

24/25, 9:14 PM

Index-II

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 1643/2025

नोंदणी :

Regn:63m

24/01/2025

गावाचे नाव : घणसोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2360000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2360000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :; इतर माहिती: युनिट नं.332, सचिनम को ऑप होसिंग सोसायटी लि., क्लस्टर टाईप -ए, प्लॉट नं. 126, सेक्टर 04, घणसोली, नवी मुंबई क्षेत्रफळ 25.00 चौ.मी. विल्टअप((Plot Number : 126 ; SECTOR NUMBER : 04 ;))
(5) क्षेत्रफळ	1) 25.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजाराम मारुती कदम - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: युनिट नं.332, सचिनम को ऑप होसिंग सोसायटी लि., क्लस्टर टाईप -ए, प्लॉट नं. 126, सेक्टर 04, घणसोली, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-BCQPK3155F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-महादेव राजाराम येसले - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: युनिट नं.332, सचिनम को ऑप होसिंग सोसायटी लि., क्लस्टर टाईप -ए, प्लॉट नं. 126, सेक्टर 04, घणसोली, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ACBPY4990Q 2): नाव:-वैशाली महादेव येसले - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: युनिट नं.332, सचिनम को ऑप होसिंग सोसायटी लि., क्लस्टर टाईप -ए, प्लॉट नं. 126, सेक्टर 04, घणसोली, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-BHPK0551R
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1643/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	141600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23600
(14) शेर	

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र-८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Receipt (pavti)

392/1643

Friday, January 24, 2025

7:12 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1765 दिनांक: 24/01/2025

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन8-1643-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: महादेव राजाराम येसले - -

नोंदणी फी

रु. 23600.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 24200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:30 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

बाजार मुल्य: रु. 2360000/-

मोबदला रु. 2360000/-

भरलेले मुद्रांक शुल्क : रु. 141600/-

सह दुय्यम निबंधक वर्ग-२
ठाणे.क्र-८

Seval

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125249415951 दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 23600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014981783202425E दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

permitted the Licensee to occupy the said land from the date of hereof on the terms and conditions hereinafter contained.

5. By an Agreement To Lease Dated 27th day of **March, 2014**, made into and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., therein and herein called corporation of the one part and **M/s. SACHINAM CO-OPERATIVE HOUSING SOCIETY LTD.** registered No. **NBOM/CIDCO/HSG(T.C.)/5340/JTR/YEAR-2013-2014**, therein referred to as the LICENCEE of other part. Agreement To Lease Dated 27th day of **March, 2014** with the office of the Sub Registrar of **Thane Assurances-3**, Vide Document No. **TNN-3/2472/2014**, under **Receipt No. 2633** on Dated **29/03/2014** said corporation did for the consideration mentioned therein.
6. And conditions to be observed and performed by the society allotted **Cluster Type - A, Plot No. 126, Sector 04, Ghansoli, Navi Mumbai** measurement **987.555 Sq. Mtrs.** as more particularly described in the schedule there under which is the same as the first schedule there under which is the same as the first schedule there under which is the same as the first schedule there under which is the same as the first hereunder written for the purpose of constructing a building for residential use.
7. In pursuance of the said agreement to lease the corporation (CIDCO) handover possession of the said plot to the said **M/s. SACHINAM CO-OPERATIVE HOUSING SOCIETY LTD.**, enabling the society to construct building/s thereon for residential purpose as per the terms and conditions contained.

AND WHEREAS :-

=====

The said Society have submitted the plans to town planning authority of CIDCO Ltd., for sanction of building plans for construction of building and the NMMC approved the building plans for construction of buildings and has also issued Commencement Certificate Letter Ref. No. **NMMC/TPD/BP/CASE NO. A-18377/2776/2015**, Dated **11/06/2015**

Radum

Shelal
On/for sale.

AND
1. MR. MAHADEV RAJARAM YESALE (PAN NO. ACBPY4990Q), aged 40 years AND 2. MRS. VAISHALI MAHADEV YESALE (PAN NO. BHBPK0551R), aged 34 years, both are adults, Indian Inhabitants, residing at Unit No. 332, Sachinam Co-Op. Housing Society Ltd., Plot No. 126, Sector No. 4, Ghansoli, Navi Mumbai - 400701, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning there of shall be deemed to mean and include their heirs executors, administrators and assigns) of the party of the SECOND PART.

WHEREAS:-

1. The City and Industrial Development Corporation of Maharashtra Ltd. and a Company incorporated under the companies Act 1956, and having its registered office at 'Nirmal', 2nd Floor, Nariman Point, Mumbai-21 (hereinafter referred to as "The Corporation") is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXIII of 1966).
2. The State Government has acquired lands and vested such lands in the corporation for development and disposal.
3. The Corporation laid down plots in Ghansoli, one of such piece of land so acquired by the State Government in the Corporation for being leased to its intending leases.
4. The Corporation has consented to grant to the Licensee a lease of all that piece of parcel of land described in the schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by red colour boundary line (in Agreement To Lease) and containing by measurement 987.555 Sq. Mtrs. or thereabouts (hereinafter referred to as the said land) for the purpose of construction a building for residential users and has

Zaidam

*Legal
Amyesal*



टकल - C
१६०३ / १३०
२०२५

AGREEMENT FOR SALE

(FOR RESIDENTIAL PURPOSE)

THIS AGREEMENT is made and entered into Ghansoli, Navi Mumbai, on this 24th day of January, 2025,

BETWEEN

MR. RAJARAM MARUTI KADAM (PAN NO. BCQPK3155F), aged 44 years, an adult, Indian Inhabitant, residing at Unit No. 332, Sachinam Co-Op. Housing Society Ltd., Plot No. 126, Sector No. 4, Ghansoli, Navi Mumbai - 400701, hereinafter called **"THE SELLER"** (which expression shall under repugnant to the context or meaning there of be deemed to mean and include his heirs, executors and administrator) of the party of the FIRST PART,

Rajaram

Rajaram
01/11/2025



CHALLAN
MTR Form Number-6



JRN MH014981783202425E BARCODE  Date 24/01/2025-18:38:34 Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRAR	PAN No.(If Applicable)	ACBPY4990Q
Location	THANE	Full Name	MR MAHADEV RAJARAM YESALE
Year	2024-2025 One Time	Flat/Block No.	UNIT NO.332, SACHINAM CHS LTD.,CLUSTER-A,
Account Head Details		Premises/Building	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
030046401 Stamp Duty	141600.00	PLOT NO.126, SECTOR 4, GHANSOLI, NAVI MUMBAI	THANE		4 0 0 7 0 1
030063301 Registration Fee	23600.00				

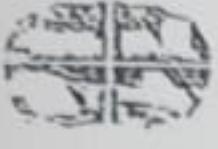
Remarks (If Any)
 PAN=BUDPK355F-SecondPartyName=MR RAJARAM MARUTI KADAM
 २०२५



Total Amount In Words: 1,65,200.00 One Lakh Sixty Five Thousand Two Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025012420706	2911240840
Cheque/DD No.		Bank Date	RBI Date	24/01/2025-18:42:25	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroil No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9892626638
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नॉट चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

कार्यालय - न.मु.प.प. मुख्यालय, भुखंड क्र. १
विदर्भ चौक, नवी मुंबई, महाराष्ट्र, पिन - ४०१ २०१
दूरध्वनी - ०२२-२७५६ ७७७७/७८
फैक्स - ०२२-२७५७७७७७

Office - 14th Floor, Head Office, Plot No. 1,
Near C/Sa Court House, Police Station, Navi Mumbai,
Dist. N.S.A., C.B.D. District, Navi Mumbai - 405 611
Tel. : 022 - 2756 7070 / 71
Fax. : 022 - 27577070

जा.सं. नवी मुंबई नगरपालिका/वा.प./प्र.क्र.प. - २६३०७/२७७६/२०२४



टबल - ८
१६३/२३,३०
२०२४

प्रति,
सचिनम् सहकारी गृहनिर्माण संस्था मार्गदर्शित
भूखंड क्र. १२६, सेक्टर - ०४,
घणसांती, नवी मुंबई

नस्ती क्र. - न.मु.प.प./वि.प.क्र.१२६/२०२४

विषय - भूखंड क्र. १२६, सेक्टर - ०४, घणसांती नवी मुंबई या जागेत निवासी वापरसाठी बांधकाम परवानगी देणेबाबत.
मार्ग - मा.पाले वास्तुविस्तारद यांचा दि. २७/०५/२०२४ व २९/०४/२०२५ मंजूर असून

मा.पाले, भूखंड क्र. १२६, सेक्टर - ०४, घणसांती, नवी मुंबई या जागेत निवासी वापरसाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांविषय फ्रान्चायझे प्राप्त झालेला आहे. संदर्भांविषय जागतिक निवासी इंग्रजांसाठी घातलेली नवीन नुसार, मुंबई प्रालिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम २५ (२) (३) मधील तरतुदीनुसार बांधकाम परवानगी देणेत येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत जोडले आहे. त्यातील अटी / शर्ती तसेच खाली नमूद केलेल्या बाबींचे पालन करणे आवश्यक राहिले.

पान्नी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क परणा केल्यानंतर उपलब्ध करून देण्यात येतील. सार्वजनिक स्वयंसेवा रस्त्यावर व गटारोत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कोणत्याही कारणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुरू करण्यात येईल याबाबतची नोंद घ्यावी. बांधकाम सुरू असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिले. तसेच अर्थात बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कृपया भिन्न बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कारवाई करण्यात येईल याची नोंद घ्यावी.

भूखंड मंजूर झाल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी हा रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा काहीच बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशा मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते ग्राहकातील तरतुदीनुसार कारवाईस पात्र राहिले, याची कृपया नोंद घ्यावी.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

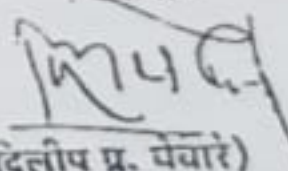
इमारतीचे बांधकाम करणारे मजुरांचे निवासस्थळ (Labour Shed) भूखंडाचे इतर अटीप्रमाणे दुरुपयोगी ठरल्याने त्यांचे तात्पुरते टॉयलेट/साह सोप करणे आवश्यक आहे. त्यासाठी भूखंडाचे एक चांगले सामाजिक अंतरात २.०० मी. हद्दीचे तात्पुरते सॅन्डस् टॉयलेट बांधण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास किंवा लगेचच पुढील काम सुरू करणे परवानगी देता येणार नाही असेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सधर सॅन्ड स्लॅबचा नमुन्याचा तपासणीत याचे बांधकाम सुरू करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाने नाव, जांभल मालकाचे नाव, ठेकेदारचे नाव, बांधकाम क्षेत्राचे नाव, बांधकाम परवानगी फाईल नमुनासह याबाबत संपर्क साधून घ्यावा. महानगरपालिकेत माहितीसाठी ठेकेदारचे नाव व भूखंडाचे क्रमांक हे बांधकाम तपासणीत काम सुरू केल्यानंतर वा कार्यालयास पाठविण्यात यावे हि विनंती.

सधरन परिषदक उद्योग, उर्जा व कामगार विभाग क्र. चौथीए २००७/प्र.क्र.७८८/कामगार ७-अ, दि. २६ ऑक्टोबर २००९ नुसार सधर प्रकरणात कामगार उपकर अर्ज केला असून त्यास कामगार कल्याण उपकर युनिक कोड क्र. २०१४०२००४०३ ए-१८३७७ ०१ देण्यात आला आहे.

- अट :
- प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असताना बांधकामामुळे आनुवांनुष्य नागमंडळात प्रदूषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीप्रकार असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुगामीक बांधकामातील तरतुदी फाईलमध्ये पालन/अमलबजावणी करणे संबंधीत भूखंडधारक/विकासकारक राहिले. जर बांधकामात आपले मालकांच्या भूखंडावर चालू असलेल्या बांधकामामुळे गिर्जात अथवा सार्वजनिक/सामाजिक मालमतेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासकारक हे सर्वस्वी जबाबदार राहिले.
 - प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आनुवांनुष्य असल्याच्या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सधर बांधकाम पुनर्वत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विकासकारकाची राहिले अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
 - प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी वा कार्यालयास दिना विलंब सादर करणे बांधकामकारक राहिले अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
 - प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सधरची परवानगी आपोआप रद्द होईल.

इतर माहितीसाठी

- १) स. विस्तार, धारणा/उद्योग
पी-६, २४-०३, स. १५, नवीन धनवेल, नवी मुंबई
- २) मुख्य नियोजनकार, सिटवॉ लि.
- ३) विभाग अधिकारी, घणसोमी, भूमिपत्र

भाषला

 (दिलीप प्र. पेंवारे)
 नगररचनाक्षर
 नवी मुंबई महानगरपालिका



१६०३ २४३०
 २०२५

डको
दिल्ली

00 114

समाप्त -
2014

दस्तावेज

11.0 M WIDE ROAD

CIDCO CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
CIDCO BHAVAN, CBD, BELAPUR, NAVI MUMBAI.

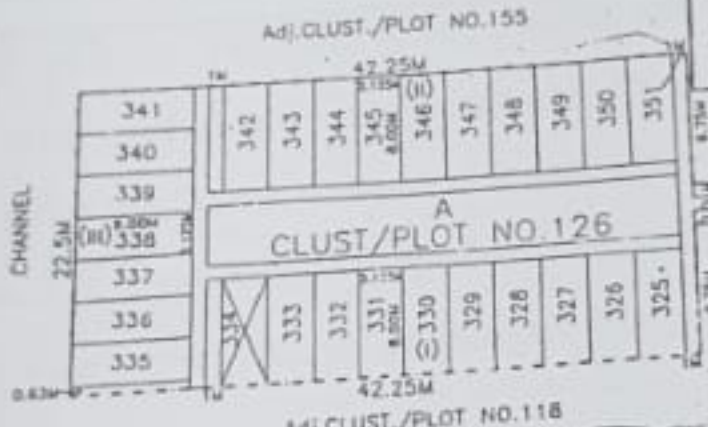
CLUSTER DRAWING	SP(N)	र.प.ड./समाप्त क्र. 1038	NORTH
SCHEME - GHANSOLI	CCUC		DATE: 24.03.2014
SECTOR - 4	EE(V)	दिनांक 25-3-14	Scale - NTS
PLOT NO. - 126	ASO-I		
CLUSTER TYPE - A	LAND-USE STATEMENT		
UNIT NOS. A-325 TO A-351	Area under residential(I+II+III)	: 650.000SMT.	
NO. OF CORE PLOTS.....26	Area society office.	: 25.000SMT.	
AREA OF UNIT 25.005Q.MT	Area under pathway	: 105.810SMT.	
Area of block No.I:225.00STM.	Area under open-space	: 206.745SMT.	
Area of block No.II:250.00STM.	TOTAL AREA OF CLUSTER	: 987.555SMT.	
Area of block No.III:175.00STM.	(including society office)		

The plot is confirmed based on:-
 1.)Remarks obtained from Engg. section for non requirement of truncated road & storm water drain.
 2.)Remarks from MM-II section no objection for confirming the cluster if drain & road not required.

LEGEND

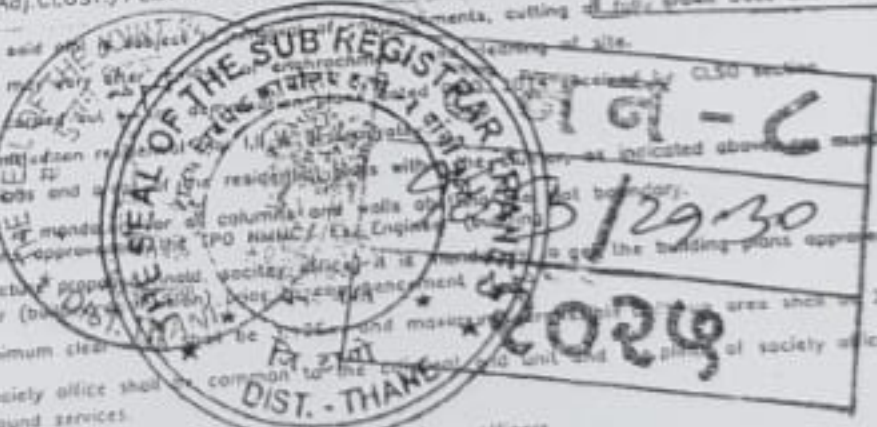
Cluster / plot boundary	-----
Block boundary	-----
Society office	

CONFIRMED
 PLANNING (N)
 Date 24.03.2014.....
 D'man / Sr. D'man
 Deputy Planner
 Associate Planner
 Senior Planner
 Date .S.P.L.D. 1482



Adj. P. No. 127 TO 129 12.31M. OUTWARD NO 1482 CIDCO/SPHJ Date 28/03/14
 ROAD न न - 3
 संक्र. 2802/2014
 38/80

- NOTE:-**
- 1.) The confirmation of said plot is subject to the fulfillment of all the conditions, cutting of fully green trees and clearing of site.
 - 2.) The confirmed area may vary after construction.
 - 3.) The confirmation is based on the plan submitted by the applicant.
 - 4.) F.S.I. of 1.0 is permitted in residential blocks with a minimum area of 20 sq. m. as indicated above.
 - 5.) The location of society office and its area shall be as indicated above and shall be mandatory.
 - 6.) Eccentric foundation of mandir for all columns and walls of mandir shall be as per approved building plan.
 - 7.) For any R.C.C. structure, proper foundation shall be provided and the building plan approved by the TPO shall be submitted to the TPO for approval.
 - 8.) Society office : Minimum clear area shall be 20 sq. m. and maximum area shall not exceed 20 sq. m. The area of society office shall not encroach upon the under ground services.
 - 9.) One wall of the society office shall be common to the adjacent plot and the plot of society office shall not encroach upon the under ground services.
 - 10.) This drawing should be treated valid only after signing of above officers.
 - 11.) The confirmation plan is released with request of applicant to accept the plot on "as where is basis and confirmation of Engg. (Section) of non-requirement truncated road & storm water drain



ASSTT. MARKETING OFFICER
 MM (II) CIDCO LTD.

को-ऑप. होसिंग सोसायटी (संज.)
 अध्यक्ष
 से.क्रेटरी
 खजिनदार

1:500

2
 Architects

- 24) The construction work shall be completed before dated 26/03/2018 as per conditions mentioned in CIDCO agreement dated 27/03/2014 and must be applied for O.C. with all concerned NOC
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum
- 26) The Owner & the architect are fully responsible for any Ownership Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible
- 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 28) F.S.I calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 29) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 30) As directed by the Urban Development, Department Government of Maharashtra, under section 154 of MR&TP Act-1966 and vide provision No. TPB 432001/2133/CR-230/01/UD-11, dated 03/03/2005 for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction/reconstruction/additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed) Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) 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 as required under these byelaws.
- 31) The Owner / Society has paid the labour cess as per circular issued by the Government in Industries, Energy & labour Department Vide No. BCA 2007/CR.788/Labour 7 - A, dated 26th October 2009 & accordingly a Labour Welfare cess Unique Code No 20140200403 A-18377 01 is given
- 32) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No 35 of D.C.R.-1994. (Copy attached herewith)

(Signature)

(Dilip P. Greware)
Town Planner

Navi Mumbai Municipal Corporation.



6

1000-6
AEBB/24/30
2024

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO NMMC/TPD/BP/Case No.A-18377/ 2776 /2015

DATE - 11/10/2015

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act 1949. Sachinam Co.op Hsg. Soc. Ltd., Plot No.126, Sector-04, Ghansoli, Navi Mumbai. As per the sanctioned plans and subject to the following conditions for the construction work of the proposed Building

Total BUA = Resi - 648,574m² F.S.I. = 1.00 (Residential) (No. of units - 26)

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and for any person deriving title through or under him ... such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) THE APPLICANT SHALL :
 - a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.
The structural design, building materials, plumbing services, fire protection, electrical installation etc shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required, under provision of Section M. R. & T. P 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, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No Area of Plot No of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site
The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 6) The amount of S.D. Rs. 13578/- S.D. Rs. 19751/- for Mosquito Prevention's. Rs. 13751/- for debris & S.D. Rs. 5000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.

