

To,

**SHRI.BALIRAM SAKHARAM DHUMAL AND  
SHRI.MINNATH BALI...****ASSESSMENT ORDER NO. 2019/3699****Sub : Payment of New development charges for Residential + Mercantile / Business  
(Commercial) Building on Plot No. 228, Unit No. - , Sector R4 at Pushpak(New) , Navi  
Mumbai.****Ref : 1. Your Architects Online Application dated 06.12.2018  
2. No.CIDCO/AAI/REHAB/KOPAR/2015/3049 dated 03.08.2015(Allotment Letter) and Agreement to lease  
on 16.10.2018  
3. CIDCO/ACL& SO(NMIA)/2018/ 8889 DATED 26.04.2018 (Old Construction Demolition)****Your Proposal No. .CIDCO/BP-15749/TPO(NM & K)/2018 dated 09 May, 2018****ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.****(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : SHRI.BALIRAM SAKHARAM DHUMAL AND SHRI.MINNATH BALIRAM  
DHUMAL
- 2) Location : Plot No. **228, Unit No. - ,** Sector **R4** at **Pushpak(New)** , Navi Mun
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 919.02
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 13600

| Sr. No.                       | Budget Heads  | Particulars                |                            | Amount       |
|-------------------------------|---------------|----------------------------|----------------------------|--------------|
|                               |               | Formula                    | Formula Calculation Values |              |
| 1                             | Scrutiny Fees | Total Built up Area * Rate | Resi:1378.53 * 8           | 11028        |
| <b>Total Assessed Charges</b> |               |                            |                            | <b>11028</b> |

7) Date of Assessment : 31 January, 2019

8) **Payment Details**

| Sr. No. | Challan Number     | Challan Date | Challan Amount | Receipt Number              | Receipt Date | Mode         |
|---------|--------------------|--------------|----------------|-----------------------------|--------------|--------------|
| 1       | CIDCO/BP/2018/0369 | 04/23/2018   | 11028          | 00486/TPO/Account/7609/2018 | 23/4/2018    | Demand Draft |
| 2       | CIDCO/BP/2019/0252 | 01/24/2019   | 100            | 00312/TPO/Account/7609/2019 | 29/1/2019    | Demand Draft |

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

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

Reference No. : **CIDCO/BP-15749/TPO(NM & K)/2018/3857**

Date : **31/1/2019**

Unique Code No. **2019 04 021 02 1384 01** is for this **New** Development Permission for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **228, Unit No. - ,** Sector **R4** at **Pushpak(New)** , Navi Mumbai.



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To,

**SHRI.BALIRAM SAKHARAM DHUMAL AND  
SHRI.MINNATH BALI...****ASSESSMENT ORDER NO. 2019/3699**

|                        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| <b>Unique Code No.</b> | 2 | 0 | 1 | 9 | 0 | 4 | 0 | 2 | 1 | 0 | 2 | 1 | 3 | 8 | 4 | 0 | 1 |
|------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

**Sub** : Payment of Construction & Other Workers Welfare Cess charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **228,Unit No. -** , Sector **R4** at **Pushpak(New)** , Navi Mumbai.

**Ref** : 1)Your Proposal No. **.CIDCO/BP-15749/TPO(NM & K)/2018** dated **09 May, 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 : SHRI.BALIRAM SAKHARAM DHUMAL AND SHRI.MINNATH BALIRAM DHUMAL
- 2) Location : Plot No. **228,Unit No. -** , Sector **R4** at **Pushpak(New)** , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 919.02
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 2308.09 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 19360
- B) AMOUNT OF CESS** : Rs. 446846.22

**7) Payment Details**

| Sr. No. | Challan Number    | Challan Date | Challan Amount | Receipt Number              | Receipt Date | Mode        |
|---------|-------------------|--------------|----------------|-----------------------------|--------------|-------------|
| 1       | 20190402102138401 | 24/1/2019    | 446847         | 00322/TPO/Account/7609/2019 | 25/12/2018   | Net Banking |

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Planner  
Organization : CIDCO



## COMMENCEMENT CERTIFICATE

To,

**SHRI.BALIRAM SAKHARAM DHUMAL AND  
SHRI.MINNATH BALIRAM DHUMAL  
HOUSE NO.-355,AT-KOPAR,POST-PARGAON,  
TAL-PANVEL,DIST-RAIGAD  
PIN - 410206**

**Sub** : Development Permission for **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** Building on Plot No. **228,Unit No. - ,** Sector **R4** at **Pushpak(New)** , Navi Mumbai.

**Ref** : 1. Your Architects Online Application dated 06.12.2018  
2. No.CIDCO/AAI/REHAB/KOPAR/2015/3049 dated 03.08.2015(Allotment Letter) and Agreement to lease on 16.10.2018  
3. CIDCO/ACL& SO(NMIA)/2018/ 8889 DATED 26.04.2018 (Old Construction Demolition)

Dear Sir / Madam,



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

Please refer to your application for Development Permission for **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** Building on Plot No. **228, Unit No. -** , Sector **R4** at **Pushpak(New)** , 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 if 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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