

CHALLAN
MTR Form Number-6



RN	MH012714635202425E	BARCODE		Date	17/12/2024-13:57:24	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	
Location	RAIGAD	Full Name	BHAVNA SHARMA
Year	2024-2025 One Time	Flat/Block No.	Flat No.1108, A-Wing, Eleventh Floor, RUDRA
		Premises/Building	KRISTINA

Account Head Details	Amount In Rs.	Road/Street	Area/Locality
030046401 Stamp Duty	240000.00	Survey No.2/3, Koyana Velhe	Panvel
030063301 Registration Fee	30000.00		

Town/City/District		PIN	4 1 0 2 0 8
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Remarks (If Any)	
SecondPartyName=SAVITRISPAEC-	

Amount In	Two Lakh Seventy Thousand Rupees Only
Words	
Total	2,70,000.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	691033320241714860 2904618764
Cheque/DD No.	Bank Date	RBI Date	47/12/2024-13:57:57 Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID : _____ Mobile No. : 8828972188
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदर चालान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Sham *Akshita*

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.पनवेल 2

दस्त क्रमांक : 23784/2024

नोदणी :

Regn:63m

गावाचे नाव : कोयनावेळे

खाता प्रकार	करारनामा
दस्ता	4000000
जातभाव(भाडेपट्ट्याच्या तपट्टाकार आकारणी देतो की पट्टेदार करणे)	3241986.72
मापन,पोस्टिन्मा व क(अमल्यात्म)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: मदनिका नं.1108,ए विंग,11 वा मजला,रुद्रा क्रिस्टिना,मर्वे नं.2/3,व्हिलेज कोयनावेळे,ता. पनवेल,जि. रायगड. क्षेत्रफळ 51.06 चौ. मी. कार्पेट,9.97 चौ. मी. वेदर शेड.(महिला खरेदीदार - शासन आदेश क्र मुद्रांक 2021/अनौ. सं. क्र./प्र.क्र.107/म -1(धोरण)दि.31/03/2021 अन्वये या दस्तऐवजाम महिला खरेदीदारम मुद्रांक शुल्काची स्वतः देण्यात आली आहे.)((Plot Number : - ;))
क्षेत्रफळ	1) 51.06 चौ.मीटर
जातणी क्रिया जुडी देण्यात असेल तेव्हा.	
संगेवज करत देणा-या/विहून ठेवणा-या यांचे नाव किंवा दिवाणी न्यायालयाचा नाम किंवा आदेश अमल्यात्म,प्रतिवादिचे नाव.	1): नाव:-मे. माई लार्डफस्पेमेस तर्फे भागीदार श्री. मोहन कुमार झा हे दस्त निष्पादक अमुन त्यांच्या तर्फे कु. मु. म्हणून कवुली जबाब देणार कुमार माटेकर - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मर्वे नं.2/3, व्हिलेज कोयनावेळे, ता. पनवेल, जि. रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार: (०). पिन कोड:-410208 पॅन नं:-AETFS1922G
संगेवज करत देणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा अमल्यात्म,प्रतिवादिचे नाव व पत्ता	1): नाव:-भावना शर्मा - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर.सी.एफ. स्पोर्ट्स क्लब, टाईप-3-बी/48/477, आर.सी.एफ. कॉलनी, चेंबूर एफसीआय, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-BGSPS0349R 2): नाव:-अशिता शर्मा - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर.सी.एफ. स्पोर्ट्स क्लब, टाईप-3-बी/48/477, आर.सी.एफ. कॉलनी, चेंबूर एफसीआय, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-HTQPS1500B
संगेवज करत दिल्याचा दिनांक	17/12/2024
दस्त नोदणी केल्याचा दिनांक	17/12/2024
अनुक्रमांक,राह व पृष्ठ	23784/2024
जातभावप्रमाणे मुद्रांक शुल्क	240000
जातभावप्रमाणे नोदणी शुल्क	30000
शारा	

दस्तासोबत देण्यात आलेली सूची क्र. २



सह दुय्यम निबंधक क्र. २, पनवेल क्र. २

कनामाठी विचारात घेतलेला तपशील:-

शुल्क आकारणाना निवडलेला अनुच्छेद

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

क्र.मुद्रांक - २०२१ / अनो रा.क्र.१२ प्र.क्र.१०७
म-१(धोरण) दिनांक ३१ मार्च २०२१ व २६ मे
२०२३ च्या शासनाच्या आदेशानुसार या दस्तऐवजाला
'महिला' खरेदीद्वारास मुद्रांक शुल्काची सवलत
देण्यात आली आहे.


सह.दुय्यम निबंधक,
वर्ग-२, पनवेल क्र.

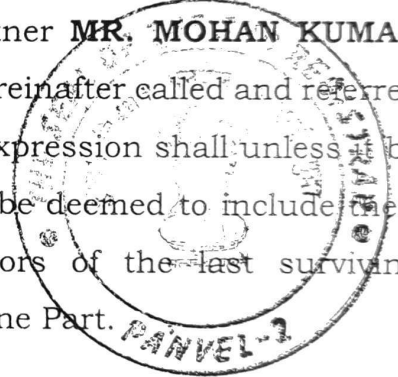
AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Panvel on this 17th day of December 2024.

BETWEEN

M/S. SAI LIFESPACES (PAN:AETFS1922G), a partnership firm, duly registered under the provision of Indian Partnership Act 1932, having its office at **Survey No.2/3, Village-Koyana Velhe, Taluka Panvel, District Raigad 410208**, through its designated Partner **MR. MOHAN KUMAR JHA**, aged 41 years, Occupation: Business, hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs executors and administrators of the last surviving partners and their permitted assigns) of the One Part.

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AND

1) **MRS. BHAVNA SHARMA**, aged 53 years, (Pan No. BGSPS0349R), (UID NO. 2163 3571 0240), 2) **MISS. AKSHITA SHARMA**, aged 26 years, (Pan No. HTQPS1500B), (UID NO.6134 9439 1524), both adults, Indian Inhabitants, address at **Opp. R.C.F. Sports Club, Type-III-B/48/477, R.C.F. Colony, Chembur, FCI Mumbai-400074**, hereinafter referred to as "the Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs executors and administrators of the last surviving partners and their permitted assigns) of the Other Part.







WHEREAS:

i) All the piece and parcel of Land, ground and hereditaments situate lying and being at Village Koyana Velhe, Taluka and registration and Sub District Panvel, District and Registration District of Raigad within the limit of Municipal Council Panvel bearing Survey No.2/3, Area 0-38-20 H.R.P. of Kharaba 0-02-30 H.R.P. was owned & possessed by Mr. Ramchandra Dhararao Kadam, Mr. Deepak Krushna Kadam, Mr. Mahesh Krushna Kadam, Mr. Naresh Krushna Kadam, Smt. Usha Ashok Kadam, Smt.Ujwala Sushil Borkar, Smt.Shubhangi Sunil Sawant, Mr. Archana Nitin Pawar, Mr. Sachin Ashok Kadam and which is more particularly mentioned in the First Schedule herein under is hereinafter collectively referred to as the "SAID PROPERTY"

ii) Mr. Ramchandra Dhararao Kadam & others being unable to develop the said property sold off / transferred all their rights, title and interest in the said Property to M/s. Sai Lifespaces through its Partners (1) Mr. Mohan Kumar Jha, (2) Mr. Vinodbhai Muljibhai Ravriya, (3) Mr. Virji Narayan Patel (Promoters) by registered Sale Deed dtd. 21/10/2022, registered with Sub- Registrar Panvel No. 3 at Serial No. 18030/2022.

iii) Upon execution of abovementioned sale deed Mr. Ramchandra Dhararao Kadam & others handed over vacant & peaceful possession of said property to M/s. Sai Lifespaces through its Partners (1) Mr. Mohan Kumar Jha, (2) Mr. Vinodbhai Muljibhai Ravriya, (3) Mr. Virji Narayan Patel (Promoters).

iv) By virtue of registered Sale Deed dtd. 21/10/2022 name of M/s. Sai Lifespaces through its Partners (1) Mr. Mohan Kumar Jha, (2) Mr. Vinodbhai Muljibhai Ravriya, (3) Mr. Virji Narayan Patel (Promoters) has been mutated at occupant of said property vide Mutation Entry No. 694.

v) M/s. Sai Lifespaces (Promoters) are the absolute and lawful owners of said Property or thereabout.

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vi) The Promoters obtained Building Development permission & Commencement Certificate from the office of Panvel Municipal Corporation by order dated 23/09/2022 bearing No. PMC/TP/ Koyana Velhe/2/3/21-22/16518/2405/2022, in name of Mr. Ramchandra Dharrao Kadam & others regarding the said Property.

vii) The Promoters had obtained Amended Development permission & Amended Commencement Certificate regarding the said Property from Panvel Municipal Corporation dated 28/04/2023 bearing No. PMC/TP/Koyana Velhe/2/3/21-23/16518/1145/2023 in their name.

viii) The Promoter by virtue of Development permission & Commencement Certificate dated 23/09/2022 and Amended Development permission & Amended Commencement Certificate dated 28/04/2023 are entitled to cause & commence the development work of the said Property by constructing a new residential and/or commercial building of Ground + 16 upper floors thereon to be known as "RUDRA KRISTINA" (hereinafter referred to as "The Project") in accordance with the plans, designs and specifications approved by Panvel Municipal Corporation. The Promoter is also entitled to sell to Allottee/s the flats/shops/ and/or such other premises as may be constructed on the said Property.

viii) The Promoter is entitled to sale residential/commercial premises/ Flat/Shops in the building known as "RUDRA KRISTINA" to be constructed on the said Property of land and thus entitled to enter into an agreement for sale with the Allottee/s or the Allottee/s in consideration of the agreed sale price between the Promoter and the Allottee/s.

ix) The Promoter has registered the Project under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on 08/06/2023. Under Registration No.P52000051294.

x) The Promoter has 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.

xi) The Promoter has appointed structural engineer for the preparation of structural design & drawings of the building and the promoter accepts the professional supervision of the Architect and structural engineer till the completion of the project.

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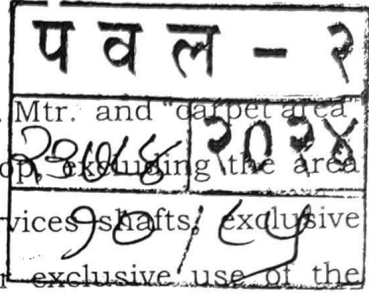
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while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

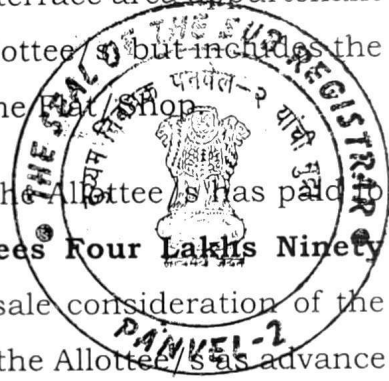
xix) The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

xx) The Allottee/s has approached to the Builder for allotment of an **Flat No.1108, "A" Wing, on Eleventh Floor** in the building "**RUDRA KRISTINA**".

xxi) The carpet area of the said Flat is **51.06** Sq. Mtr. and "carpet area" means the net usable floor area of an Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottee/s but includes the area covered by the internal partition walls of the Flat/Shop.



xxii) Prior to the execution of these presents the Allottee/s has paid the Promoter a sum of **Rs.4,90,000/- (Rupees Four Lakhs Ninety Thousand Only)** being part payment of the sale consideration of the Flat/Shop agreed to be sold by the Promoter to the Allottee/s as advance payment the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



xxiii) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

xxiv) The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at **Mumbai 08/06/2023 No. P52000051294.**

Handwritten signature

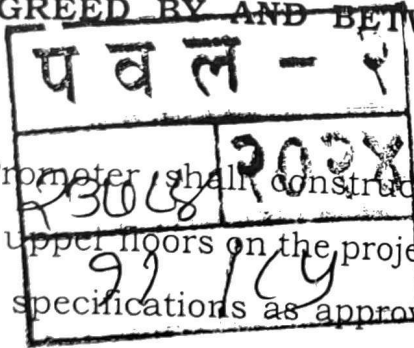
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xxv) WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat/Shop with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the (Flat/Shop).

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-



1. The Promoter shall construct the said building/s consisting of Ground+ 16 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. The Allottee/s do hereby give their unconditionally consent to the Promoter for obtaining necessary permissions for construction of additional floors/making variations or modifications to sanctioned plan subject to obtaining necessary permissions from appropriate authority.

1.(a) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s **Flat No.1108, "A" Wing**, of carpet area admeasuring **51.06** Sq. Mtrs and Weather Shade area **9.97** Sq. Mtrs, on **Eleventh Floor** in the building "**RUDRA KRISTINA**" (hereinafter referred to as "the Flat/Shop") as shown in the Floor plan for the total consideration of **Rs.40,00,000/- (Rupees Forty Lakhs Only)** including charges towards proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1.(b) The total aggregate consideration amount for the Flat is **Rs.40,00,000/- (Rupees Forty Lakhs Only)** & the total amount mentioned above has to be paid by the Allottee/s in the following manner.

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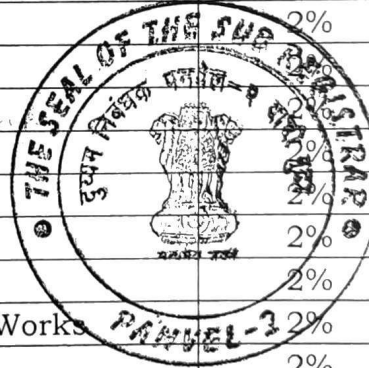
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The Allottee/s have paid on or before execution of this agreement a sum of **Rs.4,90,000/- (Rupees Four Lakhs Ninety Thousand Only)** as advance payment or application fee and hereby agree to pay to the Promoters the balance amount of **Rs.35,10,000/- (Rupees Thirty Five Lakhs Ten Thousand Only)** as per the following payment schedule:

Sr.No.	PAYMENT SCHEDULE	%
1	On booking	10%
2	After Execution of Agreement	15%
3	On Plinth Work.	15%
4	On 1st Slab	5%
5	On 2nd Slab	5%
6	On 3rd Slab	5%
7	On 4th Slab	3%
8	On 5th Slab	3%
9	On 6th Slab	3%
10	On 7th Slab	2%
11	On 8th Slab	2%
12	On 9th Slab	2%
13	On 10th Slab	2%
14	On 11th Slab	2%
15	On 12th Slab	2%
16	On 13th Slab	2%
17	On 14th Slab	2%
18	On 15th Slab	2%
19	On 16th Slab	2%
20	On 17th Slab	2%
21	On Completion of Brick works	2%
22	Completion of Internal Plaster	2%
23	Completion of External Plaster	2%
24	Completion of Flooring	2%
25	Completion of Electrical works	2%
26	Completion of Plumbing & Sanitary Works	2%
27	On Possession	2%
	Total	100%

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1. c) The Total Price above Includes Stamp Duty, Registration fees, GST only and excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Flat/Shop].

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32. 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 for the time being in force and the Navi Mumbai/ appropriate courts have the jurisdiction for this Agreement.

SCHEDULE-I

(THE DESCRIPTION OF THE LAND)

THAT piece and parcel of premises bearing Survey No. 2/3, 0-38-20 HR.P., Pot Kharaba 0-02-30 H.R.P. Village – Koyana Velhe, Taluka and registration and Sub District Panvel, District and Registration District of Raigad within the limit of Municipal Council Panvel. or abouts and bounded as follows that is to say

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T IS TO SAY:

- OR TOWARDS THE NORTH BY : Survey No. 2/4
- OR TOWARDS THE SOUTH BY : 18.00 Mtrs. Vide Road
- OR TOWARDS THE EAST BY : Survey No. 2/8
- OR TOWARDS THE WEST BY : 18.00 Mtrs. Vide Road



SCHEDULE-II

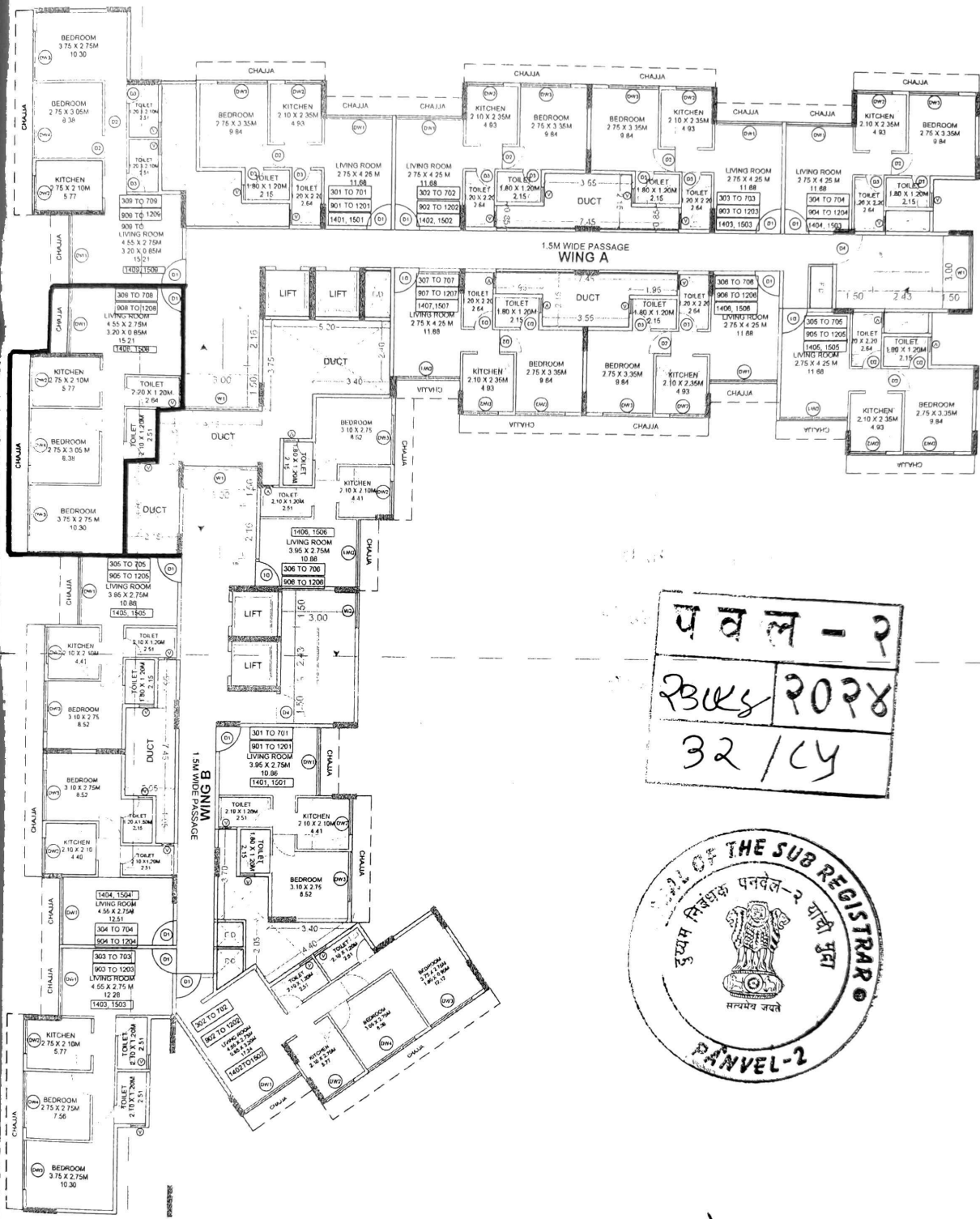
(THE DESCRIPTION OF THE FLAT)

Flat No.1108, "A" Wing of carpet area admeasuring 51.06 Sq. Mtrs., and Weather Shade area 9.97 Sq. Mtrs., on Eleventh Floor along with undivided interest in the common areas and facilities in the Building known as "RUDRA KRISTINA" which is located upon Survey No. 2/3, 0-38-20 HR.P., Pot Kharaba 0-02-30 H.R.P. Village – Koyana Velhe, Taluka and registration and Sub District Panvel, District and Registration District of Raigad.

MR. J. K.

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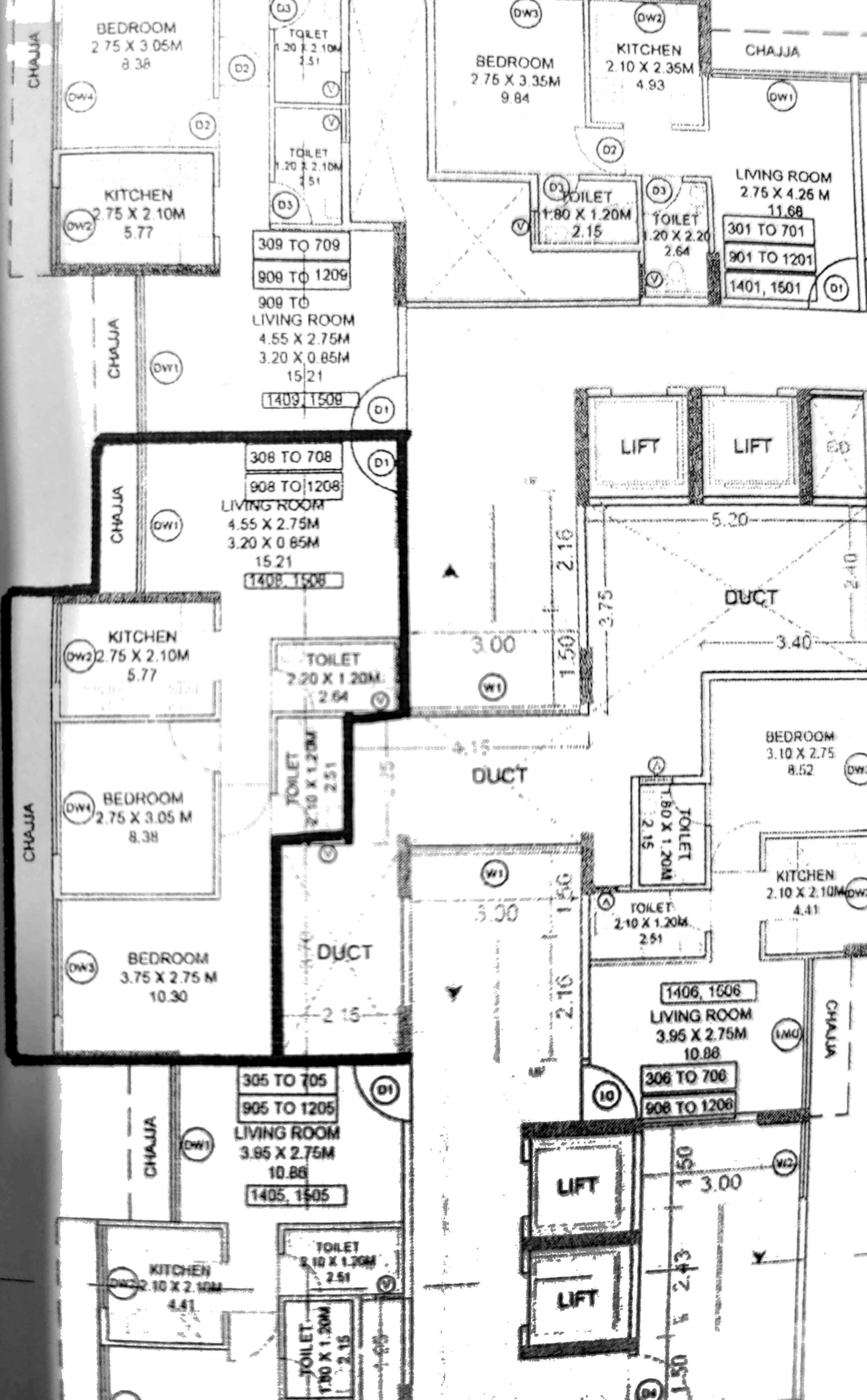
Akshita



THIRD TO SEVENTH FLOOR & NINTH TO TWELFTH FLOOR,
 FOURTEENTH & FIFTEENTH FLOOR (TYPICAL FLOOR)

SCALE - 1:100

Flat: 1108
 Wing A





PANVEL MUNICIPAL CORPORATION

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

Email – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Koynavele/2/3/21-23/16518/99 & 1/2023

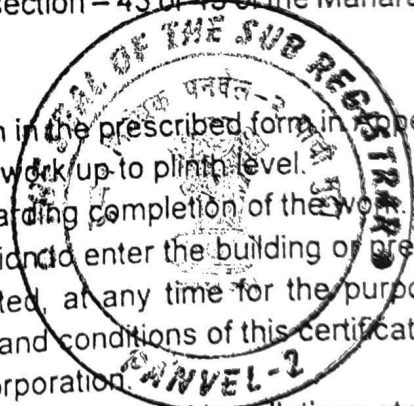
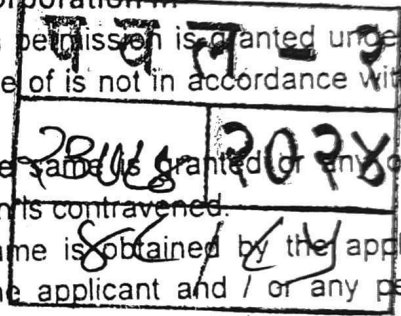
Date: 22/10/2023

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s. Sai Lifespaces Through its Partner Mr. Mohan Kumar Jha and Two Others, as per the approved plans and subject to the following conditions for the development work of the Proposed Residential Cum Commercial Building (Ground + 16 Upper Floor), on Survey No.- 2/3, At. - Koynavele, Tal. - Panvel, Dist.- Raigad. (Plot Area = 4050.00 Sq.mt., Proposed Residential Built-Up Area = 11358.30 sq.mt., Proposed Commercial Built-Up Area = 1536.36 sq.mt., Total Built Up Area = 12894.66 sq.mt.)

(No. of Residential Unit – 212 Nos. & Commercial Unit – 32 Nos.,
Total Units – 244 Nos.)

- This Certificate is liable to be revoked by the Corporation if:
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
- The Owner / Developer shall: -
 - The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - Give written notice to the Corporation regarding completion of the work.
 - Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - Obtain Occupancy Certificate from the Corporation.
- The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
- The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.



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6. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.
10. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
11. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
12. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
13. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
14. No work should be started unless the existing structures area to be demolished with utmost care.
15. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
16. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise, it will be treated as unauthorized use and necessary action as per law will be taken.
17. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
18. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
19. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
20. In case of revised permission wherever third-party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
21. The Owner / Developer shall be fully responsible if any objection raised by the owner to whom applicant has sold the unit as per previous Commencement

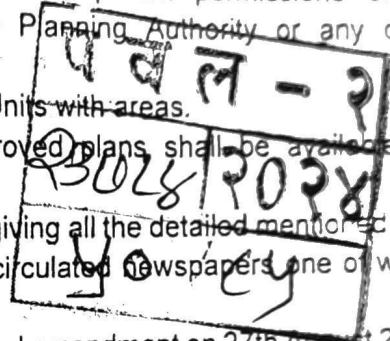
22. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.

23. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.

24. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.

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

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details: -
- a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



26. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.

27. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.

28. The applicants should fulfill all the health-related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

29. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as Per the standard in Section 3-1 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

- Accommodation: -

1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.

CORPORATION

2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
30. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
31. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
32. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
33. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"

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Section: - 15 Register of beneficiaries - Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in his behalf.
34. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
35. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
36. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
37. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR-2020), which will be binding on the developer / Architects and his successors. (If Applicable)
38. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
39. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore, the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
40. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.
41. The Owner/ Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
42. The Owner / Developer is required to construct the discharge line at his own cost.
43. The Owner / Developer should set up electrical vehicle charging point in the said plot.
44. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.

45. This Commencement Certificate is issued subject to condition that the Owner / Developer shall submit AAI NOC before starting any construction work on the said plot.
46. The Owner / Developer has to submit Amended FIRE NOC before starting any construction work on the said plot and the conditions mentioned in the Fire NOC shall be binding on the Owners.
47. This set of Plans supersedes earlier approved plans vide letter dated 23/09/2022.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal /Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार


Deputy Director of Town Planning
Panvel Municipal Corporation

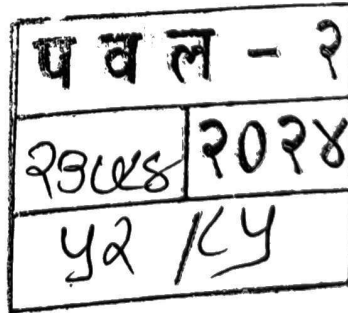
C.C.TO: - 1) M/s. Sai Lifespaces
Through its Partner
Mr. Mohan Kumar Jha and Two Others,
Survey No.- 2/3, At. - Koynavele,
Tal- Panvel, Dist- Raigad.



2) Architect,
M/s. Devise Design,
Ar. Atul Mhatre,
Office No. 302, 3rd Floor, Wing 'B',
Hermes Atrium, Plot No. 57,
CBD Belapur, Navi Mumbai 400614.

3) Ward Officer,
Prabhag Samiti 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

4) Tahasildar, Panvel for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: **P5200051294**

Project: **RUDRA KRISTINA**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO-2/3** at **Koyana Velhe, Panvel, Raigarh, 410208**.

1. Sai Lifespaces, having its registered office / principal place of business at Tehsil: **Panvel**, District: **Raigarh**, Pin: **410208**.
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 **08/06/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid



Dated: **08/06/2023**

Place: **Mumbai**

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