

353/24595

Friday, December 27, 2024

6:19 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 28304 दिनांक: 27/12/2024

गावाचे नाव: उलवे

दस्तावेजाचा अनुक्रमांक: पबल2-24595-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: संदीप लक्ष्मण शिर्के -

नोंदणी फी रु. 30000.00


दस्त हाताळणी फी रु. 1200.00

पृष्ठांची संख्या: 60

एकूण: रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:37 PM ह्या वेळेस मिळेल.


Joint Sr Panvel 2
सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

वाजार मुल्य: रु. 5826831 /-

मोबदला रु. 9000000/-

भरणेले मुद्रांक शुल्क : रु. 540000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224274313495 दिनांक: 27/12/2024



बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013295770202425E दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला.


दुय्यम निबंधक पनवेल-२
मुळ दस्तऐवज परत मिळाला.

पक्षकारांनी सही

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्ता क्रमांक : 24595/2024

नोदणी :

Regn:63m

गावाचे नाव : उलवे

करारनामा	करारनामा
9000000	9000000
5826831	5826831
1) पालिकेचे नाव.रायगड हतर वर्णन : , हतर माहिती: प्रभाव क्षेत्र 27.1,दर - 82500/- मदनिका क्र. 1001,इहावा भजला,मिसेचर एलांजा,प्लॉट नं. 360,सेक्टर नं.17,उनवे,नवी मुंबई,ता. पनवेल,जि. रायगड,चटई क्षेत्र - 61.150 चौ.मी. ((Plot Number : 360 ;))	
2) 61.150 चौ.मीटर	
1): नाव:-मे. जयराज बिल्डकॉन प्रायव्हेट लिमिटेड तर्फे प्रकाशकुमार रावजीभाई पटेल - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: 124,गो मोग टॉवर,प्लॉट नं.5,सेक्टर नं.2,खारघर,नवी मुंबई,ता.पनवेल,जि.रायगड, महाराष्ट्र, राईगार:(ं). पिन कोड:-410210 पॅन नं:-AACCJ3692C	
1): नाव:-संदीप लक्ष्मण शिर्के - वय:-54; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: 302, नवसुग को.ऑप.हौ.सो., प्लॉट नं. 82, एचपी पेट्रोल पंपच्या मागे, सेक्टर नं. 44,मिवूडम्,नेरुळ पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AHZPS4177N	
27/12/2024	
27/12/2024	
24595/2024	
540000	
30000	

दस्तासोबत देण्यात आलेली सूची क्र. २

सह दुय्यम निबंधक वर्ग २, पनवेल क्र. २

सामाठी विचारात घेतलेला तपशील:-

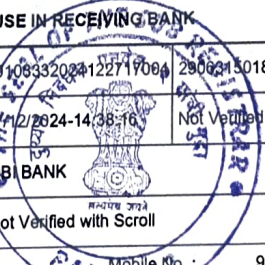
शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

CHALLAN
MTR Form Number-6



MH013295770202425E		BARCODE		Date	27/12/2024-14:38:44	Form ID	25.2
Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Payment				PAN No.(If Applicable)		AHZPS4177N	
PNL1_PANVEL NO 1 SUB REGISTRAR				Full Name		SANDEEP LAXMAN SHIRKE	
RAIGAD				Flat/Block No.		FLAT NO 1001, 10TH FLOOR, SIGNATURE	
2024-2025 One Time				Premises/Building		ELANZA,	
Account Head Details		Amount In Rs.					
1 Stamp Duty		540000.00		Road/Street		PLOT NO 360, SECTOR NO 17, VILLAGE - ULWE,	
1 Registration Fee		30000.00		Area/Locality		PANVEL, RAIGAD	
				Town/City/District			
				PIN		4 1 0 2 0 6	
				Remarks (If Any)			
				PAN2=AACCJ3692C~SecondPartyName=MS JAYRAJ BUILDCON PVT LTD~			
				Amount In		Five Lakh Seventy Thousand Rupees Only	
				Words		२५७७०००	
IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	68108332034122717004	2906315018
				Bank Date	RBI Date	27/12/2024-14:38:44	Not Verified with RBI
				Bank-Branch	IDBI BANK		
				Scroll No. , Date	Not Verified with Scroll		

पवल - २
२५७७०००



Mobile No. : 9320226888
Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

AGREEMENT FOR SALE

प व ल - २	
२४५५	२०२४
७/६०	

THIS AGREEMENT FOR SALE made and entered into at Panvel on this 27th day of Dec, 2024, between **M/S. JAYRAJ BUILDCON PRIVATE LIMITED**, a private limited company duly incorporated under the Companies Act, 1956, having its registered office at 124, Growth More Tower Plot No.-5, Sector No. - 2, Kharghar, Navi Mumbai, Tal. - Panvel, Dist. Raigad - 410210, hereinafter referred to as "**THE PANPROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors or successor and permitted assigns) OF THE ONE PART and **MR. SANDEEP LAXMAN SHIRKE** having address at **302, Navyug Co-op Housing Society, plot no -82, Behind HP Petrol Pump, Sector - 44, seawoods, nerul west - 400706** 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 CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I 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 provision 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;

And whereas the State Government has acquired lands within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;


(Developer Sign)


(Purchaser Sign)

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas by virtue of allotment letter dated 29/06/2015, SHRI VISHNU VALKU BHAGAT, hereinafter referred to as "THE ORIGINAL LICENSEE" had been

allotted a piece and parcel of land under erstwhile 12.5% Gaothan Expansion Scheme of CIDCO Ltd., by the said Corporation bearing Plot No.-360, measuring 1399.22 Sq. Mts., situate, lying and being at Sector No.-

17, Village-Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad and more particularly described in the "First Schedule" hereunder written (hereinafter

referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein;

And whereas the said Original Licensee paid to the Corporation a sum of RS. 67500/- (Rupees Seventeen Thousand Five Hundred Only) as and by way of full and final payment of Lease Premium and entered into an Agreement to

Lease dated 19/08/2015 and after construction of building(s) on the said Plot of land, the Corporation shall execute the Lease Deed in favour of the Licensee

granting the lease of the said Plot to the Licensee for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly

registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-11654, Document No.PVL4-10465-2015 on 21/08/2015;

And whereas by virtue of a Tripartite Agreement dated 25/02/2019 duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under

Receipt No.-2904, Document No. PVL2-2465-2019 on 25/02/2019, entered into between the Corporation of the One Part; the aforesaid Original Licensee of the

Second Part and M/S. JAYRAJ BUILDCON PVT. LTD., represented by its Directors

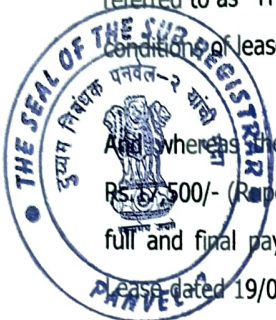
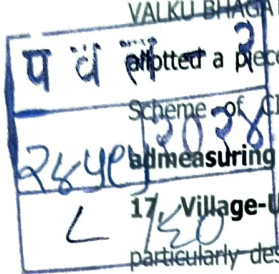
(1) SHRI JITENDRA HIRUBHAI PATEL (2) SHRI RAJESH MANIBHAI PATEL & (3) SHRI RAJESH VASHRAMBHAI PATEL (4) SHRI SUNIL JAYANTIBHAI PATEL, the

Promoters herein, therein referred to as "THE NEW LICENSEES" of the Third Part, the Corporation agreed to grant to the New Licensees a lease of the

aforesaid Plot on the terms and conditions specified therein, and whereas the terms and conditions of the said Agreement were complied with by the New

Licensees, the said Plot was leased and assigned in favour of the New Licensees M/S. JAYRAJ BUILDCON PVT. LTD. and CIDCO vide its letter bearing number

CIDCO/Vasahat/12.5% Scheme/Ulwe/35/2019/2057, dated 28/02/2019, transferred the said Plot of land in favour of the New Licensees M/S. JAYRAJ



BUILDCON PRIVATE LIMITED, the Promoters herein, instead and in place of the aforesaid Original Licensee;

And whereas by virtue of the aforesaid Agreement to Lease and separate Agreement, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;

पवल - २
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९/२०

And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s) on the said land, permitted by the concerned local authority;


And whereas the Promoters initially got the plan sanctioned and approved for construction of the residential cum commercial building on the said property vide **Commencement Certificate bearing reference No. CIDCO/BP-16913/TPO(NM & K)/2019/6364, dated 13/01/2020** and subsequently obtained the amended commencement certificate bearing reference No.- **CIDCO/BP-16913/TPO(NM & K)/2019/9422, dated 16/06/2022.**




And whereas the Promoters now have obtained the final amended commencement certificate bearing Ref. No.- **CIDCO/BP-16913/TPO(NM & K)/2019/12322, dated 16/04/2024** and are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the final amended Commencement Certificate is annexed herewith as **"Annexure-A"**;

And whereas the Promoters have proposed to construct on the project land a building project known as **"SIGNATURE ELANZA"** consisting of Basement plus Ground Floor plus 11 (Eleven) upper floors comprising 64 (Sixty Four) residential units and 7 (Seven) commercial units, on Ownership Basis to the prospective buyers;

And whereas the Allottee(s) is/are offered a **Flat/Shop No. 1001** on the **TENTH** floor (hereinafter referred to as "the said Flat/Shop") in the building project called **"SIGNATURE ELANZA"** (hereinafter referred to as the said "Building") being constructed of the said project, by the Promoters;


(Developer Sign)

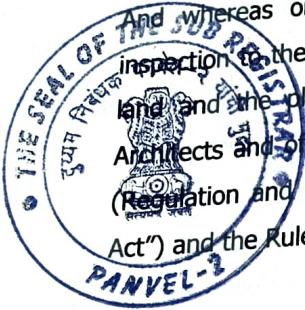

(Purchaser Sign)

And whereas the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

And whereas the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the building and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building(s);

प व ल - ३
२५/०९/२०
१०/२०

And whereas by virtue of the aforesaid Agreements, the Promoters have sole and exclusive right to sell the Flats, Shops and Other Units in the proposed building(s) to be constructed by the promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats, Shops and Other Units therein and to receive the sale price in respect thereof;



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 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 there under;

And whereas the authenticated copy of Certificate of Title issued by the Advocate of the Promoters, showing the nature of the title of the Promoters to the project land on which the Flats/Shops are to be constructed have been annexed hereto and marked as "Annexure-B";

And whereas the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "Annexure-C";

And whereas the authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-D";

And whereas the Promoters have got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said

[Handwritten signature]

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, there under.

38. GOVERNING LAW

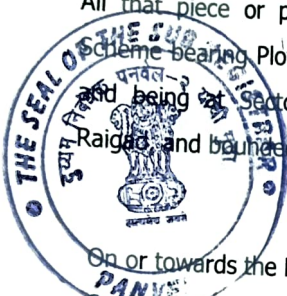
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement.

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३६ / ६०	

THE FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

All that piece or parcel of land under erstwhile 12.5% Gaothan Expansion scheme bearing Plot number 360, admeasuring 1399.22 Sq. Mts., situate, lying and being at Sector No.-17, Village-Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, and bounded as follows; that is to say:



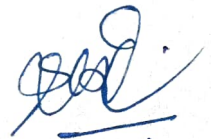
- On or towards the North by : Plot Nos.-375, 374 & 373
- On or towards the South by : 20 Mts. wide Road
- On or towards the East by : Plot No.-361
- On or towards the West by : Plot No.-359

THE SECOND SCHEDULE ABOVE REFERRED TO

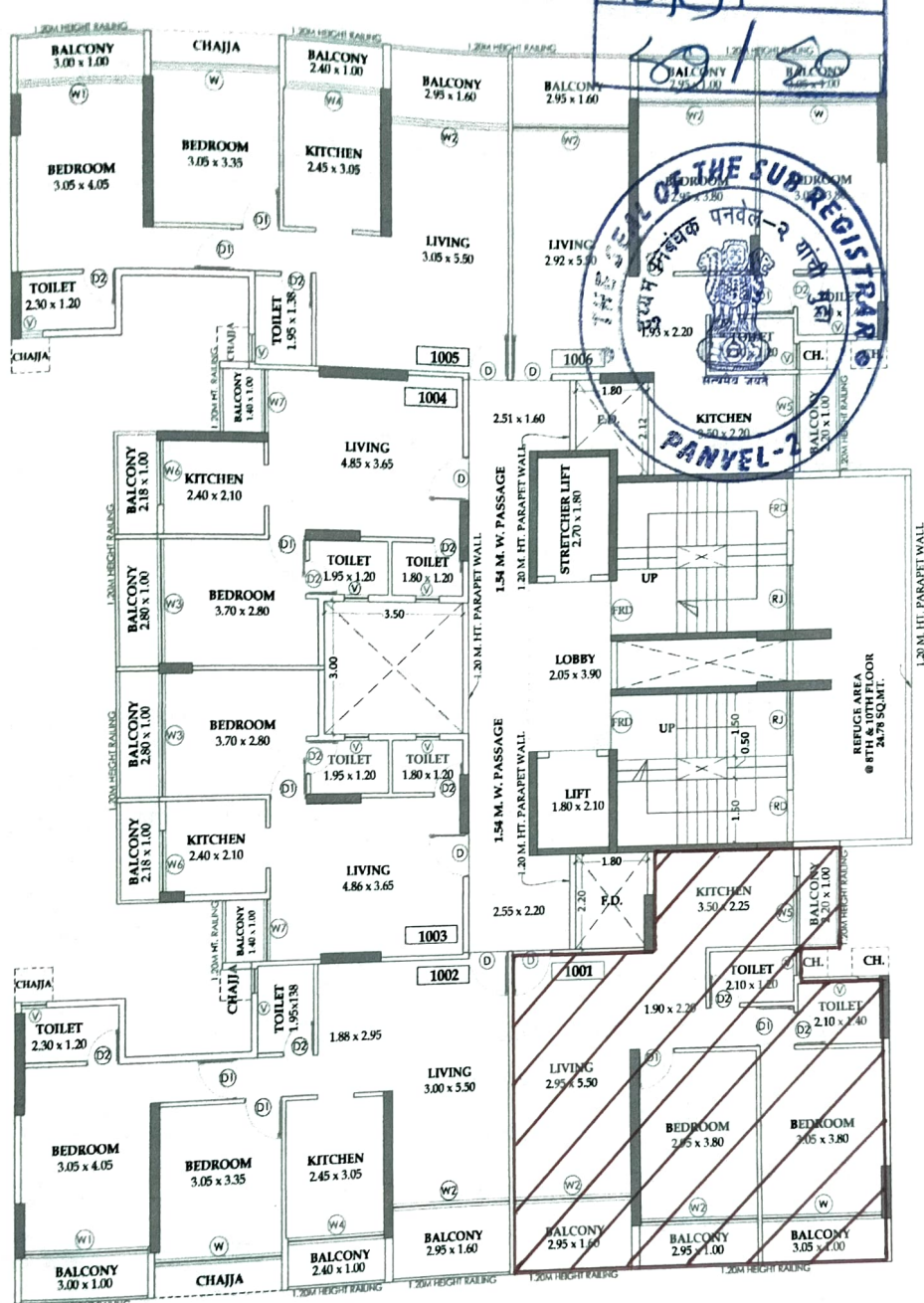
Description of the Flat / Shop

All that Residential/Commercial premises bearing Flat/Shop No. 1001 admeasuring 61.150 Sq. Mts. Carpet area on Tenth floor in the said building project to be known as "Signature Eianza" being constructed on Plot No.-360, situated at Sector No.-17, Village-Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.


(Developer Sign)



प व ल - २
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10TH FLOOR PLAN

FLAT NO.	PROJECT	FOR M/s.	NAME AND SIGN. OF PURCHASER	NAME AND SIGN. OF DEVELOPER
001	"SIGNATURE ELANZA" PROPOSED RESIDENTIAL BUILDING ON PLOT NO - 360, SECTOR - 17, ULWE, NAVI MUMBAI.	JAYRAJ BUILCON PVT. LTD		

Reference No. : CIDCO/BP-16913/TPO(NM & K)/2019/12322

Date : 16/4/2024



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed Building** on Plot No. **360** , Sector **17** at **Ulwe** **12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1. Architect's online proposal Dtd. 15.03.2024.

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed Building** on Plot No. **360**, Sector **17** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed Building** on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

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Thanking you
२५/०४/२०२४
५०/६०

Yours faithfully,

Signature valid

Digitally signed by [Name]
DN: cn=[Name], o=[Organization], ou=[Department], email=[Email]
Date: 18 Apr 2024 10:33:33
C=IN, E=[Email], OU=[Department], O=[Organization], CN=[Name]



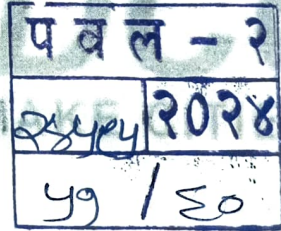
ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-16913/TPO(NM & K)/2019/12322 Date : 16/4/2024
them from time to time.

20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

1. All the conditions mentioned in NOC for additional FSI issued by MTS-II office of CIDCO vide NOC No. CIDCO/MTS-II/ULWE/35/2023/2046/E-253877 dated 26.10.2023 shall be binding on the on you and shall be scrupulously followed.
2. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide Ref. No. CIDCO/BP-16913/ TPO(NM)/2019/9422 Dtd.16.06.2022 shall stand SUPERCEDED by this permission, except for the buildings/part of buildings which are proposed to be retained as per earlier approved commencement certificate in accordance with provisions of regulation No. 1.5 of UDCPRs, if any.—
3. This Certificate is issued subject to the order that may passed under section28A/18/28A(3), (if any) of land acquisition Act 1894 for the payment of enhance compensation.
4. The terms and conditions mentioned in Provisional Fire NOC issued vide letter No. CIDCO/Fire/HQ/2024/E-282171 Dtd.08.02.2024 shall be binding on you.
5. The Project Proponent shall ensure that the metal sheets around construction sites are erected of sufficient height to ensure that dust from the construction sites shall not be spread over. To separate the dust generated on construction sites, ensure that regular and continuous water sprinkling is done by the project proponent. The project proponent shall also ensure that storage piles at the construction site are properly covered and cleared in terms of the guidelines issued by the State Government and CPCB. The project proponent shall ensure that no construction debris is carried or transported to or out of the construction site. It shall also be ensured that all construction material being taken to the construction site including the ready-mix concrete is transported to the construction site in fully covered trucks or mixer plants.



Thanking You



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-16913/TPO(NM & K)/2019/12322 Date : 16/4/2024

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

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' 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 permission 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.

18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

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५२ / ६०	

Signature
valid

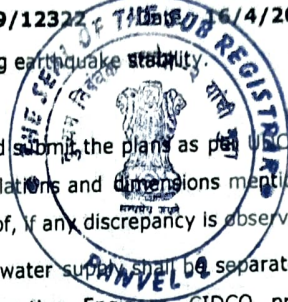
Digitally signed by BHUSHAN CHANDRA
Date: 16 Apr 2024 11:53:31
Organization: CIDCO
Country: Maharashtra
Postal Code: 400001



ASSOCIATE PLANNER (BP)

प व ल - २
२४५५/२०२४
५३/६०

Reference No. : CIDCO/BP-16913/TPO(NM & K)/2019/12322 Date: 16/4/2024



- structural design, in compliance with BIS code including earthquake stability.
- It shall be responsibility of the Architect to prepare and submit the plans as per U.C.P.Rs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
 - The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
 - You will ensure that the building materials will not be stacked on the road during the Construction period.
 - The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding 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.
 - The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
 - This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
 - 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.
 - A certified copy of the approved plan shall be exhibited on site.
 - The amount of **Rs** _____ /- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of

Thanking You

Yours faithfully,

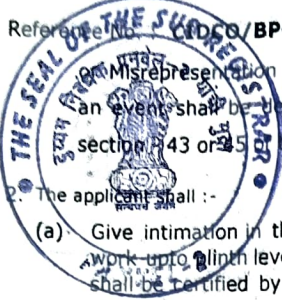
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Distinguished Charities
Date: 18 Apr 2024 10:33
Organization: _____
Country: _____

ASSOCIATE PLANNER (BP)

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Reference No. CIDCO/BP-16913/TPO(NM & K)/2019/12322 Date : 16/4/2024



Reference No. CIDCO/BP-16913/TPO(NM & K)/2019/12322 Date : 16/4/2024
On 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 143 or 145 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.
It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.
 - (b) Give written notice to the Corporation regarding completion of the work.
 - (c) Obtain Occupancy Certificate from the Corporation.
 - (d) 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.
3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
 4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
 5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
 6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by [Name]
BHUSHAN CHAUHAN
Date: 16 Apr 2024 11:33
Organization: CIDCO
DN: cn=[Name], o=CIDCO, ou=Planning, email=[Email]

ASSOCIATE PLANNER (BP)