

12



7] The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him. The Municipal Commissioner has appointed Shri U. D. Ingawale Executive Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 17 JUL 2007

plinth c.c. upto stilt slab

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

[Signature]
18/7/2007

Executive Engineer [Building Proposal]
Eastern Subs
EGR

CE/227/BPES/AS 26 SEP 2007

c.c. upto 3rd Floor

[Signature]
26/9/2007

Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/227/BPES/AS 15 OCT 2007

Full C.C.

[Signature]
15/10/2007

Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/227/BPES/AS 19 JAN 2009

full c.c. as per amended plan dtd 9/10/09

[Signature]
19/1/2009

Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/227/BPES/AS 6 JUN 2009

Full c.c. as per amended plans dtd. 5/6/09

CE/227/BPES/AS 10 AUG 2009

Full C.C. as per amended plans dated 1/8/2009

[Signature]
10/8/2009
Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/227/BPES/AS 26 APR 2010

full c.c. as per amended plans dtd. 13/4/2010.

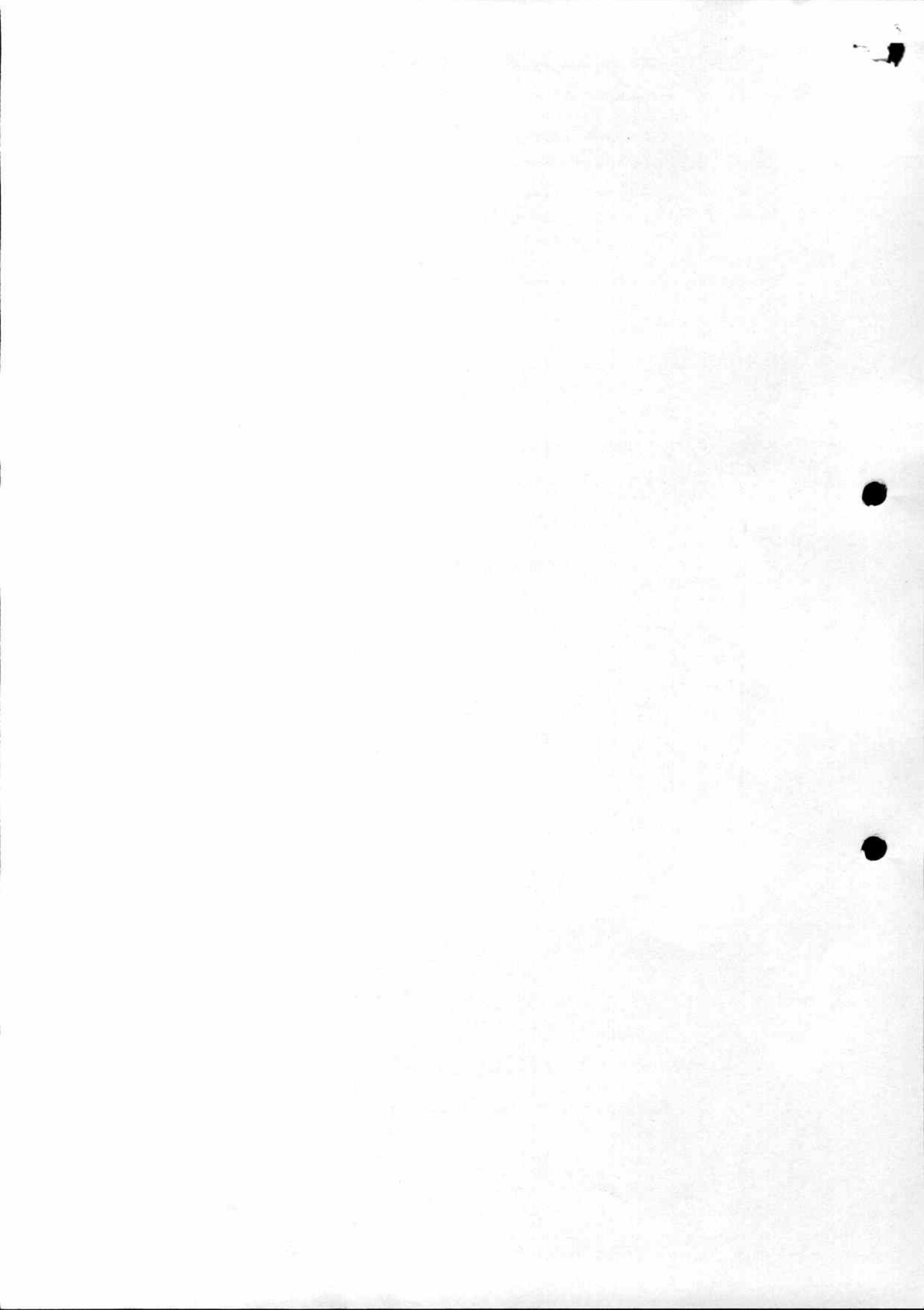
[Signature]
10/8/2009
Executive Engineer Building Proposal
(Eastern Suburbs.)

[Signature]
26/4/2010
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

CE/227/BPES/AS 06 APR 2016

Endorsement of C.C. as per approved plans dtd. 31/03/2016.

[Signature]
2016
Assistant Engineer Building Proposal



346

88

This I.O.D. is issued subject to compliance of provision of U.L. (CBB) 491, 1976.

in replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

CE/ 227 /BPES/AS 29 MAY 2006
 No.-E.B./CE/ BS/A of 200 - 200

MEMORANDUM

Municipal Office,
 Mumbai200

Shri Surendra Hiranandani C.A. to Owner

With reference to your Notice, letter No. **1621** dated **19.05.2004** and delivered on **200** and the plans, Sections Specifications and Description and further particulars and details of your **Prop Bldg. No 5 on plot bearing CTS No 22/5 of village Powai, S Ward, Mumbai** furnished to me under your letter, dated **200** I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

- A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.**
1. That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
 2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
 3. That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
 4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
 5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
 6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.456-2000, 13920 - 1993, 4326 and 1803 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the roof of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 12.8 MAY 2007 of 200 , but not so as to contravene any of the provision of the said as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Shachin
29/5/08
Executive Engineer, Building Proposals,
Zone, E/S Words.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :--

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be--

..... "(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

Brihanmumbai Mahanagarpalika

No.CE/227 /BPES/AS 29 MAY 2006

7. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R.before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc.and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the requirements of N.O.C. of M/s.Reliance Energy Ltd./N.O.C. from E.E.(T&C) for parking layout on podium & stilt floor will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
11. That the qualified /registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and licence No.duly revalidated will not be submitted.
12. That the extra water and sewerage charges will not be paid to Asst.Engineer, Water Works, before C.C.
13. That the true copy of sanctioned layout sub-division /amalgamation approved under No CE/86/BPES./LOS dtd 30.1.2003 alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
15. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & NOC from Tree Authority shall not be submitted.
16. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work
17. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed
18. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc.will not be submitted.
19. That the requirement of bye law 4© will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
20. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
21. That the N.A. permission from the Collector of Bombay shall not be submitted.
22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen' s Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
23. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.

Executive Engineer Building Projects
(Eastern Suburbs.)

Brihanmumbai Mahanagarpalika

No.CE/227 /BPES/AS '29 MAY 2006

24. That the carriage entrance shall not be provided before starting the work.
25. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
26. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
27. That separate P.R.Cards for each sub-divided plots, road etc.will not be submitted.
28. That the debris will not be removed before submitting the building completion certificate and requisite deposit Rs.45000/- will not be paid before starting the work towards faithful compliance thereof.
29. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with
30. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
31. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
32. That the proposal for amended layout / sub-station shall not be submitted and get approved before starting the work and terms and conditions thereof will not be complied with.
33. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
34. That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
35. That the capacity of overhead tank will not be provided as per ' P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
36. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
37. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
38. That the N.O.C. from Insecticide Officer shall not be submitted.
39. That the board mentioning the name of Architect/Owner shall not be displayed on site.

Lackho
29/5/06
Executive Engineer Building Proposals
(Eastern Suburbs.)

Brihanmumbai Mahanagarpalika

No.CE/227 /BPES/AS

29 MAY 2006

40. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with".
41. That the clearance from MOEF shall not be obtained.
42. That the debris management plan shall not be submitted to S.W.M. Department.

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. That the requirement of N.O.C. from C.A.U.L.C. & R. Act will not be complied with before starting the work above plinth level.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That some of the drains will not be laid internally with C.I.pipes.
2. That the conditions mentioned in the clearance under No.ADM/(L)ACQ/Powai /Exemp/118/87 dt.12.2.87 obtained from the competent authority under U.L.C. & R. Act 1976 will not be complied with and fresh ULC order showing revised area under road setback will not be submitted.
3. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
4. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
5. That the existing well will not be covered with R.C.C. slab
6. That 10 ft.wide paved pathway upto staircase will not be provided.
7. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C.whichever is earlier.
8. That the name plate/board showing plot No.name of the building etc.will not be displayed at a prominent place before O.C.C./B.C.C.
9. That the parking spaces shall not be provided as per D.C.Regulation No.36.
10. That B.C.C. will not be obtained and I.O.D.and debris deposit etc.will not be claimed for refund within a period of 6 years from the date of its payment.
11. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.

Executive Engineer Building Projects
(Eastern Suburb)

Brihanmumbai Mahanagarपालिका

No.CE/227 /BPES/AS '29 MAY 2006

12. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
13. That three sets of plans mounted on canvas will not be submitted.
14. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
15. That the federation of flat owners of the sub-division/layout for construction and maintenance of the Infrastructure will not be formed.
16. That the adequate provision of post mail boxes at ground floor for residence/occupation at upper floors shall not be provided.
17. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
18. That the garages will not be constructed and kept open type as approved and they will be enclosed without obtaining prior permission to that effect.
19. That final N.O.C. from S.G. shall not be submitted.
20. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
21. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
22. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
23. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.
2. That the ownership of the recreation space shall not vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G./Swimming Pool Club House is assigned.

29/5/06
Executive Engineer
(Building Proposals)(Eastern Suburbs)

NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

8/2/2018
 Executive Engineer, Building Proposals
 Zones ERS Wards.

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE/227/BPES/AS 130 JUL 2016

To,
Shri Surendra Hiranandani
"Olympia", Central Avenue,
Hiranandani Business Park,
Powai, Mumbai-400 076.

Sub : Full Occupation permission to residential building no.5 (Adonia), comprising of Part Stilt/ Part Basement + 1st to 3rd podium + 4th to 31st Residential upper floors on plot bearing C.T.S No.22/6 of Village Powai, S-Ward, Mumbai.

Gentleman,

The full development work of residential building no.5 (Adonia), comprising of Part Stilt/ Part Basement + 1st to 3rd podium + 4th to 31st Residential upper floors on plot bearing C.T.S No.22/6 of Village Powai, S-Ward, Mumbai is completed under the supervision of Licensed Architect Shri. Suhas Joshi, having License No. CA/84/8625 Site Supervisor Shri. K.Pitawala having License. No P/8/SS-I and RCC Consultant Shri. H.R.Mahimtura, of RCC Consultants having License No. STR/M/63 and as per Development Completion Certificate submitted by the Architect and as per Completion Certificate issued by Chief Fire officer u/no. FB/HR/ES/257 dated 09.12.2011 may be occupied.

The full completion certificate submitted by you is hereby accepted with following condition:

- 1) That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall submitted within 3 months.
- 2) That the balance terms & conditions of layout shall be complied with.

One set of certified completions plans is hereby returned in the token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

Yours faithfully,

—sd—

Executive Engineer
(Building Proposal) E.S.-II

Copy forwarded to the
Dy.Metropolitan Commissioner,
M.M.R:D.A., Bandra Kurla Complex, Bandra (E),
Mumbai-400 051.

—sd—

Executive Engineer
(Building Proposals) E.S.-II

Copy forwarded for information to the Architect
Shri Suhas Joshi,

f. S. Joshi
Executive Engineer
(Building Proposal) E.S.-II

Melronia Hospitality Private Limited

CIN:U45400MH2016PTC274221



06th September, 2023

To,
Abhrajit Ray
Debrupa Guha
Flat No. 402, Torino,
Hiranandani Gardens,
Powai, Mumbai 400 076

Dear Sir/Madam,

1. We are pleased to allot you **Flat No. 1002** on the **10th Level** of the **"A" Wing** of the building known as **'ADONIA'** at Hiranandani Gardens, Powai, Mumbai - 400076, having **Carpet Area 148.64 sq.mtrs** which is equivalent to **1600 sq.ft.**, which is inclusive of balcony, hereinafter referred to as the Said Premises for a total consideration of **Rs. 8,71,02,000/-** (Rupees Eight Crore Seventy One Lakh Two Thousand Only), along with the benefit to use **Two Covered Car Parking/s** which shall be paid by you to us as follows :-

SR. NO.	DETAILS	AMOUNT (RS.)
a.	Earnest amount	87,99,120/-
b.	On or before 14-10-2023	7,83,02,880/-
	Total	8,71,02,000/-

2. You shall on or before **14-10-2023** pay to us/Promoter, the following amounts:-
 - (i) **Rs. 4,80,000/-** towards adhoc/provisional contribution towards outgoings of Society and property tax as per actuals applicable from the date of this Allotment Letter for 24 months.
 - (ii) **Rs. 1,20,000/-** towards adhoc/provisional contribution towards maintenance charges for the Club House applicable from the date of this Allotment Letter for 24 months.
 - (iii) **Rs. 1,60,000/-** to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities which are in Hiranandani Gardens Complex (PADS).

We have informed you and you are aware that we have constructed the Said Building, **'ADONIA'** as a part of phase-wise development of larger lands forming part of Powai Area Development Scheme (PADS), which is being developed on layout development basis in phase-wise manner for last several years.

3. The draft of the Agreement for Sale containing the detailed terms and conditions of sale of the Said Premises was shown to you and has been approved by you and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute immediately being called upon do so by us and/ or our successors in interest/assigns. In the event of your not coming forward to execute and register agreement

KAMAL
NIRANJAN
HIRANANDANI
|
Digitally signed by
KAMAL NIRANJAN
HIRANANDANI
Date: 2023.09.07
09:05:09 +05'30'

Melronia Hospitality Private Limited

CIN:U45400MH2016PTC274221



within a period of 10 days from the date when you are called upon to do so, any liability, penalty and consequences arising because of the same, shall be to your account and you shall be liable for the same. Stamp Duty & Registration charges on agreement for sale of the Said Premises shall be borne by you alone.

4. You have confirmed that this Letter of Allotment supersedes previous writing/s and document/s, if any, exchanged / executed between us in respect of this Transaction and that only this Letter of Allotment constitutes the entire understanding / agreement arrived at between the parties hereto for sale of the Said Premises.
5. Please note that each of the aforesaid instalments are to be paid by you within the time period as stipulated in demand notice/s which shall be sent to you, by email and at your above mentioned address. The notice issued to you as aforesaid, shall be deemed to be a good service upon you. The time stipulated in the demand notice/s shall be the essence of the Contract in this behalf. In the event of non-payment of any of the instalments as per the demand notice/s, inspite of 15 days notice to you in that behalf, we, at our option and discretion shall have right to terminate the letter of Allotment and thereafter we shall be at liberty to allot/sell the said Premises to any other person/s without any recourse to you.
6. Any communication including notices for intimation for completion of work, demand notices and any other communication pertaining to the Said Premises will be forwarded to your E-mail ID as given by you. i.e **abhrajit@outlook.com** and your above mentioned address. You undertake to intimate us immediately in the event of any change in your E-mail ID and/or address.
7. Without prejudice to our right of termination, as aforesaid, you shall be liable to pay monthly compoundable interest @ 12% per annum from the date the amount become due till payment to us on all such delayed payments.
8. The amount/s paid by you to us shall be appropriated firstly towards taxes payable by you, then towards interest payable for all outstanding instalments towards consideration in respect of the Said Premises, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said Premises.
9. Please note that any liability arising out of GST, including all increase and/or addition/s thereon or any other taxes as may be applicable from time to time in respect of this Allotment / transaction mentioned herein, shall be borne and paid by you alone.
10. We have informed you and you are aware that as per the Finance Act of 2013, TDS is applicable on transfer of immovable property, wherein the consideration of the property exceeds or is equal to Rs. 50 Lakhs. Under the amended provisions of Section 194 IA of the Income Tax Act, 1961, w.e.f., 1st September 2019, Tax Deduction at Source (TDS) @1% is required to be deducted by the purchaser of the property at the time of making payment of sale consideration, which is inclusive of Agreement Value and all Other Charges. You shall submit a copy of the TDS challan/s along with Form 16B to us immediately after making payment.

KAMAL
NIRANJAN
HIRANANDANI

Digitally signed by
KAMAL NIRANJAN
HIRANANDANI
Date: 2023.09.07
09:06:59 +05'30'

Melronia Hospitality Private Limited

CIN:U45400MH2016PTC274221



11. TDS certificate in Form 16B is required to be issued by you as a final confirmation of credit to – M/s. Melronia Hospitality Private Limited, in respect of the taxes deducted and deposited into the Government Account.

Melronia Hospitality Private Limited - PAN No.: AAKCM2483J

Yours faithfully,
For Melronia Hospitality Private Limited

I/We Confirm,

KAMAL
NIRANJAN
HIRANANDANI

Digitally signed by
KAMAL NIRANJAN
HIRANANDANI
Date: 2023.09.07
09:07:16 +05'30'

Director

KJ:sk

Abhrajit Ray

Debrupa Guha

Melronia Hospitality Private Limited

CIN:U45400MH2016PTC274221



6th September, 2023

RECEIPT

Received with thanks from ABHRAJIT RAY & DEBRUPA GUHA the sum of **Rs. 87,99,120/- (Rupees Eighty Seven Lakh Ninety Nine Thousand One Hundred Twenty Only)** towards **Earnest** as per below payment details against **Flat No. 1002**, in the building **"ADONIA A WING"** situated at Hiranandani Gardens, Powai, Mumbai 400 076 :-

Cheque no.	Bank Name	Ref.	Dated	Amount (Rs.)
648403	State Bank of India	Earnest	30-08-2023	5,00,000/-
648404	State Bank of India	Earnest	02-09-2023	40,91,620/-
000016	Standard Chartered Bank	Earnest	02-09-2023	42,07,500/-
TOTAL				87,99,120/-

For Melronia Hospitality Private Limited

KAMAL
NIRANJAN
HIRANANDANI

Digitally signed by
KAMAL NIRANJAN
HIRANANDANI
Date: 2023.09.07
09:07:36 +05'30'

DIRECTOR

SC:sk

All Payment(s) by cheque are acknowledged with subject to realization

