

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 24356/2024

नोंदणी :

Regn.63m

03/12/2024

याबाबे नाव : रोहिंजण

| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) नोंदवत्ता | 7548661 |
| (3) बाजारभावाबाबे पट्ट्याच्या बाबत पट्ट्याकार आकारणी देतो की पट्टेदार ते समुद्र काठे | 4148925.6 |
| (4) मू-नापन, पोटहिस्ता व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र.2106, एकविसावा मजला, विल्डिंग क्र.3, बी विंग, आनंदम -2, सव्हे हिस्ता क्र. 112/1, 113/2, 114/1 ए, 114/9 ए, 114/10/11/ बी, 115/6, रोहिंजण, ता.पनवेल, जि.रायगड. क्षेत्र 50.820 चौ.मी.कारपेट + 5.960 चौ.मी.एक्सकल्युडिंग बाल्कनी + 1 कवर्ड कार पार्किंग स्पेस (Survey Number : 112/1 व इतर ;) |
| (5) क्षेत्र | 1) 50.820 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. दुडे ग्लोबल होम्स तर्फे भागीदार भावेश राजेश शाह यांचे कु.मु. म्हणून मोहम्मद ओबेन मोहम्मद इरफान बिलग्रामी - वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस क्र.१६०१, १६०२, केसर सॉलीटरी, प्लॉट क्र.५, से.१९, सानपाडा, नवी मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:- AAKFT3637N |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-शशी कुमार गुंदिमी - - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.व्ही-२/३०३, सी विंग, बेले विस्टा सी.एच.एस.लि., प्लॉट क्र.डी-४६/४७/४८, सेक्टर १५, डी मार्ट जवळ, सी.बी.डी बेलापूर, नवी मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ASGPG4098L 2): नाव:-बीणा भालचंद्र कुलकर्णी वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.व्ही-२/३०३, सी विंग, बेले विस्टा सी.एच.एस.लि., प्लॉट क्र.डी-४६/४७/४८, सेक्टर १५, डी मार्ट जवळ, सी.बी.डी बेलापूर, नवी मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-DDBPK8803A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 03/12/2024 |
| (10) दस्त नोंदणी केण्याचा दिनांक | 03/12/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 24356/2024 |
| (12) बाजारभावाबाबे मुद्रांक शुल्क | 528416 |
| (13) बाजारभावाबाबे नोंदणी शुल्क | 30000 |
| (14) खेरा | |

मुद्रांकनासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.



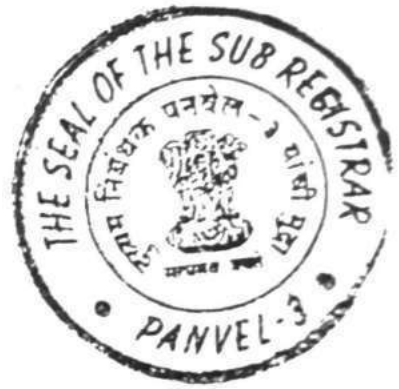
| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | 03 December 2024, 10:21:06 AM | |
|---|---|--------------------------------|----------------|
| Valuation ID | 20241203397 | पवल3 | |
| मूल्यांकनाचे वर्ष | 2024 | | |
| जिल्हा | रायगड | | |
| मूल्य विभाग | तालुका : पनवेल | | |
| उप मूल्य विभाग | 1.2-वापराच्या विकासनक्षम महामार्गासन्मुख रहिवास व इतर जमिनी | सर्व्हे नंबर /न. भू. क्रमांक : | |
| क्षेत्राचे नांव | A Class Palika | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | कार्यालय | दुकाने |
| खुली जमीन | निवासी सदनिका | 66700 | 72500 |
| 6500 | 58000 | | 66700 |
| बांधीव क्षेत्राची माहिती | 61.862चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका |
| बांधकाम क्षेत्र(Built Up)- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2वर्षे |
| बांधकामाचे वर्गीकरण- | आहे | मजला - | 21st and Above |
| उद्भवान सुविधा - | | | |
| Sale Type - First Sale | | मिळकतीचा प्रकार- | बांधीव |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | बांधकामाचा दर- | Rs.25289/- |
| मजला निहाय घट/वाढ | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | | | |
| | | | |
| A) मुख्य मिळकतीचे मूल्य | | | |
| E) बंदिस्त वाहन तळाचे क्षेत्र | | | |
| बंदिस्त वाहन तळाचे मूल्य | | | |
| Applicable Rules | | | |
| एकत्रित अंतिम मूल्य | | | |

Home Print



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28348 2024
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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made at Panvel on this 03rd day of Dec., 2024, between M/S. TODAY GLOBAL HOMES, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, represented by its Partners (1) SHRI BHADRESH RAJESH SHAH (2) SHRI BHAVESH SHAH (3) SHRI RAJESH BHOGILAL SHAH & (4) SHRI SUNIL AGARWAL, having its office at OFFICE NO.-1601/1602, KESAR SOLITAIRE, PLOT NO. 05, SECTOR 19, SANPADA, NAVI MUMBAI - 400 705, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) OF THE ONE PART and

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Partner





MR. SHASHI KUMAR GUNDIMI AND MRS. VEENA BHALCHANDRA KULKARNI having their address at **FLAT NO-V03/303, C-WING, BELLE VISTA CHS LTD, PLOT NO D-46/47/48, SECTOR-15, NEAR DMART, CBD BELAPUR, NAVI MUMBAI, THANE, MAHARASHTRA-400614** hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the trust its trustees for the time being) OF THE OTHER PART;

Whereas the Promoters are fully seized and possessed of all those pieces or parcels of land bearing (1) Survey No.-114, Hissa No.-10/11/B, admeasuring 0-16-40 H.R.P. (2) Survey No.-114, Hissa No.-9A, admeasuring 0-40-70 H.R.P. (3) Survey No.-112, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-00 H.R.P., (4) Survey No.-115, Hissa No.-6, admeasuring 0-30-90 H.R.P. plus potkharaba 0-01-30 H.R.P. totaling to 0-32-20 H.R.P. (5) Survey No.-114, Hissa No.-1/A, admeasuring 0-56-10 H.R.P. plus potkharaba 0-06-10 H.R.P. totaling to 0-62-20 H.R.P. & (6) Survey No.-113, Hissa No.-2, admeasuring 0-04-50 H.R.P. aggregating to 1-60-10 H.R.P., equivalent to 16010 Sq. Mts., all situate lying and being at Village-Rohinjan, within the Registration District Raigad, Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad.

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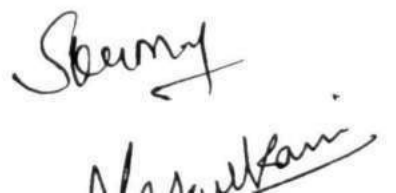


The aforesaid land bearing Survey No.-114, Hissa No.-10/11/B is acquired by the Promoters as under:

By virtue of a Sale Deed dated 05/05/2017, duly registered before the Joint Sub Registrar of Assurances at Panvel-5 under Receipt No.-4031, Document No. PVL5-3774-2017 on 05/05/2017, the owners of the aforesaid land i.e., (1) SHRI JAGANNATH DAGDU PATIL (2) SHRI DNYANESHWAR DAGDU PATIL (3) SHRI BALARAM DAGDU PATIL (4) SMT. SUNITA ATMARAM CHOUDHARY (5) SMT. LAXMI PRAKASH KATHE (6) KU. SUREKHA DAGDU

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Shashi Kumar Gundimi

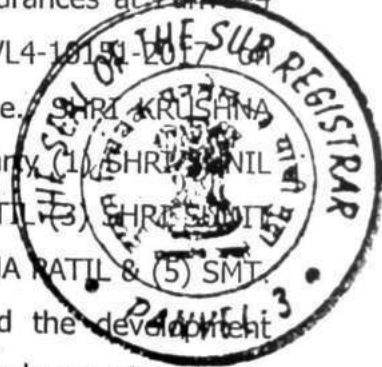
the said land bearing Survey/Hissa No.-114/10/11/B admeasuring 0-16-40 H.R.P. in favour of SHRI BHAVESH RAJESH SHAH and pursuant to the above, the said plot has been transferred in the name of SHRI BHAVESH RAJESH SHAH in the 7/12 extracts of the revenue records of the concerned authority.

And whereas the Promoters have acquired the development rights of the lands bearing (1) Survey No.-114, Hissa No.-9A, admeasuring 0-40-70 H.R.P. plus Potkharaba 0-01-30, totaling to 0-42-00 H.R.P. (2) Survey No.-112, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-0 H.R.P., (3) Survey No.-115, Hissa No.-6, admeasuring 0-30-90 H.R.P. plus potkharaba 0-01-30 H.R.P. totaling to 0-32-20 H.R.P. (4) Survey No.-114, Hissa No.-1/A, admeasuring 0-56-10 H.R.P. plus potkharaba 0-06-10 H.R.P. totaling to 0-62-20 H.R.P. & (5) Survey No.-113, Hissa No.-2, admeasuring 0-04-50 H.R.P, all situate, lying and being at Village Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad, by virtue of diverse Development Agreements, per the details mentioned hereunder:

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६/१६०

1) Survey/Hissa No.-114/9A

By virtue of a Development Agreement dated 06/09/2017, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-13818, Document No. PVL4-13818-2017 of 06/09/2017, the owner of the aforesaid land i.e. SHRI KRUSHNA PARSHURAM PATIL along with the Confirming Party (1) SHRI NIL KRUSHNA PATIL (2) SHRI SATISH KRUSHNA PATIL (3) SHRI SMT. KRUSHNA PATIL (4) SMT. SUNANDA RAMKRUSHNA PATIL & (5) SMT. SUMAN KRUSHNA PATIL, granted and assigned the development rights of a land bearing Survey/Hissa No.-114/9A admeasuring 00-40-70 H.R.P. plus potkharaba 0-01-30 H.R.P., totaling to the area of 00-42-00 H.R.P. to and in favour of SHRI BHAVESH SHAH and handed over the vacant and peaceful possession of the said land to him;



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2) Survey/Hissa No.- 112/1

By virtue of a Development Agreement dated 16/09/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-10812, Document No. PVL4-9972-2021 on 16/09/2021, the owner of the aforesaid land SHRI SHANKAR TRIMBAK PATIL, granted and assigned the development rights of the said land bearing Survey No.-112, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-0 H.R.P., on the basis of area sharing ratio to and in favour of SHRI BHADRESH RAJESH SHAH and handed over the vacant and peaceful possession of the said land to him;

3) Survey/Hissa No.-115/6

By virtue of a Development Agreement dated 11/04/2022, duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under Receipt No.-7498, Document No. PVL3-6786-2022 on 13/04/2022, the owners of the aforesaid land (1) SHRI BHUSHAN SADASHIV PATIL & (2) SHRI KALPESH SADASHIV PATIL granted and assigned the development rights of the said land bearing Survey/Hissa No.-115/6 on the basis of area sharing ratio to and in favour of M/S. TODAY GLOBAL HOMES, through its Partner SHRI BHADRESH RAJESH SHAH and handed over the vacant and peaceful possession of the said land to them;

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Survey/Hissa No.-114/1A

By virtue of a Development Agreement dated 11/04/2022, duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under Receipt No.-7504, Document No. PVL3-6792-2022 on 13/04/2022, the owner of the aforesaid land i.e. SHRI DHANAJI BALARAM PATIL granted and assigned the development rights of the said land bearing Survey/Hissa No.-114/1A on the basis of area sharing ratio to and in favour of TODAY GLOBAL HOMES, through its Partner SHRI BHADRESH RAJESH SHAH and handed over the vacant and peaceful possession of the said land to them;



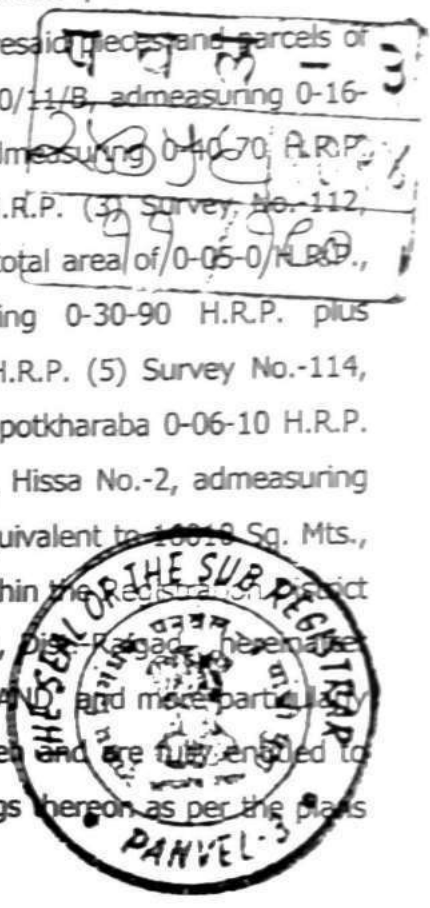
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Partner

5) Survey/Hissa No.-113/2

By virtue of a Development Agreement dated 11/04/2022, duly registered before the Joint Sub Registrar of Assurances at Parvel-3 under Receipt No.-7500, Document No. PVL3-6788-2022 on 13/04/2022, the owner of the aforesaid land SHRI YOGESH YASHWANT PATIL granted and assigned the development rights of the said land bearing Survey/Hissa No.-113/2 on the basis of area sharing ratio to and in favour of TODAY GLOBAL HOMES, through its Partner SHRI BHADRESH RAJESH SHAH and handed over the vacant and peaceful possession of the said land to them;

And whereas by virtue of the above referred Sale Deed and Development Agreements, the Promoters are now fully seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid plots and parcels of the land bearing (1) Survey No.-114, Hissa No.-10/11/B, admeasuring 0-16-40 H.R.P. (2) Survey No.-114, Hissa No.-9A, admeasuring 0-40-70 H.R.P. plus Potkharaba 0-01-30, totaling to 0-42-00 H.R.P. (3) Survey No.-112, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-00 H.R.P., (4) Survey No.-115, Hissa No.-6, admeasuring 0-30-90 H.R.P. plus potkharaba 0-01-30 H.R.P. totaling to 0-32-20 H.R.P. (5) Survey No.-114, Hissa No.-1/A, admeasuring 0-56-10 H.R.P. plus potkharaba 0-06-10 H.R.P. totaling to 0-62-20 H.R.P. & (6) Survey No.-113, Hissa No.-2, admeasuring 0-04-50 H.R.P, aggregating to 1-60-10 H.R.P., equivalent to 10010 Sq. Mts., all situate, lying and being at Village-Rohinjan, within the jurisdiction of Raigad & Sub Registrar of Parvel, Tal.-Parvel, Dist.-Raigad, hereinafter referred to as "THE SAID PROPERTY/PLOTS OF LAND" and more particularly described in the "First schedule" hereunder written and are fully entitled to develop the said plots by constructing the buildings thereon as per the plans approved by the concern authorities;



And whereas the Promoters have initially got the plan sanctioned and approved for construction of the residential buildings on the said property consisting of 2 (Two) buildings bearing Building No.-1 & 2 having Ground plus 15 (Fifteen) upper floors vide amended Commencement Certificate bearing reference number PMC/TP/Rohinjan/112/1 & others/21-
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THE FIRST SCHEDULE ABOVE REFERRED TO
Description of the Lands/Property

All those pieces and parcels of land bearing (1) Survey No.-114, Hissa No.-10/11/B, admeasuring 0-16-40 H.R.P. (2) Survey No.-114, Hissa No.-9A, admeasuring 0-40-70 H.R.P. plus Potkharaba 0-01-30, totaling to 0-42-00 H.R.P. (3) Survey No.-112, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-0 H.R.P., (4) Survey No.-115, Hissa No.-6, admeasuring 0-30-90 H.R.P. plus potkharaba 0-01-30 H.R.P. totaling to 0-32-20 H.R.P. (5) Survey No.-114, Hissa No.-1/A, admeasuring 0-56-10 H.R.P. plus potkharaba 0-06-10 H.R.P. totaling to 0-62-20 H.R.P. & (6) Survey No.-113, Hissa No.-2, admeasuring 0-04-50 H.R.P, aggregating to 1-60-10 H.R.P., equivalent to 16010 Sq. Mts., all situate, lying and being at Village-Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad.

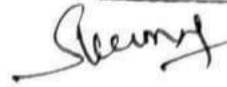
THE SECOND SCHEDULE ABOVE REFERRED TO
Description of the Flats

All that residential premises bearing Flat number **2106**, admeasuring **50.820 Sq. Mts.** carpet area on the **21st** Floor of Building No.- **3** in "**B**" wing to be project known as "**ANANDAM-II**" being constructed on Survey/Hissa Nos. 112/1, 113/2, 114/1A, 114/9A, 114/10/11/B & 115/6, all situated at Village-Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad.

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| 89/900 | |



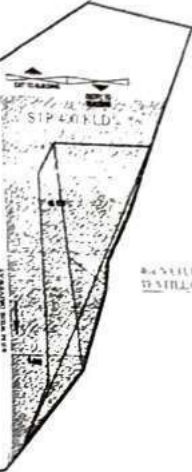
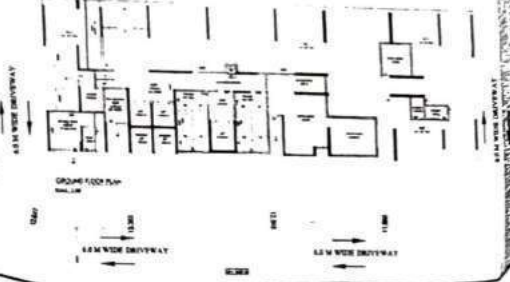
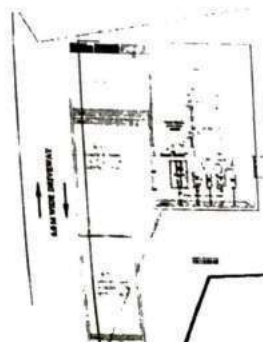




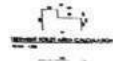
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NOT IN POSSESSION

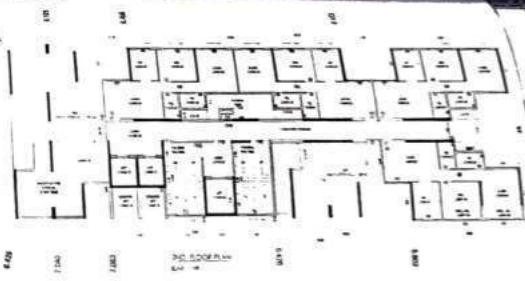
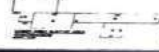
PROPOSED 12.80M WIDE ROAD



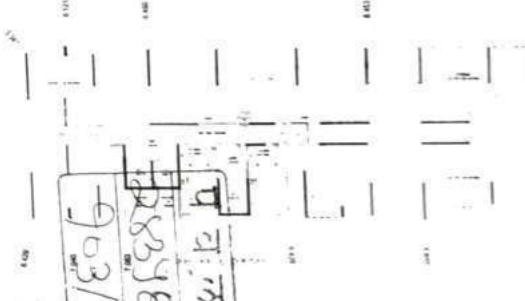
REGISTERED DISTILLERY



| Sl. No. | Description | Area (sq. m) | Remarks |
|---------|-------------|--------------|---------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |
| 5 | ... | ... | ... |
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| 20 | ... | ... | ... |
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PODIUM LINE



PODIUM LINE



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SWAPNE
KALYANKAR
ARCHITECTS



STATE & DISTRICT
DEPARTMENT OF ARCHITECTURE

FOR MR. YOGYAT GURJI HODGE

FOR THE ARCHITECT
[Signature]

FOR MR. YOGYAT GURJI HODGE

FOR THE ARCHITECT
[Signature]

FOR MR. YOGYAT GURJI HODGE

FOR THE ARCHITECT
[Signature]

DATE OF THE CHANGE & SIGNATURE

DATE BY

SCALE

DATE

21/02/2024

1 FOR 1/200, 1/200, 1/10

PROPOSED BUILDING PLAN FOR COMMERCIAL DEVELOPMENT ON GROUND FLOOR
WITH PLANT, ELECTRICAL & LIGHTING. WORKING
DRAWING - PLANNING, SECTION & ELEVATION

DESCRIPTION OF PROPOSAL & PROPERTY

AND TO SET FLOOR PLAN AREA DESIGN & CALCULATION
FOR LIGHT & VENTILATION

CONTENT OF THE SHEET



STAMP OF APPROVAL
BUILDING NO. 2
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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: P52000048037

Project: ANANDAM - II, Plot Bearing / QTB / Survey / Final Plot No.: PORTION OF SURVEY NO - 112/1, 113/2, 114/1A, 114/9A, 114/10/11B AND 115/6 at Rohinjar, Panvel, Raigarh, 410210.

1. Today Global Homes 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 (f) of sub-section (2) of section 4 read with Rule 5.

OR

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

- The Registration shall be valid for a period commencing from 07/12/2022 and ending with 31/12/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid



Dated: 07/12/2022
Place: Mumbai

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



PANVEL MUNICIPAL CORPORATION

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

Tel - (022) 27458040/41/42

E mail - panvelcorporation@gmail.com

No.PMC/TP/Rohinjan/112/1 & others/21-24/16278/ 24/4/2024

Date: 22/10/2024

To,

M/s. Today Global Homes.,
Office No. 1601 & 1602, 16th Floor,
Kesar Solitaire, Plot No. 05,
Palm Beach Rd, Sector 19, Sanpada,
Navi Mumbai.- 400 705.

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SUB: - Amended Development Permission for Residential Building on Survey No.- 112/1, 113/2, 114/1A, 114/9A, 114/10/11/B & 115/6, At - Rohinjan, Tal. - Panvel, Dist.- Raigad.

- REF :-
- 1) Your Architect's application no. CARPC-24-ENTRY-37871, Dated. 03/09/2024.
 - 2) Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/112/1&others/21-22/16278/516/2022, Dated 04/03/2022.
 - 3) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/112/1&others/21-22/16278/1839/2022, Dated 28/06/2022.
 - 4) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/112/1&others/21-23/16278/1212/2023, Dated 19/05/2023.
 - 5) Amended Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/Ref No.904/3202, Dated 11/11/2022.
 - 6) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/012122/649755, Dated 02/01/2023.
 - 7) Environment NOC issued by Ministry of Environment, Forest and climate change Department EC Identification no. EC23B038MH110199, Dated 11/04/2023.

Sir,

Please refer to your application for Amended Development Permission for Residential Building on Survey No.- 112/1, 113/2, 114/1A, 114/9A, 114/10/11/B & 115/6, At - Rohinjan, Tal. - Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. Required you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

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.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार



Assistant Director of Town Planning
Panvel Municipal Corporation

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PANVEL MUNICIPAL CORPORATION

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Tel - (022) 27458040/41/42

No.PMC/TP/Rohinjan/112/1 & others/21-24/16278/१५५८ /2024

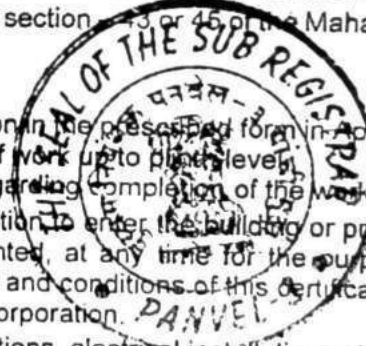
Date: 22/10/2024

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. Today Global Homes. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building for Building 1 (Ground + 1st Podium A + 1st Podium B + 2nd to 22 Upper Floor), Building 2 (Ground + 1st Podium A + 1st Podium B + 2nd to 22 Upper Floor), & Building 3 (Ground + 1st Podium + 2nd Podium + 3rd to 28th Upper Floor), on Survey No.- 112/1, 113/2, 114/1A, 114/9A, 114/10/11/B & 115/6 At. - Rohinjan, Tal. - Panvel, Dist.- Raigad. (Plot Area = 16010.00 Sq.mt., Previously Approved Residential Built-Up Area = 39266.978 sq.mt., Proposed Residential Built-Up Area = 16530.900 sq.mt., Total Built-Up Area = 55797.878 sq.mt.)

(No. of Residential Unit - 807 Nos.)

- This Certificate is liable to be revoked by the Corporation if: -
 - The development work in respect of which permission is granted under this certificate is not carried out or the use there of 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 Owner / Developer shall: -
 - The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plot level.
 - Give written notice to the Corporation regarding completion of the work.
 - 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.
 - Obtain Occupancy Certificate from the Corporation.
 - The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
 - 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 MRTPA 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.
 - 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.
- Prior Permission is necessary for any deviation / Change in Plan.



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7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2020/33/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR-2020 and require to submit NOC from RWH Consultant Prior to application for OC.
 - 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.
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 systems and requisite provisions shall be made for proper functioning of the system.
9. Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.
10. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of FIRE NOC issued vide PMC/Fire/2121/Ref No.904/3202, Dated 11/11/2022 by Chief Fire Officer, Fire Brigade Department, PMC
11. The Owner / Developer shall obtain all the necessary final NOC's / completion 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.
12. This Commencement Certificate issued subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
13. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
14. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
15. No work should be started unless the existing structures area to be demolished with utmost care.
16. 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 high intensity in seismic zone IV.
17. The building constructed should not be occupied without obtaining Occupation Certificate otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
18. 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.
19. F.S. 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.
20. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
21. 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.

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22. 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.
23. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
24. 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.
25. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
26. 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) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- 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.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
27. 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.
28. 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 Parve Municipal Corporation.
29. The applicants 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 members for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
30. 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
- 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.





PANVEL MUNICIPAL CORPORATION
Tal.- Panvel, Dist.- Raigad, Panvel - 410 206

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**SCHEDULE
RAIN WATER HARVESTING**

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface

- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. Width may be excavated up to a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials -
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - c) Coarse sand as upper middle layer up to 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash pad shall be provided in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall 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 loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- v) 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 washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth 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 100 mm. dia for a roof area of 100 sq.m.

