

sansārāa

BY KANUNGO

nirvāan
Building No. 8



*Artist's Impression

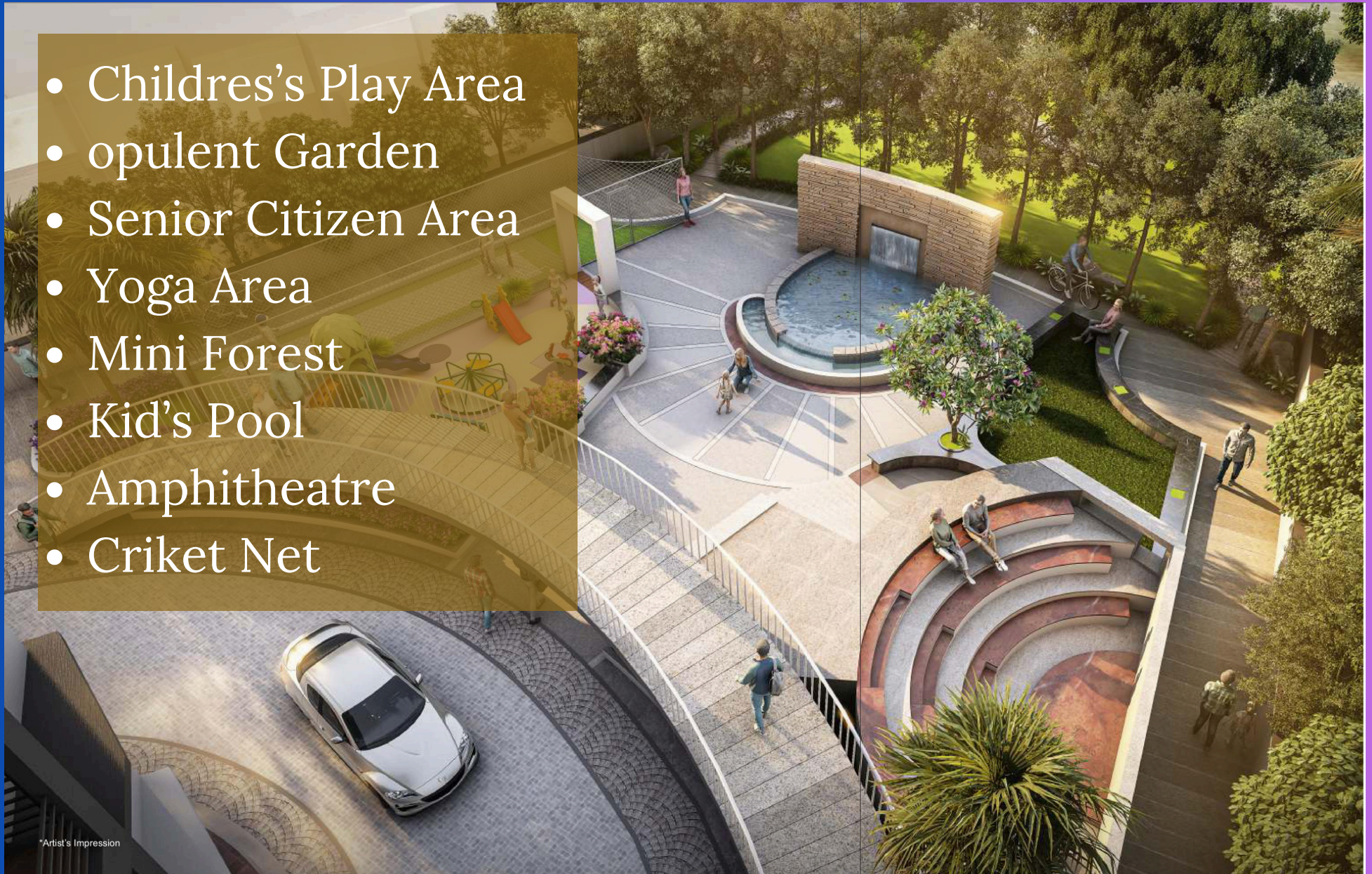


Elevation



OUTDOOR AMENITIES

- Children's Play Area
- opulent Garden
- Senior Citizen Area
- Yoga Area
- Mini Forest
- Kid's Pool
- Amphitheatre
- Cricket Net



*Artist's Impression

INDOOR AMENITIES



Gym



Indoor Game



Party Hall



Library

LAYOUT PLAN



Typical Floor Plan
anantaa Building No. 9
1BHK Residences



2 BHK LAYOUT

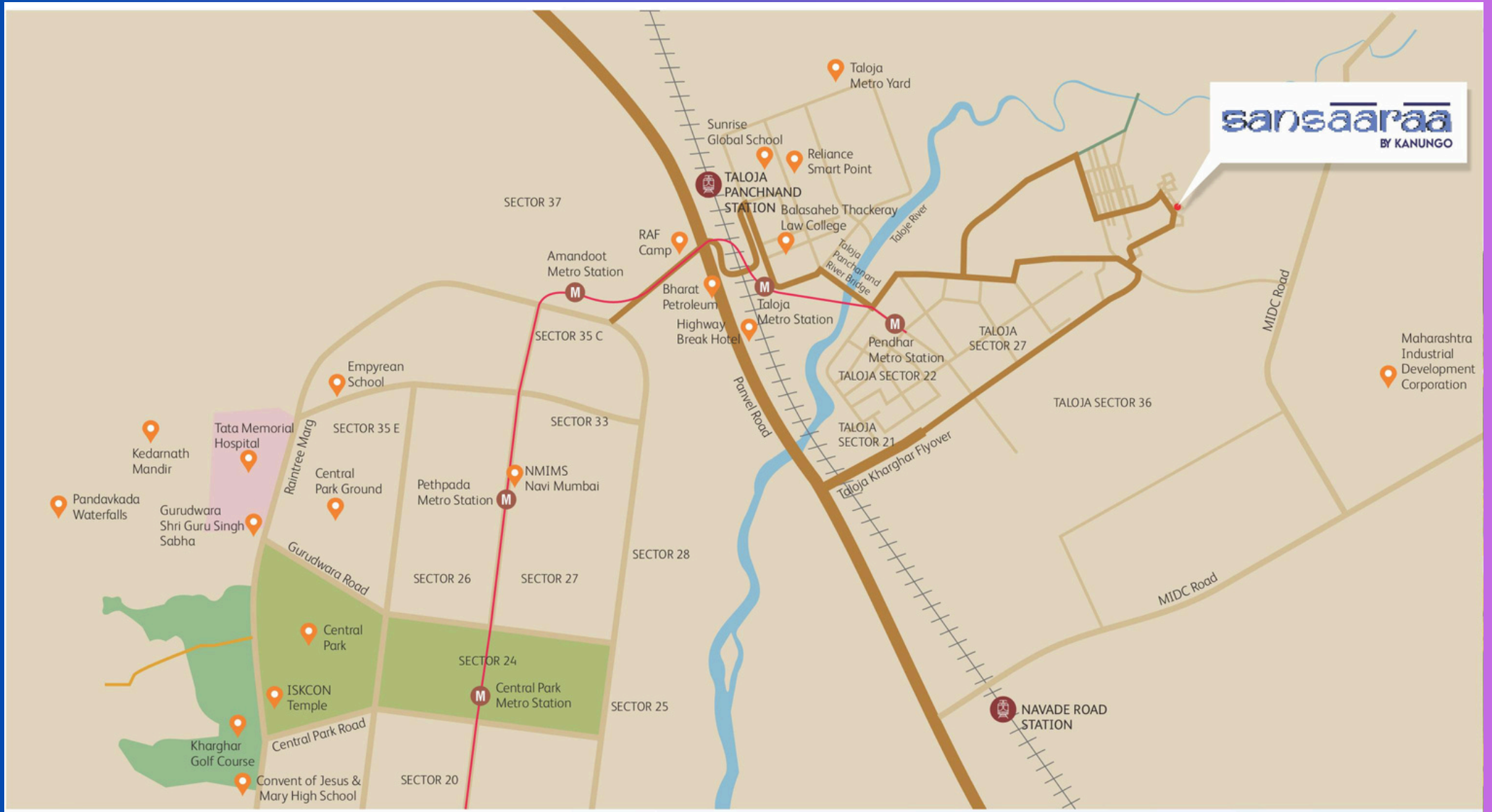
Typical Floor Plan
nirvān Building No. 8
1 & 2BHK Residences



Ground Floor Amenities Plan



LOCATION





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 :
P52000053768

Project: **SANSAARAA**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 30-0at Panvel, Panvel, Raigarh, 410208**

- Dhruv Land Developer** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400004**.
- 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 **28/11/2023** and ending with **01/07/2027** 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
- 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: 28-11-2023 18:16:17

Dated: **28/11/2023**
Place: **Mumbai**

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



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Koynavele/30/0/21-22/159854/22 /2022

Date: 01/09/2022

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. **Dhruv Land Developer.**, As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Building No. 8 & Building No. 9 (Ground + 11 Upper Floor) on Survey No.- 30/0 At. - Koynavele, Tal. - Panvel, Dist.- Raigad. (Plot Area = 17330.00 Sq.mt., Proposed Residential Built-Up Area = 16184.565 sq.mt., Total Built Up Area = 16184.565 sq.mt.)**

(No. of Residential Unit – 260 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 there of 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 UDPCR 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. 1966.
- 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.
Prior Permission is necessary for any deviation / Change in Plan.



BOOK YOUR DREAM HOME NOW



THANK YOU

