

08/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 10627/2019

नोदणी :

Regn:63m

गावाचे नाव : करंजाडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1348220
(4) मू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: मोजे करंजाडे ता पनवेल जी रायगड येथील प्लॉट नं 36,सेक्टर न 3,मधील सदनिका क्र 610,सहावा मजला,,शिव रेसिडेन्सी,क्षेत्र 19.247 चौ मी कारपेट + 8.100 चौ मी नॅचरल टेरेस((Plot Number : 36 ; SECTOR NUMBER : 3 ;))
(5) क्षेत्रफळ	1) 19.247 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:-मे शिवकृपा कोलोसॉय एल एल पी तर्फे भागीदार महेश नरसिंग चौधरी -- वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं ८,अनिरुद्ध आर्केड,प्लॉट नं १०२,से ३५,कामोठे पनवेल रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADMFS4038D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वप्नील भास्कर बिछले -- वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कोळी चाळ,परमार गुरुजी मार्ग, डॉ शिरोडकर हायस्कूल जवळ परेल मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AMGPC8250J 2): नाव:-भारती भास्कर बिछले -- वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कोळी चाळ,परमार गुरुजी मार्ग, डॉ शिरोडकर हायस्कूल जवळ परेल मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AXFPC6222Q
(9) दस्तऐवज करून दिल्याचा दिनांक	08/11/2019
(10)दस्त नोदणी केल्याचा दिनांक	08/11/2019
(11)अनुक्रमांक,घंड व पृष्ठ	10627/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	25000
(14)शेरा	

Swai
सह. दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

08 NOV 2019

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

528/10627

शुक्रवार, 08 नोव्हेंबर 2019 2:24 म.नं.

दस्त गोपवारा भाग-1

पवेल 4

9/६६

दस्त क्रमांक: 10627/2019

दस्त क्रमांक: पवेल 4 /10627/2019

बाजारं मूल्य: रु. 13,48,220/-

मोबदला: रु. 25,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,50,000/-

दु. नि. मह. दु. नि. पवेल 4 यांचे कार्यालयात

पावती:12343

पावती दिनांक: 08/11/2019

अ. क्रं. 10627 वर दि.08-11-2019

सादरकरणाराचे नाव: स्वप्नील भास्कर चिखले - -

रोजी 2:23 म.नं. वा. हजर केला.

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

रु. 13800.00

पृष्ठांची संख्या: 69

एकूण: 26380.00

दस्त हजर करणाऱ्याची मही:

(Signature)

Joint Sub Registrar Panvel 4

(Signature)

Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्का क्रं. 1 08 / 11 / 2019 02 : 23 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 11 / 2019 02 : 24 : 41 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, या

दस्तामध्ये *६६*

पृष्ठे आहेत.

(Signature)

सह दुय्यम निबंधक पनवेल ४

दस्त ऐवजसोबत जोडलेले कागदपत्रे कुळपुस्तकर पत्र व्यक्ती इत्यादी कलकट साहसुन झाल्यास काही संदर्भ जबाबदारी निव्वळ्याची राईस.

श्रीधरी महेश नरसींग

विदुन देवरी

(Signature)

विदुन देवरी

सौ. शशी शिंदे



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0711201908585

Date 07/11/2019

Received from SWARNIL BHASKAR CHIKHALE AND OTHER, Mobile number 9100000000, an amount of Rs.1380/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

Payment Details

Bank Name IBKL

Date 07/11/2019

Bank CIN 10004152019110707362

REF No. 239282040

पंचल-४
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This is computer generated receipt, hence no signature is required.

श्रीधर मंडेकर नरसीग

Chikhal

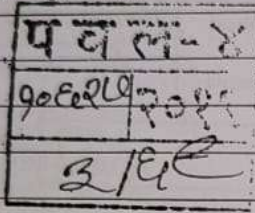


सौ. शारदा श्री. विखारे



CHALLAN
MTR Form Number-6



GRN	MH008108153201920E	BARCODE			Date	07/11/2019-16:10:03	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
				PAN No.(If Applicable)						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			Full Name	SWAPNIL BHASKAR CHIKHALE AND OTHER					
Location	RAIGAD			Flat/Block No.	FLAT NO 610 6th FLOOR SHIV RESIDENCY					
Year	2019-2020 One Time			Premises/Building	PLOT NO 36 SECTOR NO 3					
Account Head Details	Amount In Rs.			Road/Street	KARANJADE TAL PANVEL					
0030046401	Stamp Duty		150000.00	Area/Locality	DIST RAIGAD					
0030063301	Registration Fee		25000.00	Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	SecondPartyName=SHIVKRUPA COLOSSAL LLP~CA=2500000					
Total			1,75,000.00	Amount In Words	One Lakh Seventy Five Thousand Rupees Only					
Payment Details	JDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD No.	Non-que-DD Details			Bank CIN	Ref. No.	69103332019110713887	239285290			
Name of Bank				Bank Date	RBI Date	07/11/2019-16:10:24	Not Verified with RBI			
Name of Branch				Bank-Branch	IDBI BANK					
				Scroll No. , Date	Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9100000000
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तांसाठी लागू आहे. नोंदणी न करायच्या दस्तांसाठी सदर चलन लागू नाही.

शोधरी महेश गरसनी

श्री शिखले
श्री अरुण श्री प्रसन्न

AGREEMENT TO SALE

प व ल-४
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THIS AGREEMENT made and entered into at PANVEL (Navi Mumbai) on this 09th day of November 2019 BETWEEN **M/S. SHIVKRUPA COLOSSAL LLP**, having address at : Shop No. 8 Aniruddha Arcade, Plot No. 102, Sector-35, Kamotha Tal. Part of Dist. Raigad 410209, hereinafter called "**THE BUILDER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and includes Partner or partners for the being of the said firm, the survivors, or survivor of them and the heirs, executors, administrators of the last surviving partner and their/his assigns) of the **ONE PART** AND (1) **MR. SWAPNIL BHASKAR CHIKHALE**, age 29 years, bearing IT PAN No. AMGPC8250J(2) **MRS. BHARTI BHASKAR CHIKHALE**, age 52 years, bearing IT PAN No. AXFPC6222Q, Residing at 38, Koli Chawl, Parmar Guruji Marg, Near Dr. Shirodkar High School, Parel, Mumbai - 400 012, hereinafter called "**THE PURCHASER/S**" (which expression shall unless repugnant to the context or meaning thereof shall mean and includes his/her/their heirs, executors, administrators and assigns) of the **OTHER PART**.



WHEREAS :

- 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 and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "MRTP Act").
- The State Government in pursuant to Section 113(A) of the said Act acquiring lands described therein and vesting such lands in corporation for development and disposal.
- By an Agreement to Lease dated 17.10.2011, CIDCO Of Maharashtra Ltd. has agreed to lease a piece of Land

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bearing Plot No. 36, Sector - 3, Karanjade Navi Mumbai,
Panvel, Dist. Raigad, Admeasuring about 1699.9
sq.mtrs. to (1) **SHRI. JAMSU LADKU PATIL, & (2) SHRI.
PARSU @ PARSHURAM LADKU PATIL**, for the purpose of



construction of residential building thereon. And
accordingly the possession of the said plot was given to
by Chief Land and Survey officer, CIDCO LTD., Navi
Mumbai. (Hereinafter referred to as the "**ORIGINAL
LICENSEES**").

The said Agreement to Lease dated 17.10.2011 made and
executed between the parties is duly stamped and
registered before the Joint Sub-Registrar of Assurance
Panvel-2 on 17.10.2011 under the Document serial no.
Uran/09300/ 2011 and receipt No. 9423.

- E. The aforesaid original licensees have sold and transferred
all their Leashold right, title and / or interest in and over
the aforesaid plot of land to **M/S. SUNNY BUILDTECH
PRIVATE LIMITED**, a company duly incorporated under
the provisions of Companies Act 1956 through its Directors
(1) **SHRI. RAJESHKUMAR R. LAKHANPAL**, (2) **SHRI.
RAJU BHONURAM GUPTA & (3) SHRI. MANMOHAN
GOPIRAM AGARWAL**, after obtaining the required
permission from the CIDCO of Maharashtra Ltd. And after
complying with the necessary formalities with that regard.
- F. After complying with the procedure laid down by the
CIDCO LTD. the Tripartite Agreement dated 17.11.2011 is
made and executed between the CIDCO LTD. On the one
part, Original Licensees on the second part and **M/S.
SUNNY BUILDTECH PRIVATE LIMITED**, the New
Licensees on the third part on 17.11.2011.
- G. The said Tripartite Agreement dated 17.11.2011 executed
by and between the parties is duly registered before the
Sub- Registrar of Assurance Panvel- 3 on 17.11.2011

श्री. जमसु लडकु पाटिल

(Signature)

श्री. पारसु भट्ट पारसुराम

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letter dated 01.02.2018, bearing No. CIDCO / VASAHAAT / 2.5%SCHEME / KARANJADE / 293/2018/23486

CIDCO of Maharashtra Ltd. has approved the layout plans of the building/s to be constructed upon the aforesaid plot and accordingly has issued the Commencement Certificate bearing no. CIDCO/BP-16021/ TPO (NM&K)/2018/3348, dated 19.11.2018 permitting **SHIVKRUPA COLOSSAL**

for constructing residential (Resi+Comm)+Mercantile/Business(Commercial) (Resi + Comm) Building/s on the aforesaid plot of Land consisting of Ground + 7 floors, on the terms and conditions contained therein.

- M. Pursuant to the above the builders are absolutely seized and possessed of and are well and sufficiently entitled to the said plot of land.
- N. The Purchaser has/have demanded from the Builders and the Builders have given full, free and complete inspection to the Purchaser(s) of all the documents of title relating to the said Property, the sanctioned plans and plans, designs and specifications of the said Flat and all other required documents.
- O. The Purchaser having perused all the necessary documents, deeds and writings related to title of the Builders to the said property and the building along with all other required documents and after being fully informed and satisfied about the same, as also about the status and the plans in respect of the building, is/are desirous of purchasing from the Builders the said Flat/Shop/Office for the consideration and on the terms and conditions hereinafter appearing.
- P. The Builders are entitled and enjoyed upon to construct building/s on the aforesaid project land in accordance with the recitals hereinabove.

साधरी हजेरा ठरली।

Shikhe

सौ अरुण मरुतम

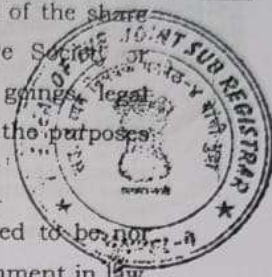
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demands made / raised by the Government and / or any other authorities.

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15. The Builders shall maintain a separate account in respect of sums received by the Builders from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out going legal charges and shall utilize the amounts only for the purposes for which they have been received.



16. Nothing contained in this Agreement is intended to be construed as a grant, demise or assignment in law, of the said Flat/shop or of the said Plot and Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat/shop hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Builders until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. BUILDERS SHALL NOT MORTGAGE OR CREATE A CHARGE

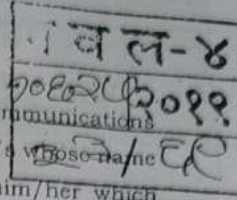
After the Builders executes this Agreement he/she/they shall not mortgage or create a charge on the *[Flat//shop] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser/s who has taken or agreed to take such Flat/shop.

18. BINDING EFFECT Forwarding this Agreement to the Purchaser/s by the Builders does not create a binding obligation on the part of the Builders or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days

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That in case there are Joint Purchaser/s all communications shall be sent by the Builders to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as served on all the Purchaser/s.



29. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the purchaser/s.
30. 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 **REAL ESTATE REGULATORY AUTHORITY** as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
31. **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 will have the jurisdiction for this Agreement.

SCHEDULE 'A'

DESCRIPTION OF PLOT:

All that piece or parcel of Land known as Plot No. 36, Sector - 3, Karanjade, of 12.5 % (Erstwhile Gaothan Expansion Scheme), containing by measurement 1699.9 sq.mtrs. or thereabout and bounded as Follows that is to say :

- On or towards North by : Plot No. 37
 On or towards South by : 20.0 M. Wide Road
 On or towards East by : 11.0 M. Wide Road

श्रीधर महेश नरसी

श्री श्रीधर महेश नरसी

प्लॉट-8	West by	Plot No. 35
90/20	2022	
38/20		

SCHEDULE "B"
DISCRIPTION OF FLAT



of the property described in the schedule 'A' hereinabove a building known as "SHIV RESIDENCY", (Ground + 7) Flat No. 610, on 6th Floor, admeasuring about 19.247 Sq. Mtrs of carpet area and Natural Terrace Area 8.100 Sq. Mtrs, and bounded as under :

IN WITNESS, WHEREOF the Parties hereto have hereunto set and subscribed their respective hands to the day, month and the year specifically mentioned hereinabove.

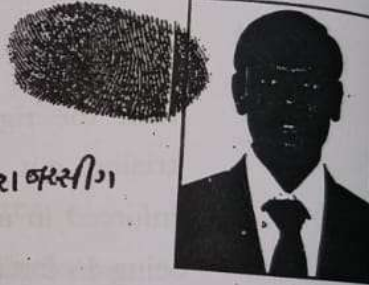
SIGNED, SEALED AND DELIVERED

By the within named **BUILDERS**

M/S. SHIVKRUPA COLOSSAL LLP
(Through its partner)

MR. MAHESH NARSINGH CHOUDHARY

श्रीधर महेश चव्हाण



In the presence of

Witnesses

1. Name : Arun S. Gaikwad

Signature

[Handwritten Signature]

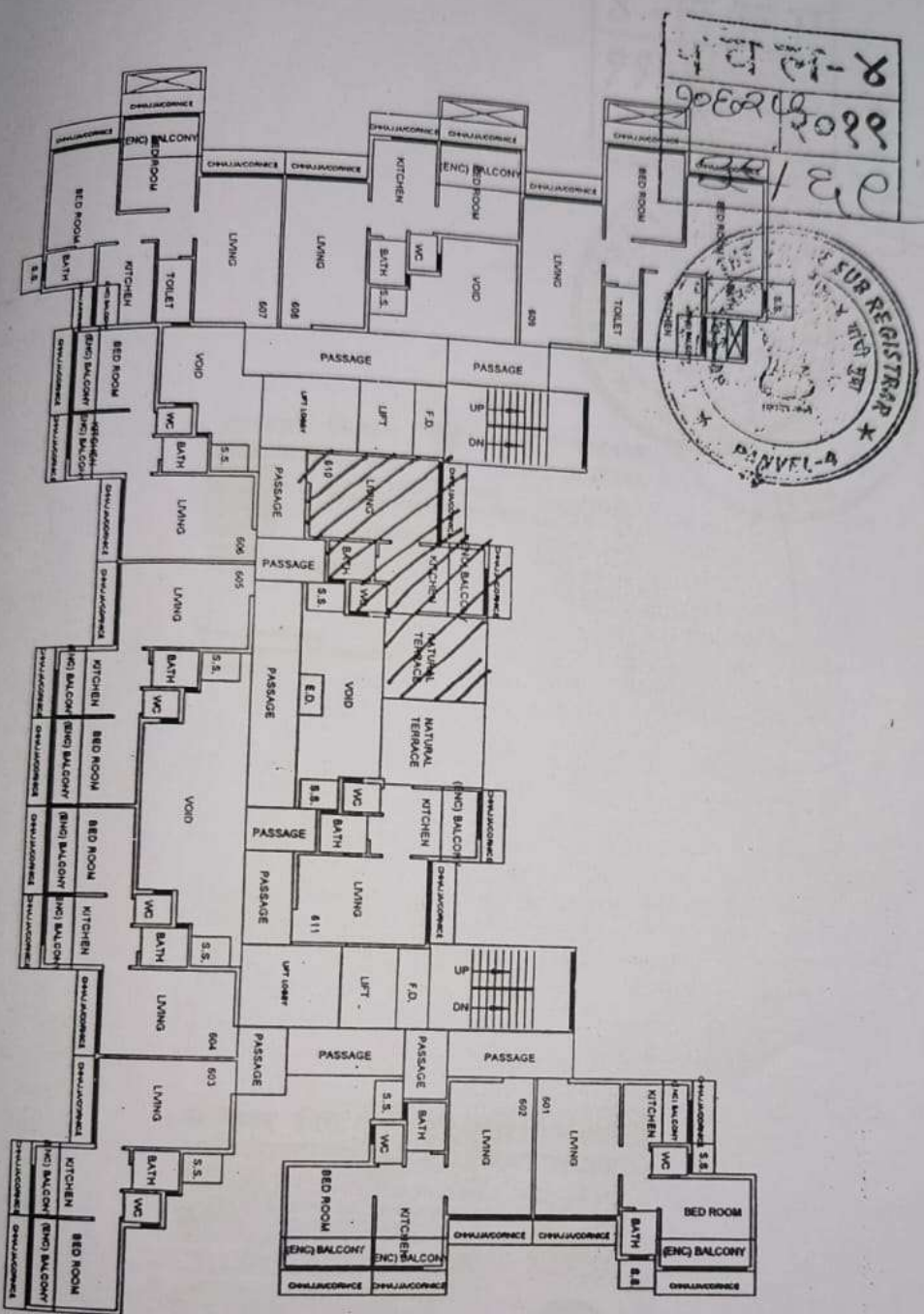
2. Name : Shankar K. Katile

Signature

[Handwritten Signature]

SIGNED, SEALED AND DELIVERED

By the within named **PURCHASER/S**



4th Fl-8
 908242029
 22/20



PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
 AT PLOT NO.36, SECTOR.3, KARANJADE, NAVI MUMBAI.

DEVELOPERS M/S. SHIVKRUPA COLOSSAL LLP	FLAT NO.	610
	FLOOR	SIXTH
	CARPET AREA	19.247 Sq.mit Carpet
	TERRACE AREA	8.100 Sq.mit
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER
श्रीधर? हर्षदा ठाकरे		Shikha. M. Surati & Partners

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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 :
P52000019162

Project: SHIV RESIDENCE Plot Bearing / CTS / Survey / Final Plot No.: 36 at Karanjade, Panvel, Raigarh, 410206;

1. Shivkrupa Colossal Llp having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh,
Pin: 410209.

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

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 09/01/2019 and ending with 14/06/2022 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.

Dated: 09/01/2019
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 1/9/2019 11:01:56 PM

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

11/11/18
90821029
82/80

Reference No. : CIDCO/EP-16021/TPO(NM & K)/2018/3348

Date : 19/11/2018

To,
M/S.SHIVKRUPA COLOSSAL LLP, THROUGH ITS
PARTNERS, M...

ASSESSMENT ORDER NO. 2018/3190

Sub : Payment of New development charges for Residential + Mercantile / Business
(Commercial) Building on Plot No. 36, Sector 3 at Karanjade(New) 12.5 % Scheme
Plot, Navi Mumbai.



- Ref : 1) Your architect letter, dtd:11.10.2018
2) Extension of Time issued by AEO(12.5%) vide letter no. CIDCO/Estate/12.5%/Karanjade/293/2018/29468, dtd:12.11.2018
3) Maveja NOC issued by EO(12.5%) vide letter no. CIDCO/Estate/12.5%/Karanjade/293/2018/23696, dtd:15.02.2018

Your Proposal No. .CIDCO/BP-16021/TPO(NM & K)/2018 dated 16 October, 2018

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES,

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : M/S.SHIVKRUPA COLOSSAL LLP, THROUGH ITS PARTNERS, MR.MAHADEV PUNJALAL PATEL AND OTHERS THREE
- 2) Location : Plot No. 36, Sector 3 at Karanjade(New) , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 1699.92
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 12800

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resl:2549.88 * 8	20399
Total Assessed Charges				20399

7) Date of Assessment : 19 November, 2018

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2018/1188	10/12/2018	20399	CIDCO/BP/2018/1188	15/10/2018	
2	CIDCO/BP/2018/1313	11/02/2018	2079000	CIDCO/BP/2018/1313	3/11/2018	

Document certified by PATIL MITHLESH
JANARDHAN +mthlesh.patil@gmail.com

Name : PATIL MITHLESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

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४४/६६



Reference No. CIDCO/BP-16021/TPO(NM & K)/2018/3348

Date : 19/11/2018

To,
M/S SHIVKRUPA COLOSSAL LLP, THROUGH ITS PARTNERS, M...

ASSESSMENT ORDER NO. 2018/3190

Unique Code No.	2	0	1	8	0	4	0	2	1	0	2	1	0	9	2	0	1
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Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 36, Sector 3 at Karanjade(New) 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1) Your Proposal No. .CIDCO/BP-16021/TPO(NM & K)/2018 dated 16 October, 2018

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

- 1) Name of Assessee : M/S.SHIVKRUPA COLOSSAL LLP,THROUGH ITS PARTNERS.,MR.MAHADEV PUNJALAL PATEL AND OTHERS THREE
- 2) Location : Plot No. 36, Sector 3 at Karanjade(New) , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 1699.92
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 5216.21 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 19360
- B) AMOUNT OF CESS : Rs. 1009858.26

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20180402102109201	2/11/2018	1009858.26	20180402102109201	3/11/2018	

Document certified by PATIL MITHILESH JANARDHAN mibhesh.patil@gmail.com

Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO

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४५/९९

Reference No. : CIDCO/BP-16021/TPO(NM & K)/2018/33

Date : 19/11/2018



COMMENCEMENT CERTIFICATE



To,
M/S.SHIVKRUPA COLOSSAL LLP, THROUGH ITS
PARTNERS, MR. MAHADEV PUNJALAL PATEL AND
OTHERS THREE
SHOP NO.8, ANIRUDDHA ARCADE, PLOT
NO.102, SECTOR-35, KAMOTHE, NAVI MUMBAI.
PIN - 410209

Sub : Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. 36 , Sector 3 at Karanjade(New)
12.5 % Scheme Plot, Navi Mumbai.

Ref : 1) Your architect letter, dtd:11.10.2018
2) Extension of Time issued by AEO(12.5%) vide letter no.
CIDCO/Estate/12.5%/Karanjade/293/2018/29468, dtd:12.11.2018
3) Maveja NOC issued by EO(12.5%) vide letter no. CIDCO/Estate/12.5%/Karanjade/293/2018/23696,
dtd:15.02.2018

Dear Sir / Madam,

Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

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४८/१८८



Date : 19/11/2018

Reference No. CIDCO/BP-16021/TPO(NM & K)/2018/3348
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s M/S.SHIVKRUPA COLOSSAL LLP, THROUGH ITS PARTNERS, MR.MAHADEV PUNJALAL PATEL AND OTHERS THREE, SHOP NO.8, ANIRUDDHA ARCADE, PLOT NO.102, SECTOR-35, KAMOTHE, NAVI MUMBAI. for Plot No. 36, Sector 3, Node Karanjade(New). As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] in 12.5 % Scheme Plot 1 Ground Floor + 7Floor Net Builtup Area [Residential [Resi+Comm] =2,197.13, Mercantile / Business (Commercial) [Resi+Comm] =352.52 Other [Others] =00.01 Total BUA = 2549.66 Total BUA = 2549.66] Sq m.

Nos. Of Residential Units :- 71, Nos. Of Mercantile / Business (Commercial) Units :- 20

- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant Should Construct Hutments for labors at site.
- C. Applicant should provide drinking water and toilet facility for labors at site.

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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director 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.

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JANARDHAN cmshilesh.patil@gmail.com

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

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CIDCO/DP-16021/TPO(NM & K)/2018/3348

SCHEDULE

RAIN WATER HARVESTING

into ground of rain water falling

on the roof of any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface:

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration 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 ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks 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 condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6 mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled 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;

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५२/६६



CIDCO/DP-16021/TPO(NM & K)/2018/3348

SCHEDULE

RAIN WATER HARVESTING into ground of rain water falling

on the roof of any paved or unpaved surface within the building site.

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- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
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 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth;

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