Vilas Madanlal Kothari and Mr. Prashant Krishnakant Thakur herein and the same is duly registered with the Sub-Registrar of Assurances at Panvel, vide Registration Document Serial No. PVL-2/403/2016 on 12/01/2016 (hereinafter referred to as "the said First Tripartite Agreement").
- (g) By virtue of the said First Tripartite Agreement, M/s Neel Realty through its Partners, Mr. Vilas Madanlal Kothari and Mr. Prashant Krishnakant Thakur (therein referred to as "the New Licensee") is absolutely seized and possessed of and well and sufficiently entitled to develop the said Plot;
- (h) The said New Licensee by virtue of the Tripartite Agreement dated 09/03/2021 has sold, transferred and assigned all their leasehold rights, title, interest and benefits of the said Plot of land in favour of M/S AMARA ICON LLP (The "Promoter" herein), and the same is duly registered with the Sub-Registrar of Assurances at Panvel, vide Registration Document Serial No. PVL-4/3391/2021 on 15/03/2021 (hereinafter referred to as "the said Second Tripartite Agreement").
- (i) By virtue of Final Order dated 18/03/2021 issued by CIDCO Ltd, bearing reference no. Ulwe/226/2021/8935, the Said Plot has been transferred in the name of Promoters and accordingly the records of CIDCO have been updated.

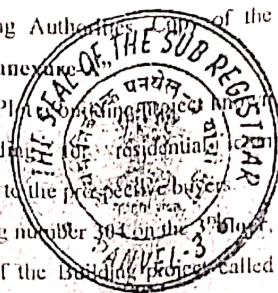
For AMARA ICON LLP
 M. R. M. [Signature]
 DESIGNATED PARTNER

[Signature] [Signature]

- (j) By virtue of the said Second Tripartite Agreement dated 15/03/2021 and Final Order dated 18/01/2021, M/S AMARA ICON LLP is absolutely seized and possessed of and well and sufficiently entitled to develop the said Plot;
- (k) The Promoter has obtained the final layout plan approvals for the Project from Associate Planner (BP), the Town Planning Dept. of CIDCO of Maharashtra Ltd. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Real Estate (Regulation and Development) Act, 2016 of the Act and other laws as applicable.
- (l) The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest in the said Plot on which Project is to be constructed.
- (m) The Promoter is entitled and enjoined upon to construct the residential, mercantile/commercial building/s on the said Plot in accordance with the plans hereinabove. As per the plans sanctioned and the development permission granted by the Corporation vide Commencement Certificate bearing No. CIDCO/BP-17663/TPO(NM&K)/2020/7850 dated 12/11/2020 or/w addendum Commencement Certificate bearing CIDCO/BP-17663/TPO(NM) 2021/1869 dated 12/04/2021 including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities, the Commencement certificate is annexed herewith as "Annexure 1".
- (n) The Promoter has proposed to construct on the said Plot a building as "Majestic Icon" having 1 (ONE) Building for residential, mercantile/commercial use, on OWNERSHIP BASIS to the prospective buyers.
- (o) The Allottee/s has/have applied an Apartment bearing number 304 on the said Plot (hereinafter referred to as "the said Apartment") of the Building project called "Majestic Icon" (hereinafter referred to as the said "BUILDING") being constructed of the said project, by the Promoter.
- (p) The Promoter has entered into a standard Agreement with an Architect Atul Patel registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- (q) The Promoter has appointed S.R. Consultants as a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- (r) By virtue of the said Second Tripartite Agreement, the promoter have the sole and exclusive right to sell the Apartments and Other units of their part as per proposed building to be constructed by the Promoter on the said Plot and to enter into Agreement with the Allottee/s of the said Apartments, and Other Units therein and to receive the sale price in respect thereof.
- (s) On-demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the said Plot and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents

9/30/2022

9/30/2022



FOR AMARA ICON LLP

[Signature]

DESIGNATED PARTNER

[Signature]

[Signature]

[Signature]

as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.

(t) The authenticated copy of Certificate of Title issued dated 22/03/2021 by Advocate Leena Moreto the Promoter, showing the nature of the title of the said Plot on which the Apartment are to be constructed have been annexed hereto and marked as "Annexure-B".

(u) The authenticated copies of the plans of the Layout and according to which the construction of the buildings and open spaces are proposed to be provided for on the said subject have been annexed hereto and marked as "Annexure-C".

(v) The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as "Annexure-D".

(w) The Promoter has got some of the approvals from the concerned local authority/s to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

(x) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the Promoter while developing the said Plot and the upon due observance and performance of which only the occupancy certificate in respect of the said building/s shall be issued by the concerned local authority.

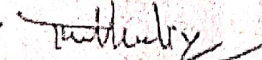
(y) The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

(z) The carpet area of the said Apartment is 27.908 Sq. Meters. and "Carpet Area" means the measurable floor area of an apartment, excluding the area covered by the external walls, the area under service shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Apartment.

(aa) The Parties relying on the confirmations, representations, and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

(bb) Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter/Promoter a sum of Rs.50,000/- (Rupees Fifty Thousand Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as an advance payment or application fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the

FOR AMARA ICON LLP

M. M. 
DELEGATED PARTNER

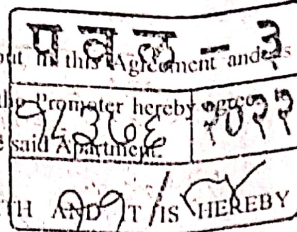




Allottee/s has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

(cc) The Promoter have registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority. The Project Registration Number is P52000029248. The authenticated copy of the Registration Certificate is annexed herewith as "Annexure-E". Under Section 13 of the said Act, the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee/s, being, in fact, these presents and also to register said Agreement under the Registration Act, 1908.

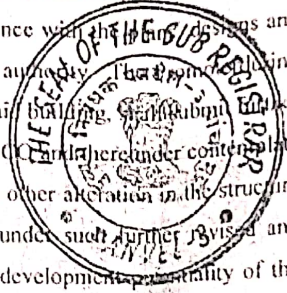
(dd) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agree(s) to purchase the said Apartment.



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

1) PROMOTER RIGHT OF DEVELOPMENT AND ACCEPTANCE THEREOF BY ALLOTTEE/S: -

1.1) The Promoter shall construct the said "Majestic Icon", consisting of Ground 1 plus 12 or more upper floors on the said Plot in accordance with the plans and specifications as approved by the concerned local authority. The Promoter shall be permitted to carry out the course of carrying out the construction of the said building, including the revised and amended plans for approval to the CIDCO. The Promoter shall be permitted to construct additional upper floors and/or such other alteration in the structure of said proposed new building and shall utilize under such further revised and amended plans, all further available and balance development potentiality of the said Plot to its fullest extent. The Promoter is hereby permitted under these presents by the Allottee for carrying out amendment and revision to the layout of the plans as and when required and this shall be considered as informed consent by the Allottee to the Promoter, as contemplated under RERA Act and Rules made thereunder. Thus, the Allottees are fully aware of the Promoters' right of making amendment and revision to the layout plan and of making additions and alterations in the structure of the building.



1.2) The Promoter even though shall have right to make amendment and revision in the layout plan and/or addition and alterations in the structure of the building as stated in clause 1.1 above, Promoter while exercising the said right shall not cause any alteration and/or reduction in the agreed area of the said apartment of the allottee/s except that on account of working tolerance limits of the proposed constructions of the buildings, the total area of the said Unit agreed to be sold to the Allottee may be reduced up to a maximum of three percent of the RERA carpet area and in that event the Allottee/s will be deemed to have given consent for such reduction in area without any claim for compensation for such reduction. Similarly, there is possibility of increase in the area of the Apartment on account of working tolerance limits of the proposed constructions of the buildings after the completion of the

FOR AMARA ICON LLP

[Signature]
DESIGNATED PARTNER

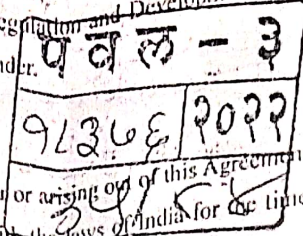
[Signature] *[Signature]*

[Signature]

32) **STAMP DUTY AND REGISTRATION: -**
The charges towards stamp duty and registration of this Agreement shall be borne by Allottee/s.

33) **DISPUTE RESOLUTION: -**
Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, such unsettled dispute shall be referred to the regulatory authority as per the provisions of Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulation framed thereunder.

34) **GOVERNING LAW:**
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

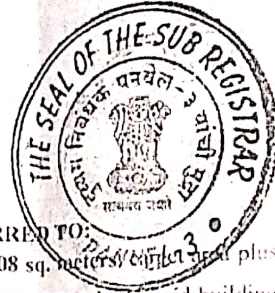


SCHEDULE I

THE SAID PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of plot of land bearing Plot No.26, admeasuring about 1249.62Sq. Mtrs., Sector-17, lying, being and situated at Village: Ulwe, Tal: Panvel and Dist: Raigad and bounded asfollows:

- On or towards the North by : Plot No. 27
On or towards the South by : Plot No. 25
On or towards the East by : 24. M Wide Road
On or towards the West by : Plot No. 7



SCHEDULE II

SAID APARTMENT ABOVE REFERRED TO:

Apartment bearing No.304 on 3rd floor, admeasuring 27.908 sq. meters plus Enclosed Balcony plus Terrace area admeasuring about 0.00 Sq. Mtrs in the said building known as "MAJESTIC ICON" which is constructed in or upon the above referred said Plot, which apartment is shown on the floor plan thereof as Annexure 'D'.

SCHEDULE III AMENITIES

- 24" x 24" good quality tile flooring in all rooms
- 12" x 12" flooring in bathroom, w.c. & terrace
- Granite kitchen platform with S. S. Sink
- Wooden flush doors with good quality fixture
- Back lite doors to bathroom & Toilet
- Powder coated aluminum sliding windows
- Copper wiring with modular switches
- T.V. telephone point in living room
- Concealed plumbing work with reputed make bathroom fittings
- Internal putty finish with good quality distemper paint
- External reputed make weather proof acrylic paint
- RCC Underground & overhead water tank with adequate storage capacity
- Firefighting system with fire extinguisher
- Special brickbat water proofing treatment to terrace
- Compound wall & attractive landscaping within plot area
- Good Quality Lifts
- Power Backup For Common areas and Lifts

For AMARA ICON LLP

M. V. [Signature]
DESIGNATED PARTNER

[Signature]

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

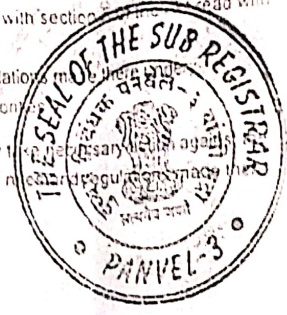
पत्र नं - ३	
Project registration number	१२३४५६७८९०१२३४५६७८९०
Thane, District Thane, Pin	
३२१४५	

Registration is granted under section 5 of the Act to the following project under
 Project Name: Plot Bearing / CTS / Survey / Final Plot No.: Plot No 26 at Ulawa
 Amara Iron Llp having its registered office / principal place of business at Thane

The 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;
- 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 10/05/2021 and ending with 30/04/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- That the promoter shall take all the pending approvals from the competent authority.

If the above mentioned conditions are not fulfilled by the promoter, the Authority may take such action as it may deem fit including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.



Signature valid
 Digitally Signed by
 Dr. Yashraj Hemant Prabhakar
 (Secretary, MahaRERA)
 Date: 14-05-2021 14:33:16

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

Dated: 10/05/2021
 Place: Mumbai

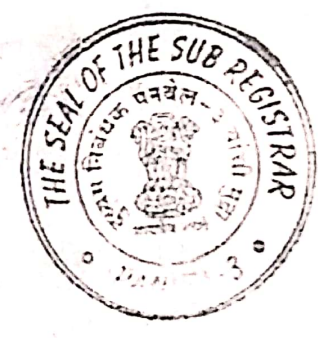
CIDCO COMMENCEMENT CERTIFICATE

Plot No. 21, North Falgun Marg, Sector-19, New
Palmer (E)
PIN - 410206

Sub Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. 26, Sector 17 at Ulwe 12.5 %
Scheme Plot Navi Mumbai.

Dr. Madam.

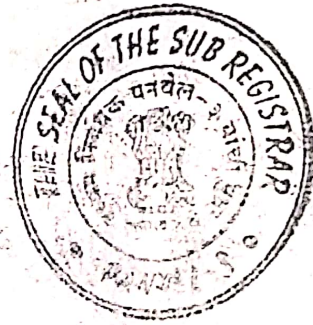
प व ल - ३	
१६३७६	२०२२
४३/२४	



Document certified by: PATIL
MITHILESH JANARDHAN.
Name: PATIL MITHILESH
JANARDHAN
Designation: Associate
Planner
Organization: CIDCO OF

The Developers / Builders shall take all precautionary measures for prevention of Malaria during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site, to avoid Epidemic.

पत्रक - ३	
१७३७६	२०२२
४५ / ८४	



Document certified by PATIL
MITHILESH JANARDHAN.
Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

- 1) Give a notice to the Corporation for completion of development work upto plain level, at least 7 days before the commencement of the further work.
- 2) Give written notice to the Corporation regarding completion of the work.
- 3) Obtain Occupancy Certificate from the Corporation.
- 4) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

5) Certificate shall remain valid for period of 1 year from the date of its issue. The revalidation of the same shall be done in accordance with provision of Section 40 of MPTD Act, 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

6) The conditions of this certificate shall be binding not only on the applicant but also on his successors and/or every person deriving title through or under him.

प व ल - ३
 १७३७६/२०२२
 ६०/८४

7) A certified copy of the approved plan shall be exhibited on site.

8) The amount of Rs. 6,500.00/- deposited with CIDCO as security deposit shall be forfeited either whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

9) Every Building shall be provided with underground and over head water tank. The tanks shall be as per norms fixed by CIDCO. In case of high rise building over head water tank shall be provided as per the fire fighting requirements. Applicant shall seek approval of the EE (Water Supply) of CIDCO in domestic water tanks. The applicant shall seek approval of the Fire Officer of capacity of water tanks for the fire fighting purpose.

10) Applicant shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.



Document certified by PATIL
 MITHILESH JANARDHAN.
 Name: PATIL MITHILESH
 JANARDHAN
 Designation: Associate
 Planner
 Organization: CIDCO OF

20 mm stone aggregate as lower middle layer up to 20% of the depth.

Coarse sand as upper middle layer up to 20% of the depth.

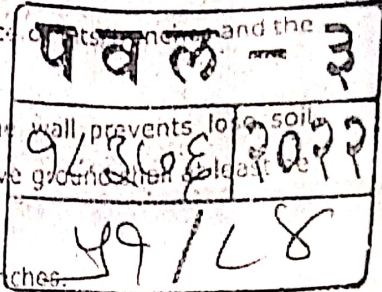
a thin layer of fine sand as top layer.

Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

Brick masonry is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents soil entering into pits/trenches. The projection of the wall above ground shall be at least 15 cms.

Perforated concrete slabs shall be provided on the pits/trenches.



If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.

The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mt. for a roof area of 100 sq.mt.

Rain water harvesting structures shall be sited as not to endanger the stability of the building or earthwork. The structures shall be designed such that no dampness is caused to any part of the walls or foundation of the building or those of an adjacent building.

The water so collected/ recharged shall as far as possible be used for drinking and domestic drinking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlets for



Document certified by PATIL MITHILESH JANARDHAN.
Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO OF

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - 099999 MH 1970 SGC - 014574)

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Plot No. 26, Sector-17, Navi Mumbai
Phone: 00-91-22-6791 8100
Fax: 00-91-22-6791 8166

CIDCO/BP-17663/TPO (NM)/2021/ 19 69

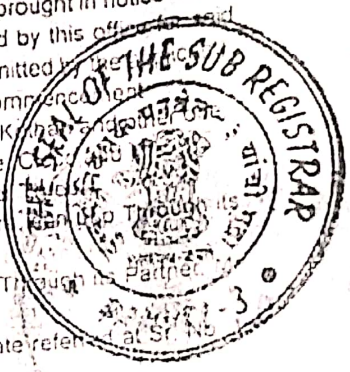
Date: 21/11/2021
प व ल - ३
१७३६६ २०२१
५३ / ५६

M/s Amara Icon LLP Through its Partner
Mr Chintan MukeshKumar Mathukiya and other Three
Shop no. 14, Shri nand chani Building, Plot No.59,
Sector-11, CBD Belapur, Navi Mumbai. 400614

ADDENDUM

Sub - Application for addendum to Commencement Certificate for proposed residential building
on Plot No-26, Sector-17, at Ulwe Navi Mumbai.
Ref: - 1) Commencement Certificate granted by this office vide letter no.
CIDCO/BP-17663/TPO (NM & K)/2020/7850, Date: 12/11/2020
2) Your Architect application received on dtd. 23/03/2021.

This is in the receipt of above referred letter at Sr. No.2 from applicant, has brought in notice of this office that the address name mentioned in the Commencement Certificate issued by this office is to be change due to new licensee. (Required necessary document are submitted by the applicant as per the record, this office has granted the Development Permission / Commencement Certificate in the name of M/s Neel Realty Through its Partners Mr. Vilas Madantal K. and other Three. Hence this Addendum is issued to add the name of licensee as M/s Amara Icon LLP through its Partner, Mr Chintan MukeshKumar Mathukiya and other Three. In view of above the name of licensee shall read as M/s Amara Icon LLP Through its Partner Mr Chintan MukeshKumar Mathukiya and other Three. All other terms and conditions mentioned in the Commencement Certificate referred above shall remain unchanged.



This Addendum shall form Part of Commencement Certificate granted by this office vide letter referred at Sr. No. (1) Above.
Thanking you,

Yours faithfully
(Signature)
(Mithlesh Patil)
Asso. Planner (Bldg. Permission)
Navi Mumbai

C.C. to Architect
M/s. Atul Patel,
1209, U.e Landmark,
Plot No.26A, Sector-7,
Kharghar, Navi Mumbai-410210

In case of any corruption related complaints, please visit :
www.cidco.maharashtra.gov.in Click on Dakshata link

1001100H50

112-NOV-2022

TAPASE SIDDHARTH VISHWANATH
TAPASE SARIKA SIDDHARTH
PLAT-304, FLOOR+3,
MAJESTIC ICON,
PLOT 26, SECTOR 17, DLWE,
RAIGARH-MS-410206

To,
Housing Development Finance Corporation Ltd.
PANVEL 2

Dear Sirs,

I/We forward the following to you :

1. SALE AGREEMENT DATED 01/11/2022 FOR RS. 4400000 (RECEIPT IN AGREEMENT 50000) BETWEEN AMARA ICON LLP AND SIDDHARTH VISHWANATH TAPASE ,SARIKA SIDDHARTH TAPASE - 0
2. NO OBJECTION CERTIFICATE FROM AMARA ICON LLP DATED 01/11/2022
- 3.
4. 01 OWN CONTRIBUTION RECEIPTS FOR RS 50000 (LAST RECPT DATE 03/11/2022)
5. SUB REGISTRAR'S RECEIPT BEARING DOCUMENT NO 18376-2022 DATED 01/11/2022 OFF LOCN PANVEL 3 - 0
6. STAMP DUTY RECEIPT

The following will be forwarded to you shortly :

1. TITLE CERTIFICATE

Yours Faithfully

(Borrower)

(Co-Borrower)

