

To,

**M/S RIO INFRATECH through its partners
Mr.Shawkat ...****ASSESSMENT ORDER NO. 2019/5924****Sub : Payment of New development charges for Residential + Mercantile / Business
(Commercial) Building on Plot No. 09, Sector 07 at Talaja(New) 12.5 % Scheme Plot,
Navi Mumbai.****Ref : 1) Provisional Fire NOC issued by CFO CIDCO vide CIDCO/FIRE/HQ/2019/SAP-602, dtd:20-11-2019.
2) Final transfer order vide CIDCO/Estate-12.5%/Taloja/86/2019/5581 dt. 16-07-2019.
3) Extension of Time vide CIDCO/ESTATE-2/2019/8000034583 DT.05-10-2019.**Your Proposal No. **.CIDCO/BP-17171/TPO(NM & K)/2019** dated **04 November, 2019****ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.****(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/S RIO INFRATECH through its partners Mr.Shawkat Abdul Rehman Patel AND OTHERS 5
- 2) Location : Plot No. **09**, Sector **07** at **Taloja(New)** , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 2699.9
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 14300

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	3928.025 * 0.5	1964
Total Assessed Charges				1964

- 7) Date of Assessment : 22 November, 2019

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/2397	10/31/2019	1964	CIDCO/BP/2019/2397	31/10/2019	Net Banking
2	CIDCO/BP/2019/2505	11/20/2019	3380000	CIDCO/BP/2019/2505	20/11/2019	Net Banking

Unique Code No. **2019 04 021 02 2409 01** is for this **New** Development Permission for


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

Residential + Mercantile / Business (Commercial) Building on Plot No. **09**, Sector **07** at **Taloja(New) 12.5 % Scheme Plot**, Navi Mumbai.



11/11/2019 11:11:11 AM

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

To,
M/S RIO INFRATECH through its partners
Mr.Shawkat ...

ASSESSMENT ORDER NO. 2019/5924

Unique Code No.	2	0	1	9	0	4	0	2	1	0	2	2	4	0	9	0	1
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **09**, Sector **07** at **Taloja(New) 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. **.CIDCO/BP-17171/TPO(NM & K)/2019** dated **04 November, 2019**

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 RIO INFRATECH through its partners Mr.Shawkat Abdul Rehman Patel AND OTHERS 5
- 2) Location : Plot No. **09**, Sector **07** at **Taloja(New)** , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 2699.9
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 9087.03 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 24200
- B) AMOUNT OF CESS** : Rs. 2199061.26

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20190402102240901	20/11/2019	2199100	20190402102240901	20/11/2019	Net Banking

CIDCO

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



COMMENCEMENT CERTIFICATE

To,

**M/S RIO INFRATECH through its partners
Mr.Shawkat Abdul Rehman Patel AND OTHERS 5
Shop No-04,Shreeji Dham chs ltd.plot
no-18/19,sector-50,nerul,navi mumbai
PIN - 400706**

**Sub : Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. 09 , Sector 07 at Taloja(New) 12.5
% Scheme Plot, Navi Mumbai.**

**Ref : 1) Provisional Fire NOC issued by CFO CIDCO vide CIDCO/FIRE/HQ/2019/SAP-602, dtd:20-11-2019.
2) Final transfer order vide CIDCO/Estate-12.5%/Taloja/86/2019/5581 dt. 16-07-2019.
3) Extension of Time vide CIDCO/ESTATE-2/2019/8000034583 DT.05-10-2019.**

Dear Sir / Madam,



11/11/2019

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

Please refer to your application for Development Permission for **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** Building on Plot No. **09**, Sector **07** at **Taloja(New) 12.5 % Scheme Plot**, Navi Mumbai.

The Development Permission is hereby granted to construct **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt , the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.



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The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.



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JANARDHAN
Designation : Associate
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Organization : CIDCO OF

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **M/S RIO INFRATECH through its partners Mr.Shawkat Abdul Rehman Patel AND OTHERS 5 , Shop No-04,Shreeji Dham chs ltd.plot no-18/19,sector-50,nerul,navimumbai** for Plot No. **09** , Sector **07** , Node **Taloja(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 1Ground Floor + 15Floor** Net Builtup Area **[Residential [Resi+Comm] =3,927.30,Mercantile / Business (Commercial) [Resi+Comm] =115.53 Total BUA = 4042.83]** Sq m .

Nos. Of Residential Units :- 112, Nos. Of Mercantile / Business (Commercial) Units :- 8


- 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.

2. The applicant shall :-

CIDCO


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JANARDHAN**
Designation : **Associate
Planner**
Organization : **CIDCO OF**