

Please Tick

Saving A/C No :	Branch FILE No.:		
CIF NO. :	Tie up no. (if applicable)		
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up		
Applicant Name : Deep Ashok Mahajan			
Co-Applicant Name : Dipti Deep Mahajan			
Contract (Resi.) :	Mobile : 9870 501329		
Loan Amount : 55,00,000/-	Tenure : Max		
Interest Rate :	EMI :		
Loan Type : New	SBI LIFE :		
Hsg. Loan _____	Maxgain _____		
Realty _____	Home Top up _____		
Property Location : Panvel			
Property Cost :			
Name of Developer / Vendor :			
RBO -	ZONE -	Branch : New Panvel	(Code No) 60383
Contact Person : Kuldip		Mobile No. 8709990074	
Name of RACPC Co-ordinator along with Mob No: SORCIOR			
	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No. :			



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT _____	BRANCH _____
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2

529/17573
Thursday, October 24, 2024
3:02 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 19182 दिनांक: 24/10/2024

गावाचे नाव: पनवेल
दस्तऐवजाचा अनुक्रमांक: पवेल5-17573-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: दीप्ती दीप महाजन - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2400.00
पृष्ठांची संख्या: 120	
एकूण:	रु. 32400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:21 PM ह्या वेळेस मिळेल.

Manish
Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.6982140.136 /-
मोबदला रु.7366071/-
भरलेले मुद्रांक शुल्क : रु. 515700/-

सह दुय्यम निबंधक घर्ग-२,
(पनवेल-५)

- 1) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 1024238509813 दिनांक: 24/10/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.400/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 1024239909913 दिनांक: 24/10/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH010224540202425E दिनांक: 24/10/2024
बँकेचे नाव व पत्ता:

अधिकाऱ्याची स्वाक्षरी
Manish
मुख्यदस्तावेज परत मिळावे.

लिवीक
सह दुय्यम निबंधक, पनवेल ५, (घर्ग-२)



25/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 17573/2024
नोंदणी :
Regn:63m

गावाचे नाव : पनवेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7366071
(3) बाजारभाव(भूडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6982140.136
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र-1/13,वर-97700/-प्रती चौ.मी.,सदनिका क्र.1405,चोदावा मजला,साईरामा ऑटोग्राफ,प्लॉट क्र.07,सेक्टर 17,नवीन पनवेल वेस्ट,ता.पनवेल,जि रायगड. क्षेत्र 51.886 चौ.मी. कारपेट + 4.742 चौ.मी.प्रोजेक्ट डेव्हलपमेंट + 1.421 चौ.मी.सर्विस स्ट्रीट +पार्किंग स्पेस क्र.75 दुसऱ्या मजल्यावर.((SECTOR NUMBER : १७ ;))
(5) क्षेत्रफळ	1) 51.886 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिंहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. साईरामा हौसिंग इस्टेट्स प्रा.लि तर्फे डायरेक्टर अभियेक अग्रवाल यांचे कु. म. म्हणून अमर कुमार गुप्ता - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1602, सायबर वन बिल्डिंग, प्लॉट नं 4 आणि 6, सेक्टर 30 ए, वाशी, नवी मुंबई,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAECB2381E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दीप्ती दीप महाजन - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: खेड, कासार आळी, रत्नागिरी,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रत्नागिरी. पिन कोड:-415709 पॅन नं:-BAAPM4896H 2): नाव:-दीप अशोक महाजन - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: खेड, कासार आळी, रत्नागिरी,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रत्नागिरी. पिन कोड:-415709 पॅन नं:-ARJPM6314M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	24/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	17573/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	515700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Original Agreement
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)
Copy Received

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202410241925	24 October 2024, 11:12:59 AM			
पवल 5					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	1/13-मोजे (गांव) न्यु पनवेल क्रे सिडको विभाग - न्यु पनवेल (वेस्ट) (सेक्टर क्रं) मूल्यदर विभाग 2, आसुडगाव गावठाणासह				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
36100	97700	104600	121300	104600	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	63.237चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.105028/-					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((105028-36100) * (100 / 100)) + 36100)					
= Rs.105028/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 105028 * 63.237				
	= Rs.6641655.636/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (97700 * 25/100)				
	= Rs.340484.5/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 6641655.636 + 0 + 0 + 0 + 340484.5 + 0 + 0 + 0 + 0 + 0				
	= Rs.6982140/-				
	= ₹ एकोणसत्तर लाख ब्याऐंशी हजार एक शें चाळीस /-				

Home Print

पवल - 5
24/10/2024
7/20



प व ल - ५
१७५७३ २०२४
९/१५०



AGREEMENT FOR SALE

THIS AGREEMENT made at Navi Mumbai on this 24th day of October in the year 2024.

BETWEEN

M/s. SAIRAMA HOUSING ESTATES PVT. LTD., through its Director MR. ABHISHEK AGRAWAL, Age 50 years (having I. T. Pan:AAECB2381E) Indian Inhabitant, having address at 1602, Cyber One Building, Plot no 4&6, Sector-30A, Vashi - 400703, Navi Mumbai, hereinafter referred to as "the PROMOTERS" of the One Part.

AND

MRS. DIPTI DEEP MAHAJAN Age 42 years (having I. T. Pan: BAAPM4896H) & MR. DEEP ASHOK MAHAJAN Age 41 years (having I. T. Pan: ARJPM6314M) Indian Inhabitants, having Address at Khed, Kasar Ali, Ratnagiri Maharashtra- 415709 hereinafter referred to as " the Allottee/s" of the Other Part.

M/s. Sairama Housing Estates Pvt. Ltd.

Director

(Signature)
(Signature)

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION') having its office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021, is a new Town Development Authority, under the provisions of subsection (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act NO. XXXVIII of 1996) hereinafter referred to as the said Act.

AND WHEREAS the State Government in pursuant to Section 113(A) of the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and of such piece of land so acquired by the State Government, and subsequently vested by the State government in the Corporation for being leased to its intending Lessees.

AND WHEREAS by an Agreement to lease dated 12/05/2021, duly registered with Sub-Registrar of Panvel 4 on 14/05/2021, under Sr. No. PVL-4/5454/2021, THE CORPORATION has agreed to lease to the M/s. SAIRAMA HOUSING ESTATES PVT.LTD., the Original Licensee one such Plot of land bearing No. 07, admeasuring about 2337.78 Sq. Mtr., situated at Sector 17, Panvel West, Taluka Panvel - 410206, Dist Raigad, (hereinafter referred to as 'THE SAID PLOT') in consideration of proper premium paid to THE CORPORATION subject to observance of the terms and conditions mentioned in the said Agreement to Lease.

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AND WHEREAS M/s. SAIRAMA HOUSING ESTATES PVT.LTD., the PROMOTERS and enjoined upon to construct buildings on the project land in accordance with the conditions hereinabove;



AND WHEREAS the PROMOTERS are in possession of the project land.

AND WHEREAS the PROMOTERS have proposed to construct on the project land one building consisting 1 wings having Ground Floor having Shops and Lobby + Ground + 12 Upper Floors having total area of 6855.983 Sq. mtrs for residential and 642.468 Sq. mtrs for Commercial having 84 flats and 13 shops in all.

AND WHEREAS the PROMOTERS have engaged the services of Architects M/s. Atul Patel, having their office at Studio 1209, The Landmark, Plot No.26A, Sector-7, Kharghar, Navi Mumbai - 410210, Taluka Panvel, Dist. Raigad, (hereinafter referred to as "the said Architects"

M/s. Sairama Housing Estates Pvt. Ltd.

[Handwritten signature]

Director

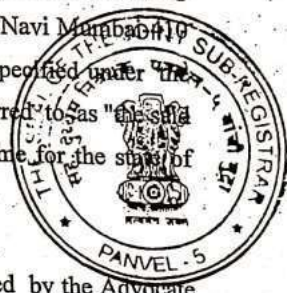
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AND WHEREAS the PROMOTERS have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the PROMOTERS accepts the professional supervision of the Architect and the structural Engineer till the completion of the building / buildings.

AND WHEREAS by virtue of the Agreement to lease dated 12/05/2021, the PROMOTERS have sole and exclusive right to sell the Apartments/Shops in the said building/s to be constructed by the PROMOTERS on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments/Shops to receive the sale consideration in respect of the

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AND WHEREAS on demand from the Allottee/s, the PROMOTERS have given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the PROMOTERS Architects ATUL PATEL having address at Studio # 1209, the Landmark, Plot No.26A, Sector-7, Kharghar, Navi Mumbai 411 210, Tal. Panvel & Dist. Raigad, and of such other documents 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 from time to time for the state of Maharashtra (hereinafter referred to as the said "RERA Rules");




AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate MR. SAGAR WANI of the PROMOTERS, authenticated copies of Index-II of registered Agreement to Lease, Commencement Certificate showing the nature of the title of the PROMOTERS to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and Annexure- B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the CIDCO Ltd./Town Planning Authority have been annexed hereto and marked as Annexure "C-1".

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the PROMOTERS and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure 'C-2',

AND WHEREAS 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 CIDCO Ltd./Town Planning Authority have been annexed and marked as Annexure 'D'.

M/s. Sairama Housing Estates Pvt. Ltd.

 Director

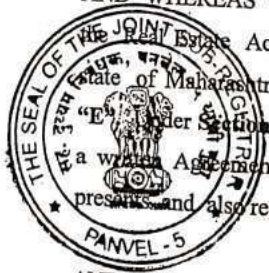



AND WHEREAS the PROMOTERS have got some of the approvals from the PANVEL MUNICIPAL CORPORATION (P.M.C) vide its letter bearing No. PMC / TP / N. Panvel / 17/07/21-22/16282 / 191 / 2022 dated 24/01/2022 to the plans, the specifications, elevations, sections and of the said building/s consisting of 1 wings having Ground Floor having Shops and Lobby + Ground + 12 Upper Floors having total area of 6855.983 Sq. mtrs for residential and 642.468 Sq. mtrs for Commercial having 84 flats and 13 shops in all 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.

AND Whereas, Panvel Muncipal Corporation has granted AMENDED COMMENCEMENT CERTIFICATE by its letter No PMC / TP / N. PANVEL / 17/07/21-24 / 16282 / 1307 / 2024, dated 03/05/2024, to commence the construction of building on the said Plot No. 7 situated at sector 17, New Panvel (W), Tal. Panvel & Dist. Raigad. Previously it has 1 Ground + 12 Upper Floors having total area 6855.983 Sq. mtrs. For residential and 642.468 sq. mtrs. For Commercial having 84 Residential Units and 13 Commercial Units, as per the plans and specification approved by the Town Planning Authorities and in amended commencement certificate it has Approved 1 Ground + 14 Upper Floors with Additional 21 Residential Units (Total Residential Units are 105 and Commercial units 13, Plot Area = 2337.78 Sq. mtrs., Existing Built Up Area = 7498.451 Sq. mtrs., Amended Residential Built Up Area = 8436.855 Sq. mtrs., and Commercial Built Up Area = 642.468 Sq. mtrs., Total Built Up Area = 9079.324 Sq. mtrs.)

22/20

AND WHEREAS the Promoters has registered the said project under the provisions of the Real Estate Act with the REAL ESTATE REGULATORY AUTHORITY in the State of Maharashtra at No. P52000033365 authenticated copy is attached as Annexure-13 of the said Real Estate Act, the Promoter is required to execute a written Agreement for Sale of Said Apartment/Shop with the Allottee, being in fact these presents and also register the said Agreement under the Registration Act, 1908.



AND WHEREAS while sanctioning the said plans CIDCO Ltd./P.M.C/Town Planning Authority 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 project land and the said building and upon due observance and performance of which only the completion or Occupancy Certificate in respect of the said building/s shall be granted by the CIDCO Ltd./Town Planning Authority.

AND WHEREAS the PROMOTERS have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

M/s. Sairama Housing Estates Pvt. Ltd.

Director

[Signature]

[Signature]

by the Allottee/s and the PROMOTERS shall in no way either be liable or responsible for the same.

41. WHEREAS the name of the building to be constructed for the members of the Co-operative Housing Society shall be "SAIRAMA-AUTOGRAPH" and shall not be changed without the written permission of the PROMOTERS.

42. **DISPUTE RESOLUTION :-**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Rera Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

04/03/2028	23/20
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43. **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 the jurisdiction, time being in force and the Navi Mumbai courts will have the jurisdiction. THE SEAL OF THE SUB-REGISTRAR, PANVEL - 5

SCHEDULE OF PLOT

All that piece or parcel of land bearing Plot No. 07, admeasuring about 2337.76 Sq. Mtrs. area, at Sector 17, New Panvel West, Taluka Panvel, Dist Raigad, or thereabouts and bounded as follows:-

On or towards the North by : PLOT NO. 6
 On or towards the South by : PLOT NO. 8
 On or towards the East by : PLOT NO. 5
 On or towards the West by : 30.00 MTR. WIDE ROAD

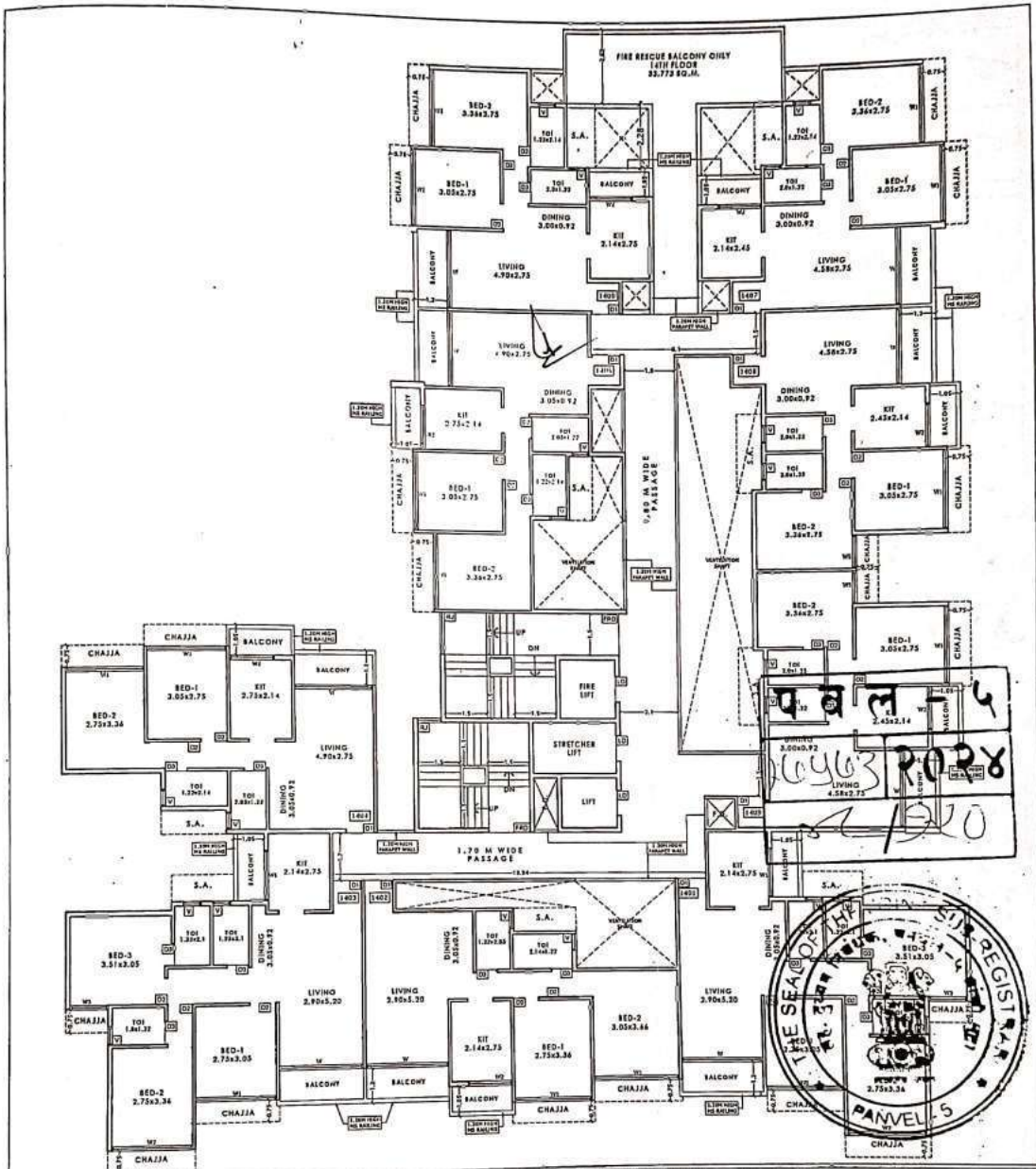
SCHEDULE 'A'

Flat No. 1405, on the 14th Floor, admeasuring about 51.886 Sq. Mtrs. Carpet Area, 4.742 Sq. Mtrs of Projected Balcony Area, 1.421 Sq. Mtrs. Service Slab, in the building known as "SAIRAMA-AUTOGRAPH", standing on Plot No. 07, situated at Sector 17, New Panvel West, Taluka Panvel - 410206, Dist Raigad, (Building : Ground + 14 Upper Floors).

Second Schedule Above Referred to Here set out the nature, extent and description of common areas and facilities.

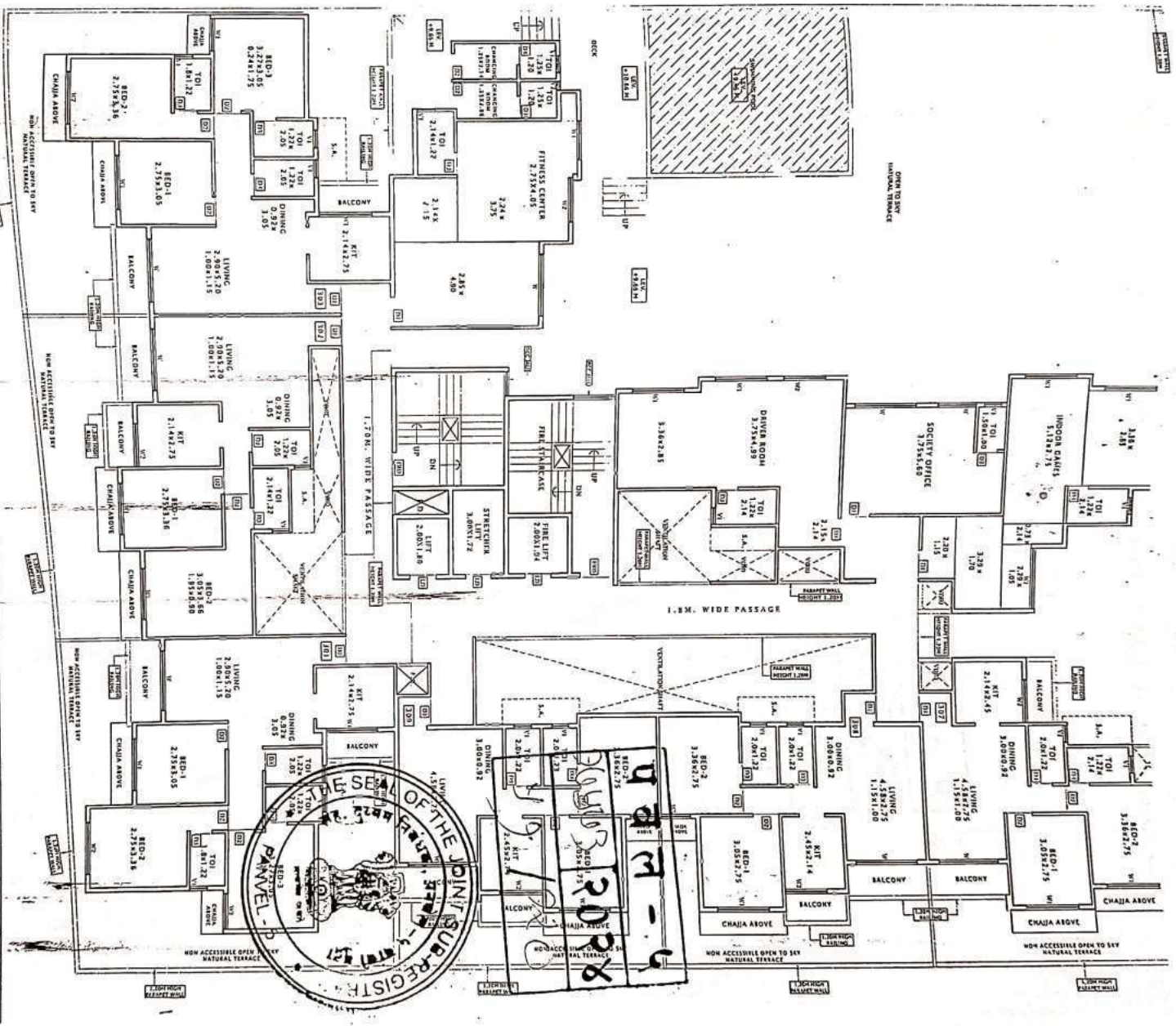
M/s. Sairama Housing Estates Pvt. Ltd.

Director



**PROPOSED COMMERCIAL & RESIDENTIAL BUILDING
AT PLOT NO.07, SECTOR.17, NEW PANVEL, NAVI MUMBAI**

DEVELOPERS	FLAT NO.	1405
	FLOOR	FOURTEENTH
SIGNATURE OF DEVELOPERS M/s. Sairama Housing Estates Pvt. Ltd. <i>[Signature]</i> Director		SIGNATURE OF PURCHASER <i>[Signature]</i>



**PROPOSED COMMERCIAL & RESIDENTIAL BUILDING
AT PLOT NO.07, SECTOR.17, NEW PANVEL, NAVI MUMBAI**

DEVELOPERS

FLAT NO. _____

Common Area _____

FLOOR _____

THIRD _____

SIGNATURE OF DEVELOPERS

M/s. Sairama Housing Estates Pvt.Ltd.

Director

SIGNATURE OF PURCHASER



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

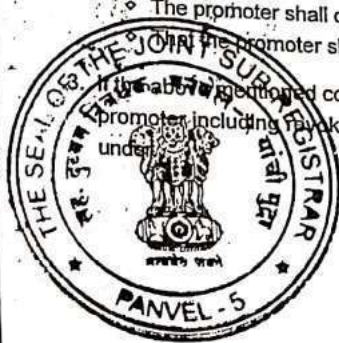
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000033365
Project: **AUTOGRAPH** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 7at New Panvel, Panvel, Raigarh,**
410206;

1. **Sairama Housing Estates Private Limited** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400705.**
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
The 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 16/02/2022 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with Rule 6.



Dated: 16/02/2022
Place: Mumbai

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

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 16-02-2022 14:12:46



PANVEL MUNICIPAL CORPORATION

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

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.PMC/TP/N.Panvel/17/07/21-24/16282/ 7300 /2024

Date: 03/09/2024

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act-1966 (Maharashtra XXXVII of 1966) to, M/S. Sairama Housing Estate Pvt. Ltd. Through Director Shri. Abhishek Agrawal. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 14 Upper Floors) on Plot No.- 07, Sector- 17, At.- New Panvel (W), Tal.-Panvel, Dist.- Raigad. (Plot Area = 2337.78 Sq.mt., Residential Built Up Area = 8436.856 sq.mt., Commercial Built Up Area = 642.468 sq.mt., Total Built Up Area = 9079.324 sq.mt.)

(No. of Residential Unit - 105 Nos., No. of Commercial Unit - 13 Nos.,
No. Total Unit - 118 Nos.)

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
The applicant shall:
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level. (If Applicable)
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
 - 2(e) Structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) prescribed in the National Building Code.
 - 2(f) The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.-1966. This Commencement Certificate is renewable every year but such extended period shall be in no. case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & section 13.3 of UDCPR-2020 and Require to submit NOC from RWH Consultant Prior to application for O.C.

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- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted. The owner & the Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Fire NOC issued vide letter no. PMC/Fire/2121/Ref. No.341/682/2024, Dt.28/02/2024 by Chief Fire Officer, Fire Brigade Department, PMC.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR-2020, the applicant /owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
9. The Owner/Developer shall obtain all the necessary final NOC's/ complete certificates /clearance relating to water supply, sewerages, SWD, Tree, CFO etc from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
10. No work should be started unless the existing structures area to be demolished with utmost care.
11. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
12. The building constructed should not be occupied without obtaining Occupancy Certificate. Otherwise it will be treated as unauthorized use and necessary action per law will be taken.
13. The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
14. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
15. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
16. The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
17. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
18. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
19. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
20. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.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' on the conspicuous place on site indicating following details :-
 - a) Survey Number/City survey number, Plot Number/Sector & Node of Land under reference along with description of its boundaries,
 - b) Name and address of the owner/developer, Architect and Contractor,
 - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.

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- b) 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.

22. 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 conditions shall apply.

The owners / Developers 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.

23. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.

24. The Owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

25. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

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Accommodation :-
1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.

3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.

Where an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under the Act, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.

Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.

In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.

29. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"

Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.



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30. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
31. A Joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
32. The developer will be obliged to take out accident Insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
33. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
34. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
35. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
36. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act, shall be submitted.
37. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
38. The Owner/ Developer is required to construct the discharge line at his own cost.
39. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
40. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 12/05/2021 and must be applied for O.C. with all concerned NOC.
41. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr. Plot area as per UDCPR-2020. (Indigenous trees like Neem, Mango, Gulmohar, Peepal, Arjun, Jamun, Beal etc.)
42. This Amended Commencement Certificate issued based on Additional FSI/NOC Received from CIDCO office vide letter No. CIDCO/MTS-III/UDCPR/600048/403/2021/843, Dated 31/12/2021 & No. CIDCO/MTS-III/UDCPR80002370172024/3153, Dated 11/01/2024 and modified lease agreement should be made accordingly and submit before applying Occupancy Certificate.
43. The Owner / Developer shall obtain Sub Station NOC from Maharashtra State Electricity Board before given Plinth Intimation on the said plot.
44. This set of Plans supersedes earlier approved plans vide letter dated 24/01/2022.
45. A Duly signed set of plans are attached herewith.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

श्री. आशुतोष याचे मंजूरी नुसार

Deputy Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/S. Sairama Housing Estate Pvt. Ltd.
Through Director Shri. Abhishek Agrawal,
1602, Cyber One, Plot No.- 4 & 6, Sector- 30A,
Vashi, Navi Mumbai 400 705.
 - 2) Architect,
M/s. Atul Patel Architects,
Studio # 1209, The Landmark, Plot No. 26A,
Sector- 7, Kharghar, Navi Mumbai 410-210.
 - 3) Ward Officer,
Prabhag Samati - A, B, C, D, PMC, Panvel.
 - 4) Asst. Estate Officer / Estate Officer,
Estate Department, First Floor, CIDCO Bhavan
CBD Belapur, Navi Mumbai 400614.

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