

528/729

Monday, January 13, 2025

3:17 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 803

दिनांक: 13/01/2025

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवल4-729-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्री. सिद्धार्थ संतोष बरकडे --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

एकूण:

रु. 31480.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:35 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

सह नुसरा निवेदन क्र. २

पानवेल प्रा. ४

बाजार मूल्य: रु.1819500/-

मोबदला रु.3300000/-

भरलेले मुद्रांक शुल्क : रु. 198000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125130307939 दिनांक: 13/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014213761202425E दिनांक: 13/01/2025

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला

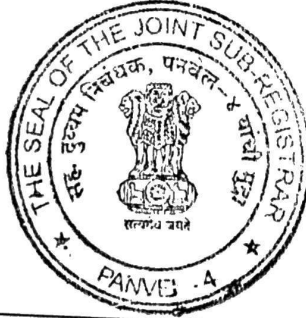
Siddharth  
पक्षकाराची सही

लिपीक  
पह. नुसरा निवेदन पानवेल ४

13/01/2025

## मावाचे नाव : वडघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1819500
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: वि. क्र. 6, दर- 49400/- प्रती चौ.मी. सदनिका क्र. 203 दुसरा मजला, इमारतीचे नाव श्री संकल्प रेसिडेन्सी, भूखंड नं. 241, सेक्टर- आर-3, मौजे वडघर(पुष्पक), ता. पनवेल, जि. रायगड, क्षेत्र 24.870 चौ.मी. कारपेट + बाल्कनी क्षेत्र 3.598 + छज्जा 3.394 चौ.मी. ( ( SECTOR NUMBER : R-3 ; Plot Number : 241 ; ) )
(5) क्षेत्रफळ	1) 24.870 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. सुमंगल रिअल्टी आणि इन्फ्रा तर्फे भागीदार श्री. संदीप ज्ञानदेव ननावरे -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कार्यालयीन पत्ता सदनिका क्र. 102, ए- विंग, सिद्धेश्वर, भूखंड क्र. 8ब, सेक्टर 19, कामोठे, ता. पनवेल, जि. रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410218 पॅन नं:- ADWFS2838K 2): नाव:-मे. सुमंगल रिअल्टी आणि इन्फ्रा तर्फे भागीदार श्री. उमेश लक्ष्मण शिंदे -- वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कार्यालयीन पत्ता सदनिका क्र. 102, ए- विंग, सिद्धेश्वर, भूखंड क्र. 8ब, सेक्टर 19, कामोठे, ता. पनवेल, जि. रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410218 पॅन नं:- ADWFS2838K 3): नाव:-मान्यता देणार नामदेव बळीराम नाईक तर्फे अखत्यारी मे. सुमंगल रिअल्टी आणि इन्फ्रा तर्फे भागीदार श्री. संदीप ज्ञानदेव ननावरे -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. कोपर(कोल्ही), ता. पनवेल, जि. रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410218 पॅन नं:-AGCPN3300L 4): नाव:-मान्यता देणार नामदेव बळीराम नाईक तर्फे अखत्यारी मे. सुमंगल रिअल्टी आणि इन्फ्रा तर्फे भागीदार श्री. उमेश लक्ष्मण शिंदे -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. कोपर(कोल्ही), ता. पनवेल, जि. रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410218 पॅन नं:-AGCPN3300L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. सिद्धार्थ संतोष बरकडे -- वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. स्वरूपखानवाडी (महिमानगड) मु.पो.पिंगळी जि. सातारा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सातारा. पिन कोड:-415506 पॅन नं:-EJYPB7980R
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	729/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	198000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



दस्तासोबतची सूची क्रमांक II

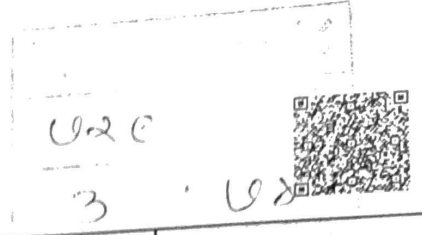
सह दुय्यम निबंधक वर्ग २,  
पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

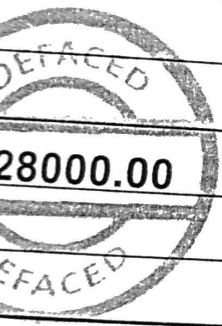
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(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.

CHALLAN  
MTR Form Number-6



GRN	MH014213761202425E	BARCODE			Date	13/01/2025-11:49:56	Form ID	25.2	
Department	Inspector General Of Registration		Payer Details						
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)						
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	EJYPB7980R					
Location	RAIGAD		Full Name	SIDDHARTH SANTOSH BARKADE					
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 203 2ND FLOOR SHREE SANKALP					
Account Head Details			Premises/Building	RESIDENCY PLOT NO 241 SECTOR-R3 PUSHPAK					
0030046401	Stamp Duty	Amount In Rs.	Road/Street	VADGHAR PANVEL					
0030063301	Registration Fee	198000.00	Area/Locality	PIN					
		30000.00	Town/City/District	4	1	0	2	0	6
			Remarks (If Any)						
			PAN2=ACFPN4917Q~SecondPartyName=SUMANGAL REALITY AND INFRA~						
			Amount In	Two Lakh Twenty Eight Thousand Rupees Only					
		2,28,000.00	Words						
Bank Details			FOR USE IN RECEIVING BANK						
IDBI BANK			Bank CIN	Ref. No.	69103332025011312116	2909202582			
Cheque-DD Details			Bank Date	RBI Date	13/01/2025-11:54:43	Not Verified with RBI			
DD No.			Bank-Branch	IDBI BANK					
Bank			Scroll No. , Date	Not Verified with Scroll					
Branch									



nt ID : his challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000  
न केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Defaced Details

Remarks

Defacement No.

Defacement Date

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at PANVEL on this 13 day of January, 2025 between Amr... Siddharth UShif

"M/S SUMANGAL REALITY & INFRA ( Pan No-ACFPN4917Q)

Through its partners 1) MR.SANDEEP .D. NANAWARE 2) MR.UMESH. L SHINDE having its Shop No. 3, Plot No. 241, Sector No.R -3, Village - Vadghar, Node- Pushpak, Tal.Panvel, Dist. Raigad, Navi Mumbai, hereinafter jointly 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 respective firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) OF THE ONE PART.

AND

MR. SIDDHARTH SANTOSH BARKADE Age 23 having his/her/their address at Swarupkhanwadi (mahimangad) PO.Pingali Dist. Satara Pin code 415506 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.

AND

1) SHRI. NAMDEV BALIRAM NAIK having his address At -, At -KOLHI (KOPAR) Taluka Panvel , Dist Raigarh ,Pin - 410206 hereinafter referred to as "THE LANDOWNER(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 CONFIRMING PARTY.

WHEREASTHE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956<sup>th</sup> (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority under the provisions 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;

UShif

Siddharth

Amr...

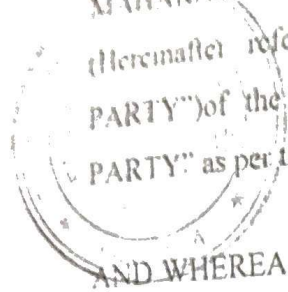


And whereas the state Government has acquired land and vested in the Corporation by an Order duly made in that behalf as per Section 113 of the said Act;

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 in it in accordance with the proposal approved by the State Government under the said Act;

प  
व  
ले

AND WHEREAS an AGREEMENT TO LEASE dated 25 th JANUARY 2018 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND (1) SHRI. NAMDEV BALIRAM NAIK (hereinafter referred to as the "THE ORIGINAL LICENSEE or THE CONFIRMING PARTY") of the OTHER PART, therein called "THE LICENSEES/ THE CONFIRMING PARTY" as per the terms and conditions mentioned in the said Agreement to Lease.



AND WHEREAS the said Original LICENSEES/ THE CONFIRMING PART before execution of the said Agreement to Lease had effected the payment of Rs. 60/- (Rupees Sixty Only) being Lease rent for the period of 60 (sixty) years at the rate of Rs. 1/- (Rupees One only) per annum as per the letter from the Corporation being the premium agreed to be paid by the said Original LICENSEES/ THE CONFIRMING PARTY to the Corporation. Therein contained and agreed to grant a lease in favour of "THE ORIGINAL LICENSEES / THE CONFIRMING PARTY" a terms of 60 Years of all that piece & parcel of land bearing Plot No. 241, Sector No.R -3, Village - Vadghar, Node- Pushpak, Tal.Panvel, Dist. Raigad, Navi Mumbai, admeasuring 289.87 Sq. Mtrs. respectively or thereabouts and more particularly described in the First Schedule hereunder written (more particularly described in the "The Said Plot" therein written) on the lease rent and on the terms and conditions therein contained and handed over the possession of the same. Whereas the same is duly registered before the Sub Registrar of Assurance at Panvel-4 vide its Registration Receipt No..1639 under Registration Document Serial No. PVL4-1178-2018 dated 25/01/2018.

AND WHEREAS as per the said Agreement to Lease, Except for land(s) already I possession of the Corporation , the remaining private land(s), required for the project , were notified for acquisition before 01.01.2014 under the erstwhile land Acquisition Act 1894, (hereinafter referred to as "LA ACT, 1894") by the state Government.

AND WHEREAS the right to fair Compensation and Transparency in land Acquisition Rehabilitation and Resettlement Act 2013 ( hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the LA Act 1894. Although the land for the project was notified under the LA Act 1894, awards under section 11 of the LA Act 1894 have not been declared for certain lands as on 01.01.2013, the determination of compensation for such lands shall be conformity with the LARR Act, 2013.

USL 18

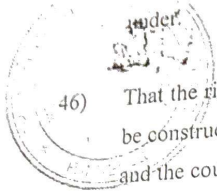
Siddhant

[Signature]

44) 45) 108

The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the Allottee(s) only.

Any dispute between the 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



46) 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

**FIRST SCHEDULE**  
Description of the Property

All that piece and parcel of Land under the erstwhile to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, bearing Plot No. 241, Sector No.R- 3, Village – Vadghar, Node- Pushpak, Tal. Panvel, Dist. Raigad, Navi Mumbai or thereabout and bounded as follows:

- On or towards the East by : Plot No. 250 & 251
- On or towards the West by : 9 Mtr Wide Road
- On or towards the North by : Plot No. 242
- On or towards the South by : Plot No. 240

**SECOND SCHEDULE**  
Description of the Property

Right, title, interest and ownership of FLAT bearing No. 203 admeasuring about. of Carpet area plus 24.870 Sq.Mtrs. of , Enclosed Balcony (E.B), 3.598 sq metter Non Accessible Chajja 3.394 sq metter on the 2<sup>nd</sup> Floor of the said building known as "SHREE SANKALP RESIDENCY " consisting of Ground+ Four Upper Floors, to be constructed on Plot No. 241, Sector No.R-3, Village – Vadghar,Node- Pushpak, Tal. Panvel, Dist. Raigad, Navi Mumbai.

*Handwritten signatures: USA:R, Narayan*

*Handwritten signature: Siddharth*

IN WITNESS WHEREOF  
hands and seals on this day,

SIGNED, SEALED & DELIVERED  
By the within named "THE  
M/S. SUMANGAL RE  
through its Partners-  
1) MR.SANDEEP .D. N.

2) MR.UMESH. L SHINDE

In the presence of  
1) *Panvel*  
2) *Chavit*

SIGNED, SEALED & DELIVERED  
Within named "ALLOTEE"  
MR. SIDDHARTH S.  
PAN NO.EJYPB7980

In the presence of  
1) *Panvel*  
2) *Chavit*

SIGNED, SEALED & DELIVERED  
Within named "THE  
Shri. SHRI. NAMAN

Through its Power of Attorney  
Mr. SANDEEP .D.

Mr. MR.UMESH. L SHINDE  
1) *Panvel*  
2) *Chavit*



RECEIPT

Date: 13/01/2025

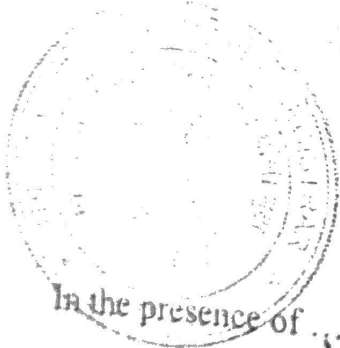
RECEIVED the sum of Rs. 51,000/- (Rupees Fifty one Thousand Only) paid by the Purchaser/s to the Vendor by way of Ch. No. 000007 dated 26/11/2024 Drawn on HDFC Bank, Crawford MKT, Mumbai Branch, towards the token amount for the sale, transfer of the FLAT bearing No. 203 admeasuring about 24.870 Sq. Mtrs. of Carpet area , Enclosed Balcony (E.B.) 3.598 sq metter Non Accessible Chajja 3.394 sq metter on the 2<sup>nd</sup> Floor of the said building known as "SWAMI SAMARTH" consisting of Ground+ Four Upper Floors, to be constructed on Plot No. 241 Sector No.R- 3, Village – Vadghar ,Node - Pushpak, Tal. Panvel, Dist. Raigad, Navi Mumbai.

2025-01-13
Ude
30 08

WE SAY RECEIVED,  
Rs. 51,000/-

*Ushir*  
*Sumangal*

M/S. SUMANGAL REALITY & INFRA  
through Its Partners



In the presence of .....

- 1) *Panvel*
- 2) *Udit*



# CIDCO OCCUPANCY COMPLETION CERTIFICATE

WE MAKE CITIES.

CIDCO/BP-16972/TPO(NM & K)/2019/13142

Unique Code : 20190402102217501

Date : 22 October, 2024

To,  
**SHRI.NAMDEV BALIRAM NAIK**  
**AT-KOLHI(KOPAR),POST-PARGAON,**  
**TAL-PANVEL,DIST-RAIGAD**  
**PIN - 410206**

U2E
39 U8

Sub : Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on Plot  
No. **241**, Sector **R3** at **Pushpak**, Navi Mumbai.  
Ref : Your architect's online application Dtd.07.10.2024.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate.

Your security deposit has been forfeited . .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S

-I) to get the water supply connection to your plot.

Signature

CIDCO/BP-16972/TPO(NM & K)/2019/13142  
Unique Code : 20190402102217501

Date : 22 October, 2024

### OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G +4 [ Total BUA = 434.75Sq.mtrs , Residential BUA = 406 Sq.mtrs , Commercial BUA = 28.75 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 19No. , No. of Residential Units = 16No. , No.of Commercial Units = 3No. , Any Other Units = 0No. Ground+No. Of Floors = G +4 ] Plot No. 241 ,] , Sector - R3 at Pushpak of Navi Mumbai completed under the supervision of ATUL PATEL Architect has been inspected on 08 October, 2024 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 09 September, 2019 and that the development is fit for the use for which it has been carried out.

The Chajja over openings for protection from the Sun & Rain and architectural features for decoration, Aesthetic purpose shall not be used for any habitable purpose.

02e	
32	08

*Ushir*  
*Narawa*

Thanking you,

Yours faithfully,  
Signature  
valid

Digitally signed by  
ASHUTOSH NARAWA  
Reason  
Date: 22 Oct 2024 11:47:11  
Original document  
Digitally signed by  
Planned

Reference No. : CIDCO/BP-16972/TPO(NM & K)/2019/5532

Date : 14/9/2019

## COMMENCEMENT CERTIFICATE

permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **SHRI.NAMDEV BALIRAM NAIK**, **AT-KOLHI(KOPAR),POST-PARGAON,TAL-PANVEL,DIST-RAIGAD** for Plot No. 241, Sector R3, Node **Pushpak(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 **1Ground Floor + 4Floor** Net Builtup Area [**Residential [ Resi+Comm ] =406.00,Mercantile / Business (Commercial) [ Resi+Comm ] =28.75** Total BUA = 434.75] Sq m.

**Nos. Of Residential Units :- 16, Nos. Of Mercantile / Business (Commercial) Units :- 3**

- 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.

Name - PATEL MITHILESH  
JANARDHAN  
Designation - Project Engineer  
Post -  
Organization - CIDCO OF

**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.

**2. The applicant shall :-**

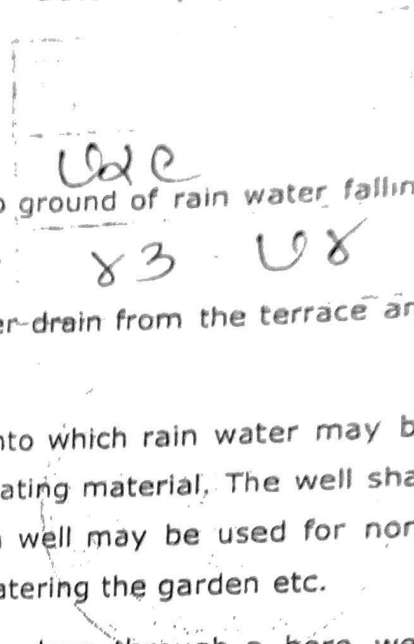
## SCHEDULE

### RAIN WATER HARVESTING

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or 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 2 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 6mt. 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.







## PLINTH COMPLETION CERTIFICATE

CIDCO/BP-16972/TPO(NM & K)/2019/8082

Date : 13 January, 2021

To,  
SHRI.NAMDEV BALIRAM NAIK  
AT-KOLHI(KOPAR),POST-PARGAON,  
TAL-PANVEL,DIST-RAIGAD  
PIN - 410206

Sub : Plinth Completion Certificate for Proposed Residential [ Residential Bldg/Apartment ]

Building on Plot No. 241,

Sector R3 at Pushpak , Navi Mumbai.

Ref : Your Architects On-Line application dated 30.12.2020

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for Residential [ Residential Bldg/Apartment ] Building on Plot No. 241 , Sector R3 at Pushpak , Navi Mumbai. The marginal open spaces are found as per plan approved vide this office letter No. CIDCO/BP-16972/TPO(NM & K)/2019/5532 dated 09 September, 2019.

Therefore you may go ahead with the construction work beyond **Plinth** as per approved plans and terms and conditions mentioned in this office letter 09 September, 2019 and Agreement to Lease executed with Corporation.

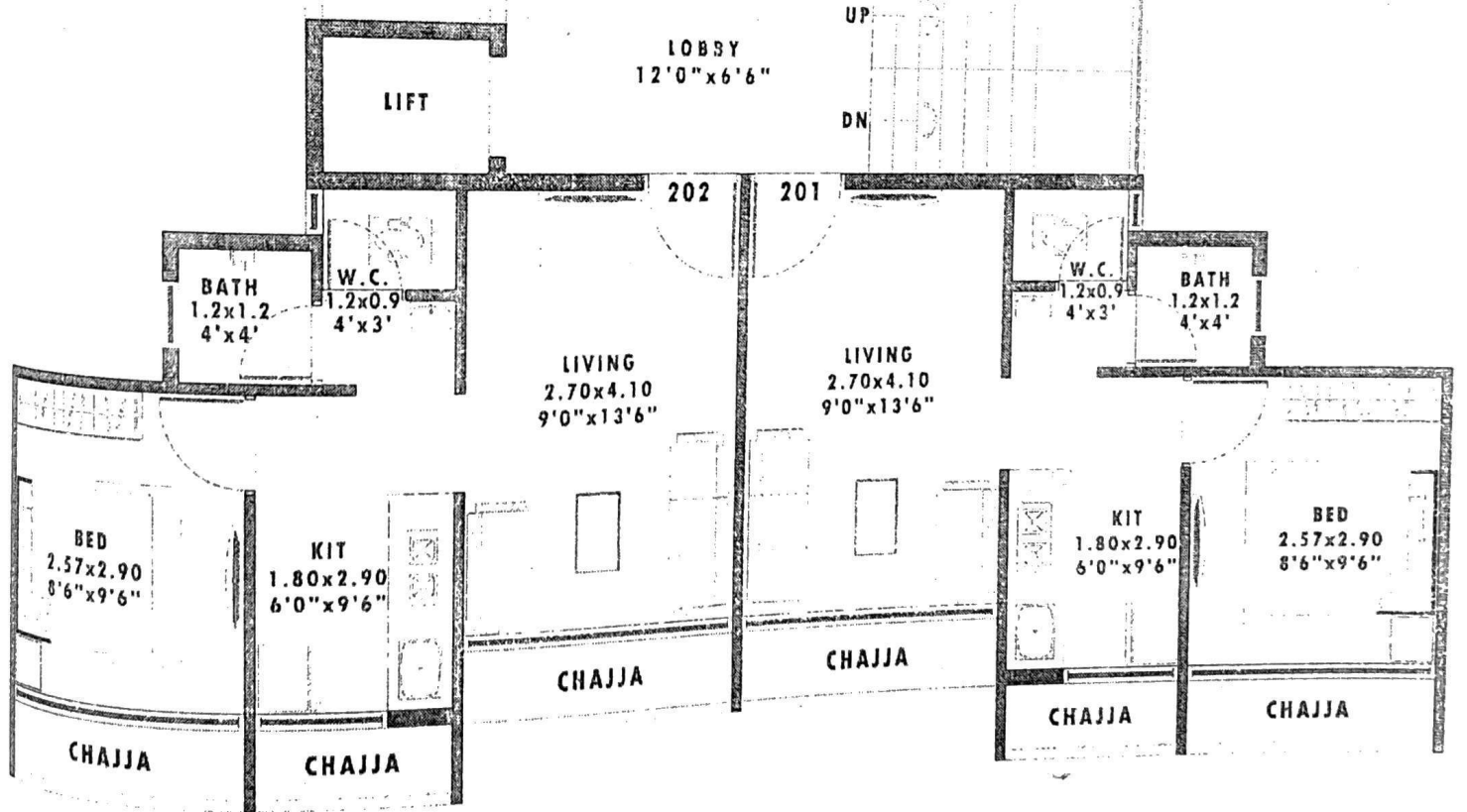
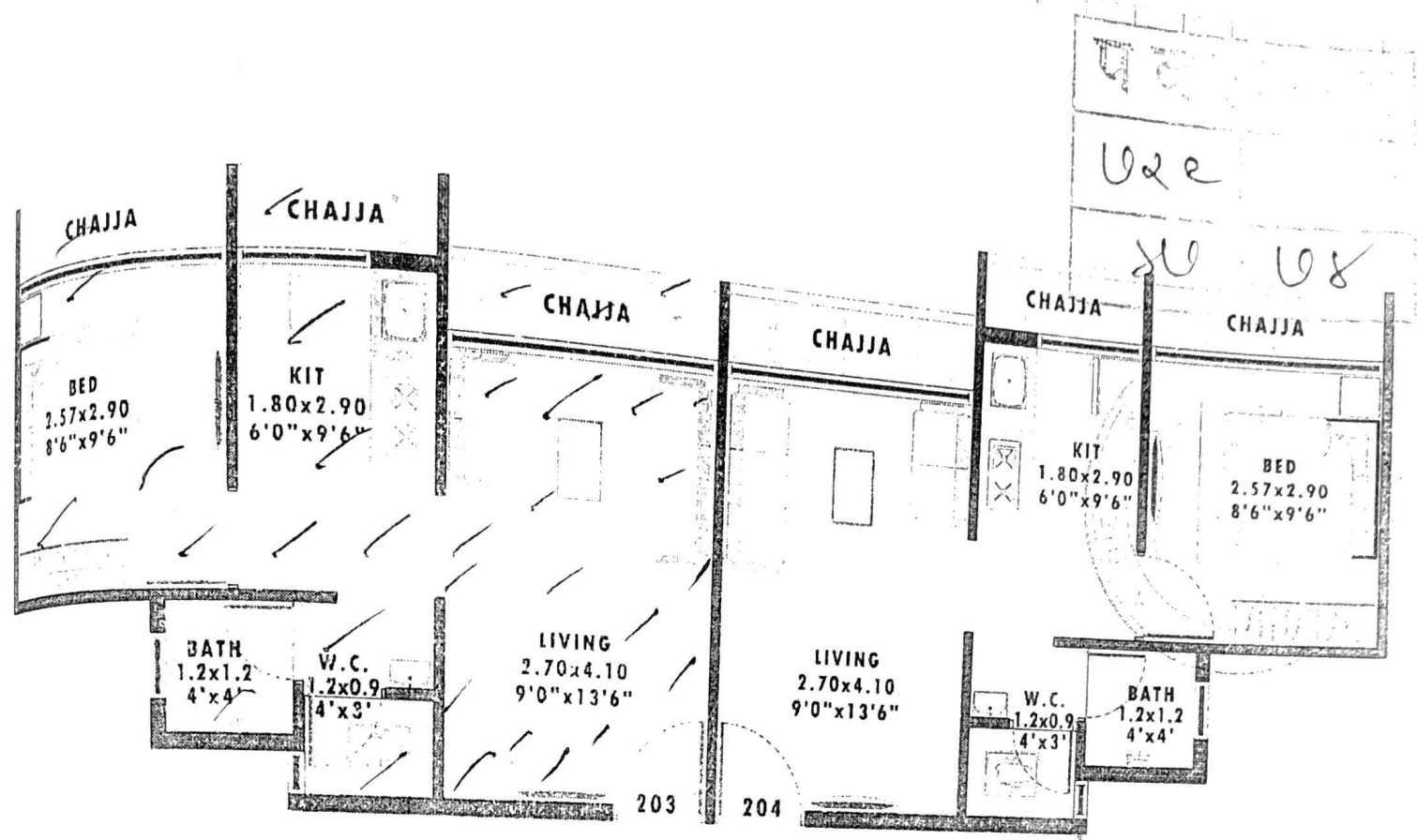
As per the regulation 2.8.4 of 'Unified DC&PRs for Maharashtra' only intimation about completion of work up-to plinth level is required. Therefore, this Plinth Completion Certificate is issued to facilitate architect to submit proposal for subsequent approval in future through COPAS. Further, it should be noted that neither granting the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve the Lessee / Architect / Structural Engineer, of such building/ development from full responsibility for carrying out the work in accordance with the plan approved and safety norms as prescribed by the bureau of Indian Standards. It is pertinent to note that applicant needs to obtain the required permission under relevant laws if required, for taking up future work to obtain occupancy certificate.

Thanking you,

Your Sincerely,  
Name : PATIL MITHALESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

ASSOCIATE PLANNER (BP)

Page 1 of 1



**9 M WIDE ROAD**

Notes:  
 This is only conceptual layout final layout is subject to CIDCO approval.  
 No elevation feature are shown in drawings it will be incorporate at time of executions.

- All sizes are from unfinished wall to wall.
- Room sizes are inclusive of enclose balcony and cub board if provided.
- Shown dimensions in feet and inches are round off.

Actual sizes of finished unit might be lesser than shown due to plastering, putti, filling or due structural members like column offset and beam offset.

PROJECT NAME AND ADDRESS PLOT NO. -241, SECTOR-23, PUSHPAK RODE	DRAWING NAME <b>3RD FLOOR PLAN</b>	DATE 29.05.19	<b>ATUL PATEL ARCHITECTS</b> Studio #1209, The Landmark, Plot No. 26A, Sector - 7, Kharjhar, New Mumbai - 410210 T: 20880000, 20880001, 20880002 E: atul@atulpatelarchitects.com
		DRAWN BY PRANALI	

Samangal  
 & Infra



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

022

82

08

This registration is granted under section 5 of the Act to the following project under project registration number :  
P52000023914

Project: **SHREE SANKALP RESIDENCE** Plot Bearing / CTS / Survey / Final Plot No.: 241 at **Karanjade, Panvel, Raigarh, 410206;**

1. Mr./Ms. **Sandeep Dnyandev Shankar Nanaware** son/daughter of Mr./Ms. **Dnyandev Shankar Nanaware Tehsil: Panvel, District: Raigarh, Pin: 410206**, situated in State of Maharashtra.
  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 (I) of sub-section (2) of section 4 read with Rule 5;

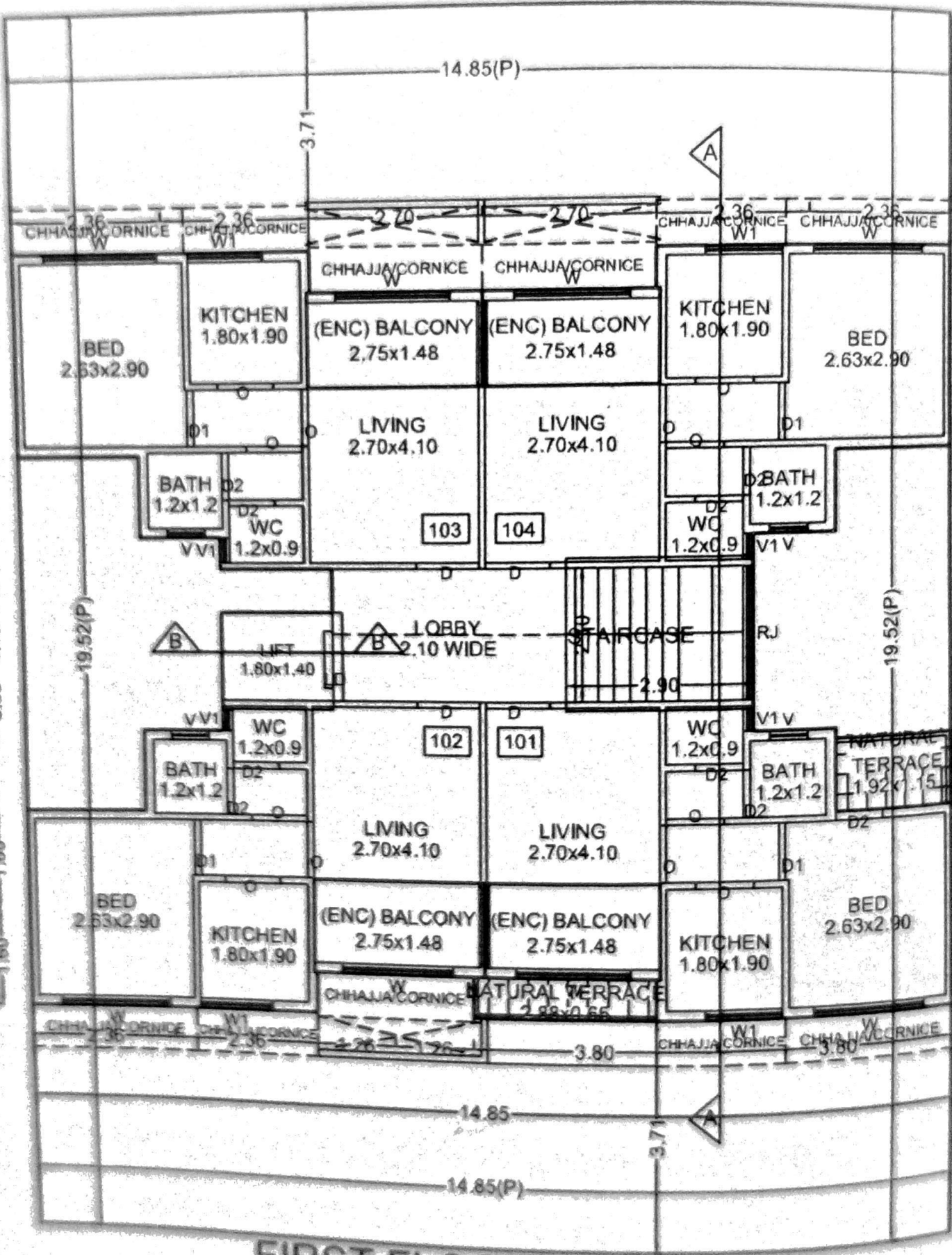
OR

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 **14/01/2020** and ending with **31/12/2021** 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  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 14-01-2020 11:56:54

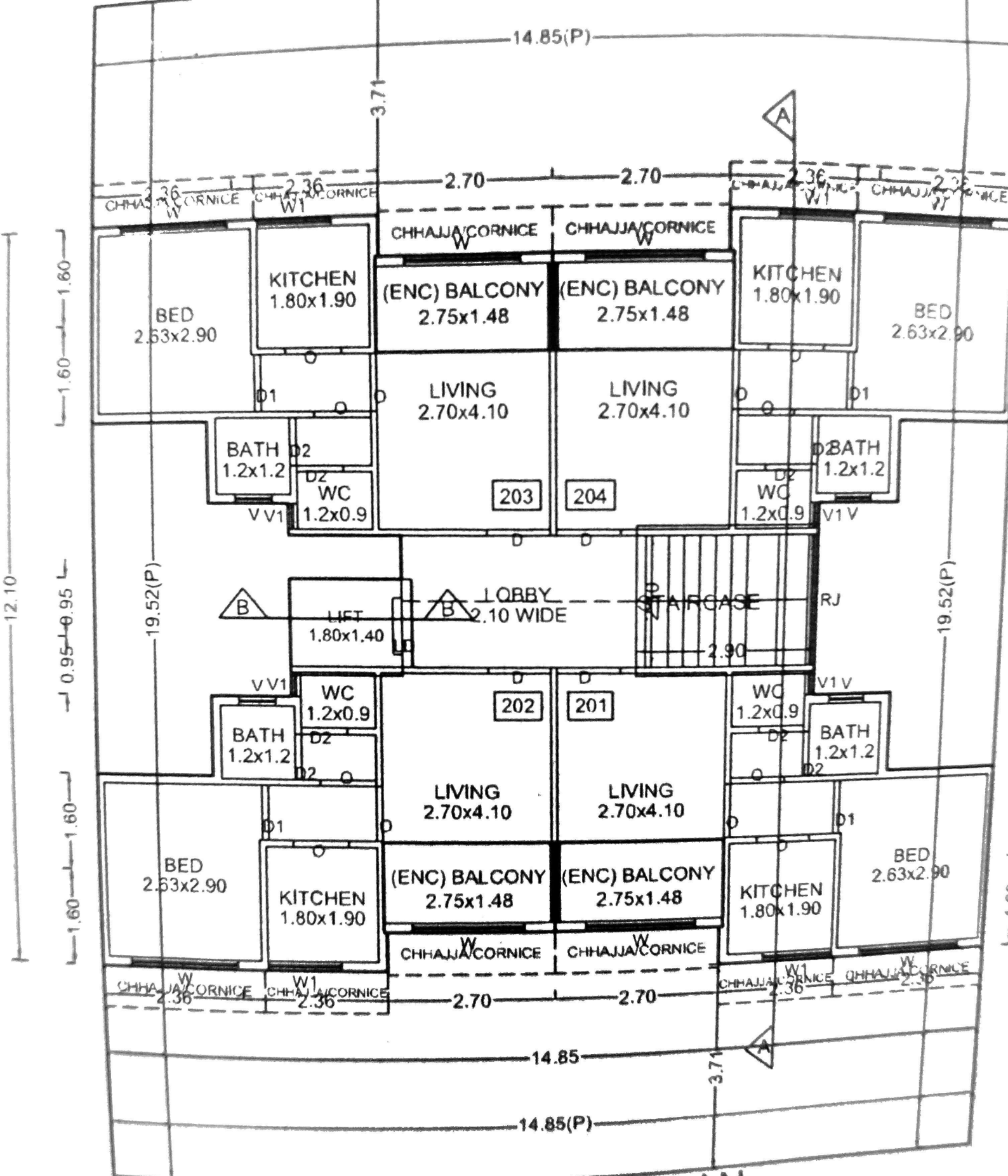
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority





FIRST FLOOR PLAN

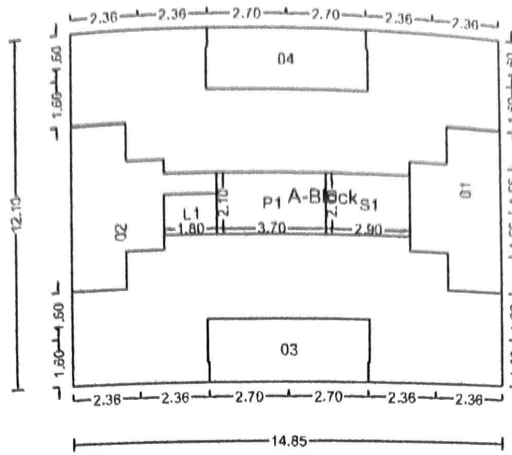
FIRST FLOOR PLAN



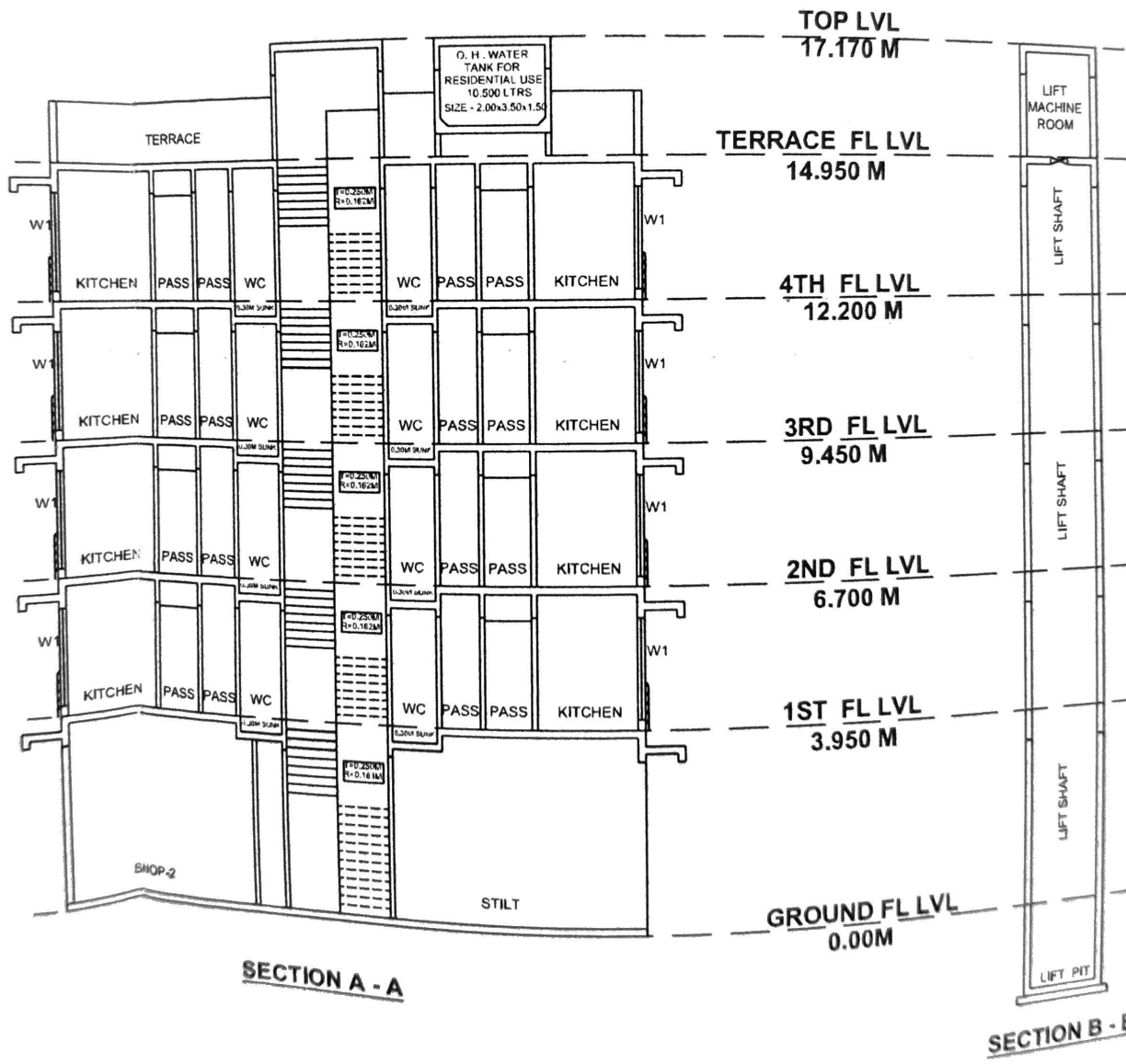
SECOND FLOOR PLAN

## SECOND FLOOR PLAN

POLYGON	SIZE	AREA
A-Block	12.10 X 14.85	179.68
O1	---	15.00
O2	---	16.26
O3	2.13 X 5.50	11.66
O4	2.13 X 5.50	11.66
L1	1.40 X 1.80	2.52
P1	2.10 X 3.70	7.77
S1	2.10 X 2.90	6.09
Total	---	108.71



POLYGON	SIZE	AREA
A-Block	12.10 X 14.85	179.68
O1	---	15.00
O2	---	16.26
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L1	1.40 X 1.80	2.52
P1	2.10 X 3.70	7.77
S1	2.10 X 2.90	6.09
Total	---	108.71





Triangle	Area
A-01	144.94
A-02	144.94
Total (PLOT)	289.87

### Triangulation

### PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS.)		CAR (NOS.)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP	BY RULE	REQD	BY RULE	REQD	BY RULE	REQD
Residential	0.0 - 45.0	4	16	1	4	-	-	-	-
Residential	45.0 - 60.0	2	0	1	0	-	-	-	-
Residential	60.0 - ...	1	0	1	0	-	-	-	-
Commercial	0 - 800 (PROP EUA-28805)	1	1	1	1	-	-	-	-
Commercial	800.0 - ... (BALANCE B6DA-0)	0	1	0	0	-	-	-	-
Total	Required	-	-	-	5	-	-	-	-
Total	Proposed	-	-	-	5	-	-	-	-

### WATER REQUIREMENT

TANK		OCCUPANT LOAD (NOS.)			CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
		TNMTS/AREA	FACTOR				
OHWT & UGWT	TENEMENT	16	7.5	120	200	24000.00	
	-----	00.00	00.00	00.00	00.00	00.00	
	TOTAL					24000.00	
	OVERHEAD (40%)					9600.00	15539.00
	UNDERGROUND (60%)					14400.00	24999.97
	TOTAL					24000	40538.97

### FLOOR WISE CARPET AREA: CC (RDA)

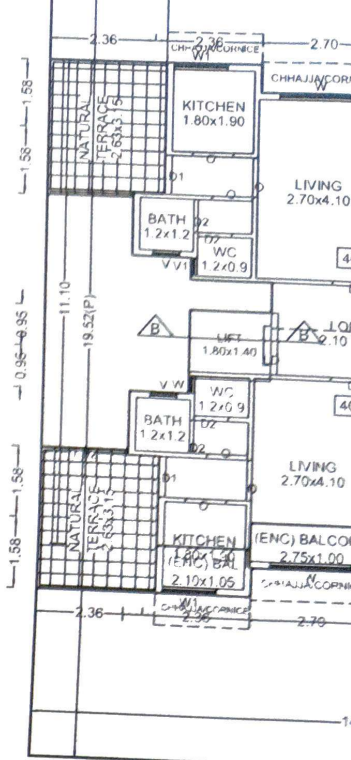
FLOOR	CARPET NAME	CARPET AREA	BAL. AREA	CARPET+BAL. AREA	TOTAL AREA
FIRST FLOOR PLAN	101	23.64	4.08	27.72	110.55
	102	23.53	4.08	27.61	
	103	23.53	4.08	27.61	
FOURTH FLOOR PLAN	401	15.35	4.83	20.18	80.76
	402	15.25	4.94	20.19	
	403	20.19	0.00	20.19	
	404	17.97	2.21	20.18	
GROUND FLOOR PLAN	1	8.76	1.44	10.20	30.60
	2	8.76	1.44	10.20	
	3	8.76	1.44	10.20	
SECOND FLOOR PLAN	201	23.53	4.08	27.61	110.44
	202	23.53	4.08	27.61	
	203	23.53	4.08	27.61	
THIRD FLOOR PLAN	204	23.53	4.08	27.61	110.44
	301	23.53	4.08	27.61	
	302	23.53	4.08	27.61	
	303	23.53	4.08	27.61	
	304	23.53	4.08	27.61	

### FLOOR WISE FSI STATEMENT: CC (RDA)

FLOORS	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.						
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
FOURTH FLOOR	0.00	79.86	0.00	0.00	11.98	7.77	6.09	2.52	4	79.86
THIRD FLOOR	0.00	108.71	0.00	0.00	16.31	7.77	6.09	2.52	4	108.71
SECOND FLOOR	0.00	108.71	0.00	0.00	16.31	7.77	6.09	2.52	4	108.71
FIRST FLOOR	0.00	108.71	0.00	0.00	16.31	7.77	6.09	2.52	4	108.71
GROUND FLOOR	28.75	0.00	0.00	0.00	4.31	7.36	7.82	2.70	0	28.75
Total	28.75	406.00	0.00	0.00	65.21	38.44	32.18	12.78	16	434.75 + 0.00

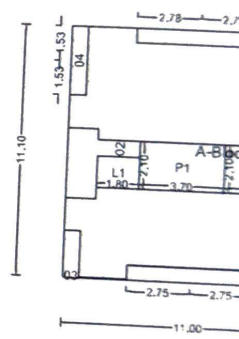
### BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.						
CC (RDA)	28.75	406.00	0.00	0.00	65.21	38.44	32.18	12.78	16	434.75 + 0.00
Total	28.75	406.00	0.00	0.00	65.21	38.44	32.18	12.78	16	434.75 + 0.00



### FOURTH FLOOR PLAN

### FOURTH FLOOR PLAN



### C.B. F.B. LOBBY

FLOOR	Total
FOURTH FLOOR	
THIRD FLOOR	
SECOND FLOOR	
FIRST FLOOR	
GROUND FLOOR	
Total	

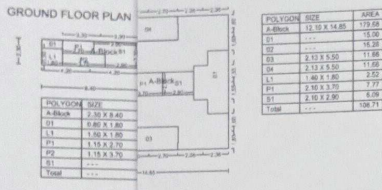
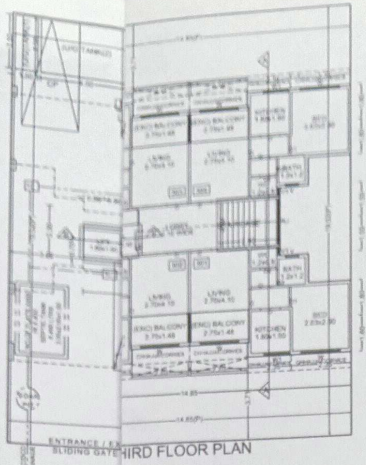
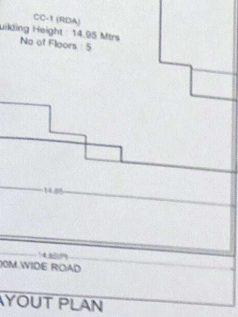
### BALCO

FLOOR	Total
FOURTH	
THIRD FL	
SECOND F	
FIRST FL	
GROUND F	
Total	









SEAL OF APPROVAL  
 APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter  
 APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter  
 No. CIDCO/HP-16972/TPO/NM & K/2019/3532  
 14 Sep 2019

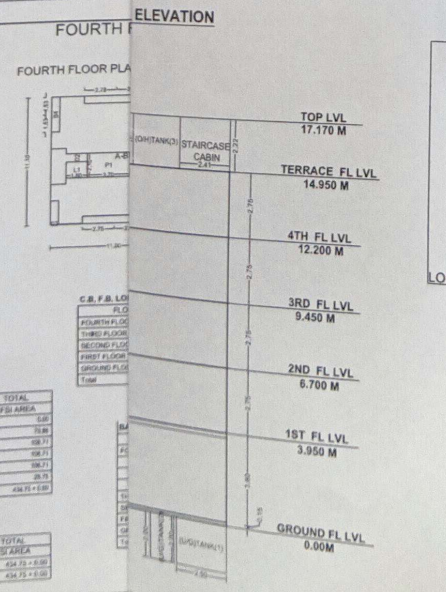
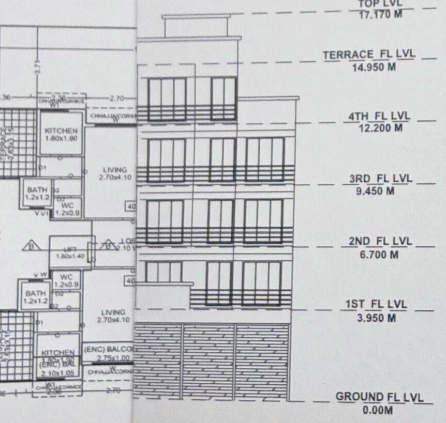
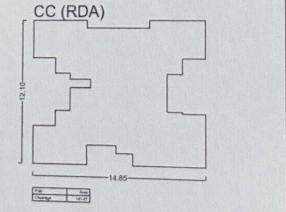
Mr. Planner/Asso. Planner (BP)  
 CIDCO of Maharashtra Ltd.  
 Raighad Bhavan, 4th Floor.  
 Plot No. 4, Sector - 11,  
 CBD-Belapur, Navi Mumbai.

AREA STATEMENT	SQ. M.
1. AREA OF PLOT	289.87
2. BALANCE FLDY AREA	15000
3. PERMISSIBLE FSI	434.81
4. PERMISSIBLE BUILT UP AREA	434.81
5. TOTAL PERMISSIBLE BUILT UP AREA	406.00
6. PROPOSED BUILT UP AREA	406.00
(a) PROPOSED RESIDENTIAL AREA	38.75
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	434.75
(e) TOTAL PROPOSED AREA (DISH/MS)	0.00
7. EXCESS BALCONY AREA	0.00
8. EXISTING BUILT UP AREA	0.00
9. SUBSTRUCTURE PROJECTIONS	0.00
10. SERVICE CAR AREAS/DECK TERRACE	0.00
11. EXCESS LOBBY/REFUGE AREA	434.75
12. TOTAL BUILT UP AREA PROPOSED	1.50
13. CONSUMED FSI	1
14. NO. OF LPTS PROVIDED	16
15. NO. OF RES. UNITS PROVIDED	3
16. NO. OF COMM. UNITS PROVIDED	3

CERTIFICATE OF AREA  
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ... AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS ... SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

LEGEND

- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW



CAR (NOS.)	SCOOTER (NOS.)	CYCLE (NOS.)
1	4	-
1	8	-
1	8	-
1	8	-
1	8	-
1	8	-
1	8	-
1	8	-
1	8	-
1	8	-

CONSUMPTION PER DAY (LIT.)	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
120	356	24500.00
85.86	85.86	60.90
		24500.00
		9650.90
		14400.90
		24500.91
		24500
		49038.91

NAME	CARPET AREA	BAL. AREA	CARPET+BAL. AREA	TOTAL AREA
23.54	4.08	27.72		110.55
23.53	4.08	27.81		
23.53	4.08	27.81		
23.53	4.08	27.81		80.78
15.35	4.82	25.18		
15.25	4.94	25.19		
20.19	0.90	20.19		30.80
17.97	2.21	15.20		
8.76	1.44	10.20		
8.76	1.44	10.20		110.44
23.53	4.08	27.81		
23.53	4.08	27.81		
23.53	4.08	27.81		110.44
23.53	4.08	27.81		
23.53	4.08	27.81		
23.53	4.08	27.81		

NO.	SPEC.	BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
0.00	0.00	11.90	7.77	6.09	2.02	4	68.71
0.00	0.00	16.31	7.77	6.09	2.02	4	68.71
0.00	0.00	16.31	7.77	6.09	2.02	4	68.71
0.00	0.00	16.31	7.77	6.09	2.02	4	68.71
0.00	0.00	16.31	7.77	6.09	2.02	4	68.71
0.00	0.00	16.31	7.77	6.09	2.02	4	68.71
0.00	0.00	16.31	7.77	6.09	2.02	4	68.71
0.00	0.00	16.31	7.77	6.09	2.02	4	68.71
0.00	0.00	16.31	7.77	6.09	2.02	4	68.71