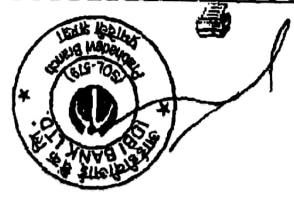


Hot Payment Successful. Your Payment Confirmation Number is 216071042

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH001779857201920R	Form ID :	Date: 22-05-2019
Department		Payee Details	
Receipt Type		Dept. ID (If Any)	
Office Name		PAN No. (If Applicable)	
Year		Full Name	
Object		Flat/Block No.	
Amount in Rs.		Premises/ Bldg	
		Road/Street, Area /Locality	
		Town/ City/ District	
		PIN	
		Remarks (If Any) :	
Total		Amount in words	
Payment Details:IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 216071042		Bank CIN No : 69103332019052250135	
Cheque- DD Details:		Date	
Cheque- DD No.		Bank-Branch	
Name of Bank		Scroll No.	
Name of Branch			

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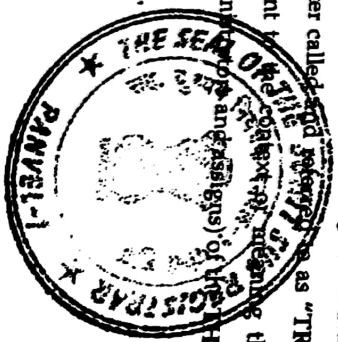
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into Panvel on 27th day of the month of MAY in the Christian Year Two Thousand Nineteen (2019).

BETWEEN

MR. Harish Gupta, Age 36 Years, (PAN NO. AOJPG9341M), having address at Plot No. 143, Jagannathpuri Jhotwara Jaipur, Kalwar Road, Near By Kanta Jaipur, Jhotwara Jaipur, Rajasthan - 302012, India; hereinafter called and referred to as "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

1) MR. Apoorva Pradeep Sankhe, Age 25 Years, (PAN NO. EAQPS5280C), residing at C-503, Vazira Jayesh CHS. Ltd., Near Ranney Nagar, Vazira Naka, L.T. Road, Borivali (W), Mumbai -400092; hereinafter called and referred to as "TRANSFeree" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his executors, administrators and assigns) of THE PARTY OF SECOND PART.



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WHEREAS,

By an agreement dated 16th May, 2019, duly registered with Sub Registrar of Assurances at Panvel Vide Doc No. PVL-1-4823-2019, Dated (16/05/2019) (hereinafter referred to as Principal Agreement), The "PURCHASER" Mr. Harish Gupta, therein purchased from M/S. LUCINA LAND DEVELOPMENT LIMITED, a Company registered under the Indians Companies Act 1956, having its Office at M-62/63, 1st FLOOR, CONNAUGHT PLACE, NEW DELHI- 110001, therein referred to as the (PROMOTER), a residential flat being Flat No. 16A-3302, admeasuring 43.25 square meters Carpet Area i.e. 465.54 square feet (Carpet) as per the Maharashtra Ownership Flats Act, 1963 (which is inclusive area of balconies but not inclusive of Service Area, Dry Yard and Flower Bed) and As per Real Estate (Regulation and Development) Act, 2016, the carpet area of the said flat will be 40.17 square meters (equivalent to 432.39 square feet). Apart from Carpet Area as per the Act, the Purchaser will have exclusive right to use 11.20 square meters (equivalent to 120.56 square feet) of area within the Apartment which includes Projected balcony, Enclosed balcony, low / part height ledge wall along external wall, Architectural projections (AP), Elevation treatment (ET), service slab, service area, internal staircase area at each level, & exclusive terrace on 3rd floor of the building together with facility of 1 (Covered) number of Car Parking Space, in Building No. 16A, known as INDIABULLS GREENS, which is constructed on a Plot of land bearing survey No. 80/A, 83/2A, 83/3, 83/7+4B+5B,85/0 Part, 86/1,90/1A (Part), lying, being and situated at Sector No 5, Village Kon, in Taluka Panvel, Located within the Limits of Zilla Parishad, Raigad, Panchayat Samith Panvel and Grampanchayat- Kon (hereinafter referred to as "said Flat")

The Parties are taking benefit of Stamp Duty under Article 5(g) (ii) of Bombay Stamp Duty Act, 1958 and hereby fulfilling the terms and conditions given in Article 5(g)(ii).

AND WHEREAS,

The Flat holder therein and The TRANSFEROR herein, have made full payment of the consideration or price payable under the said Principal Agreement of said flat to M/S. LUCINA LAND DEVELOPMENT LIMITED

AND WHEREAS

The TRANSFEROR out of his own will decided to dispose off the said flat on ownership basis to TRANSFEREE herein

THE SEAL OF THE JOINT SUB REGISTRAR	
M/S. LUCINA LAND DEVELOPMENT LIMITED	
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AND WHEREAS

The TRANSFEREE has agreed to purchase the said flat upon the representation made by the TRANSFEROR which is as under:-

- i) The TRANSFEROR is the sole absolute Owner of the said Flat and he has got clear title there to free from all encumbrances, charges, claims, and demands of any nature whatsoever and that the TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this Sale Agreement on the various terms and conditions stated herein above in favour of the TRANSFEREE.
- ii) That there are no suits, litigation, civil or criminal or any other proceedings pending as against the TRANSFEROR affecting the said Flat.
- iii) That the TRANSFEROR has not created any charge or encumbrances of whatsoever nature in respect of the said Flat and nor the said Flat is the subject matter of any litigation nor are the same or any or their attached in execution of any decree nor have the TRANSFEROR created any tenancy or leave and license or any right in favour of anyone in respect of the said Flat, nor have any notice been issued by any Government Authority or otherwise in respect of the said Flat.
- iv) That there are no attachments or probonatory orders as against or affecting the said Flat which is free from all encumbrances or charges and/or is not a subject matter of any Lis Pendens or easements or attachments either before or after judgement subject to whatever stated hereinabove. The TRANSFEROR has not received any notice either from the Government, Semi Government Society or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- v) The TRANSFEROR in the past has not entered into any agreement either in the form of Sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy, leave & license or any other rights of the like nature in the said Flat and has not dealt with or disposed of the said Flat in any manner whatsoever.
- vi) The TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated in favour of the TRANSFEREE and the TRANSFEROR has all the right, title and interest to enter into this deed with the TRANSFEREE on the various terms and conditions stated herein

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AND WHEREAS

Believing the aforesaid representations the TRANSFEREE agreed to Purchase the said Flat and right, title and interest in and upon the said Flat and also along with benefits covered under the said principal agreement Vide Doc No. PVL-1-4823-2019, Dated (16/05/2019), at and for lump sum price/consideration of Rs. 40,00,000/- (Rupees Forty Lakh(6) Only) The said Amount of consideration is paid as under:-



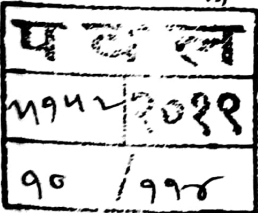
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AND WHEREAS

The TRANSFEREE has agreed to purchase the said flat upon the representation made by the TRANSFEROR which is as under:-

- i) The TRANSFEROR is the sole absolute Owner of the said Flat and he has got clear title there to free from all encumbrances, charges, claims, and demands of any nature whatsoever and that the TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this Sale Agreement on the various terms and conditions stated herein above in favour of the TRANSFEREE.
- ii) That there are no suits, litigation, civil or criminal or any other proceedings pending as against the TRANSFEROR affecting the said Flat.
- iii) That the TRANSFEROR has not created any charge or encumbrances of whatsoever nature in respect of the said Flat and nor the said Flat is the subject matter of any litigation nor are the same or any or their attached in execution of any decree nor have the TRANSFEROR created any tenancy or leave and license or any right in favour of anyone in respect of the said Flat, nor have any notice been issued by any Government Authority or otherwise in respect of the said Flat.
- iv) That there are no attachments or probationary orders as against or affecting the said Flat which is free from all encumbrances or charges and/or is not a subject matter of any Lis Pendens or easements or attachments either before or after judgement subject to whatever stated hereinabove. The TRANSFEROR has not received any notice either from the Government, Semi Government Society or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- v) The TRANSFEROR in the past has not entered into any agreement either in the form of Sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy, leave & license or any other rights of the like nature in the said Flat and has not dealt with or disposed of the said Flat in any manner whatsoever.
- vi) The TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated in favour of the TRANSFEREE and the TRANSFEROR has all the right, title and interest to enter into this deed with the TRANSFEREE on the various terms and conditions stated herein



AND WHEREAS

Believing the aforesaid representations the TRANSFEREE agreed to Purchase the said Flat and right, title and interest in and upon the said Flat and also along with benefits covered under the said principal agreement Vide Doc No. PVL-1-4823-2019, Dated (16/05/2019), at and for lump sum price/consideration of Rs. 40,00,000/- (Rupees Forty Lakh(s) Only) The said Amount of consideration is paid as under:



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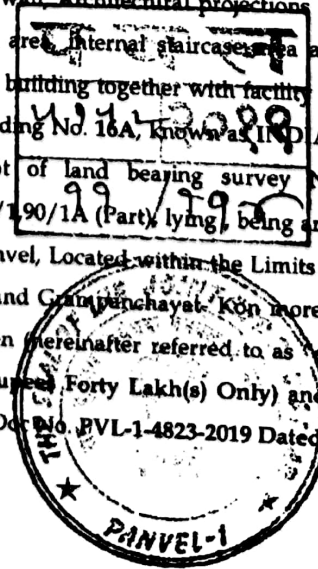
Rs/- 3,00,000	Paid by IMPS. RRN 913212873452 & 913311608822, from State Bank of India Dated 12.05.2019 & 13.05.2019 respectively.
Rs/- 1,50,000	Transfer by NEFT/RTGS <u>SBIIN519145123691</u> Dated - 27.05.2019
Rs/- 1,50,000	Will be Paid by PDC Cheque No. 532338, Dated 3 rd June-2019, and Drawn on State Bank of India (Subject to Clearing).
Rs/- 34,00,000	Will be Paid after Passing the Loan from any financial Institute or Bank or at his own source within 45 Days from the date of registration of agreement of sale

* Monthly maintenance (With Applicable taxes) will be payable by TRANSFEREE over and above the total consideration.

NOW THEREFORE THIS INDENTURE WITNESSETH AS UNDER

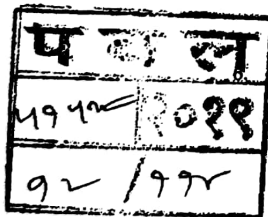
1. The TRANSFEROR do hereby sell, assign and transfer and handover the vacant possession and the TRANSFEREE do hereby purchase and acquires the right, title and interest in the ownership, possession, occupation and enjoyment of the said Flat being Flat No. 16A-3302, admeasuring 43.25 square meters Carpet Area i.e. 465.54 square feet (Carpet) as per the Maharashtra Ownership Flats Act, 1963 (which is inclusive area of balconies but not inclusive of Service Area, Dry Yard and Flower Bed) and As per Real Estate (Regulation and Development) Act, 2016, the carpet area of the said flat will be 40.17 square meters (equivalent to 432.39 square feet). Apart from Carpet Area as per the Act, the Purchaser will have exclusive right to use 11.20 square meters (equivalent to 120.56 square feet) of area within the Apartment which includes Projected balcony, Enclosed balcony, low / part height ledge wall along external wall, Architectural projections (AP), Elevation treatment (ET), service slab, service area, internal staircases area at each level, & exclusive terrace on 33rd floor of the building together with facility of 1 (Covered) number of Car Parking Space, in Building No. 16A, known as **INDIAN BULLS GREENS**, which is constructed on a Plot of land bearing survey No. 80/A, 83/2A, 83/3, 83/7+4B+5B,85/0 Part, 86/1, 90/1A (Part), lying, being and situated at Sector No 5, Village Kon, in Taluka Panvel, Located within the Limits of Zilla Parishad, Raigad, Panchayat Samiti Panvel and Gram Panchayat, Kon more particularly described in schedule hereunder written hereinafter referred to as "said Flat") for a lum sum price of Rs. 40,00,000/- (Rupees Forty Lakh(s) Only) and also benefits of the said Principal agreement Vide Doc No. PVL-1-4823-2019 Dated (16/05/2019).

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2. The TRANSFEREE paid to the TRANSFEROR sum of Rs. 3,00,000/- (Rupees Three Lakh(s) Only) transferred by IMPS. RRN 913212873452 & 913311608822, from State Bank of India Dated 12.05.2019 & 13.05.2019 and also paid part own contribution sum of Rs. 1,50,000 /- (Rupees One Lakh(s) Fifty Thousand Only) Transfer by NEFT/RTGS SBIN519145123686, Dated - 27-5-2019 the payment and receipt whereof the TRANSFEROR do hereby admit and acknowledge the payment.
3. The TRANSFEREE will be paid to the TRANSFEROR balance own contribution Rs. 1,50,000/- (Rupees One Lakh(s) Fifty Thousand Only) by PDC Cheque No. 532338 Dated 3rd June-2019, Drawn on State Bank of India. (PDC Cheque Subject to Clearing).
4. The TRANSFEREE has further agreed to pay to the TRANSFEROR the balance sum Rs. 34,00,000/-(Rupees Thirty Four Lakh(s) Only) to be paid to TRANSFEROR by the TRANSFEREE by obtaining Housing Loan from Bank/Financial Institution or at his own source within 45 days from date of Registration of Agreement for sale.
5. The TRANSFEREE shall not delay the payment of balance amount of consideration for any reason whatsoever nature. In case, the TRANSFEREE fail, neglect to pay the balance amount of consideration within the stipulated time, the TRANSFEROR shall have right to terminate this agreement. Upon termination of this agreement, the TRANSFEROR shall forfeit the amount received from TRANSFEREE and execute and register the cancellation deed of this agreement. The TRANSFEROR shall be entitled to sell the said Flat along with their membership rights, share and share capital to any perspective purchaser of their choice and the TRANSFEREE shall not be entitled to raise any objection in that behalf.



The TRANSFEROR hereby declares that once he receives the Total consideration of the said Flat from the TRANSFEREE and then he will have no claim, right, title and interest, ownership, demand or charge of whatsoever nature in or upon the said Flat through himself or anybody claiming through him.

7. The TRANSFEREE hereby agrees that on becoming a member of the proposed society or condominium or any building organization, the TRANSFEREE shall abide by all singular bye laws, rules and regulations adopted by the said organization (if applicable).



The TRANSFEREE after taking possession of the said flat, shall be entitled to have hold on the occupation and use of the said Flat and the TRANSFEREE can hold the same for unto and to the use and benefit for himself, his heirs, executors, successors forever without any claim, charge interest demand or lien of the TRANSFEROR or any person on his behalf or may claim, through him or in trust of him subject only on the part of the TRANSFEREE to pay the taxes, assessments, charges, duties or

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[Signature]

calls made by the Developers by the Society, Municipal Corporation, Government or any local authority of corporation in respect of the said Flat.

9. The TRANSFEROR hereby confirms that the said Flat shall be made free from all encumbrances and liabilities arising in future pertaining to the period up to the date of possession and that already paid to the promoter/developer all the liabilities towards VAT, Service Tax, and other charges, etc., due against the Flat.

10. The TRANSFEROR further declare that he has full right and done or performed or caused to be done or suffered any act, deed, matter and thing whatsoever whereby the said Flat is encumbered in any way or they may be prevented from entering into the Agreement for Sale of the said Flat as proposed to be done hereby or whatsoever by the TRANSFEREE hereto maybe constructed, prevented and/or hindered in enjoying the right, title to be confronted or transferred hereby in his favour whereby the quite and peaceful possession or enjoyment of the TRANSFEREE in the respect of the said Flat may be disturbed. In the event of it being found that the TRANSFEROR was not entitled to transfer the benefit of said Flat under the principal agreement he shall indemnify and keep indemnified the TRANSFEREE from any loss caused to the TRANSFEREE because of defect of deficiency in title.

11. The TRANSFEROR has agreed to obtain the Necessary No Objection Certificate (NOC) from the said Promoters/Developers of the said Flat in favour of the TRANSFEREE for the purpose of obtaining housing loan.

12. It is mutually agreed by and between the parties that the said consideration of 40,00,000/- (Rupees Forty Lakh(s) Only) includes all other benefits attached to that said Flat or accruing to the said Flat and various deposits already paid by the TRANSFEROR to the said Promoters/Developer under the Principal Agreement and also paid for various other authorities in respect of the amenities provided in the said Flat.

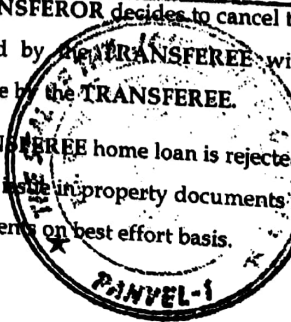
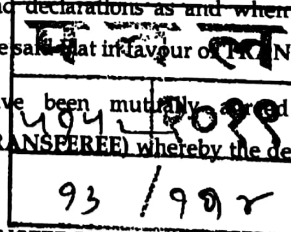
13. The TRANSFEROR hereby undertake to render his fullest co-operation to the TRANSFEREE for legal, full, perfect transfer of the ownership in the said Flat in favour of the TRANSFEREE if required (without any charges)

14. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declarations as and when necessary for completing the ownership transfer of the said Flat in favour of TRANSFEREE.

15. The below points have been mutually agreed between the both parties (TRANSFEROR and TRANSFEREE) whereby the deal can be revoked in the below circumstances only:

a. In case the TRANSFEROR decides to cancel the deal post registration then token amount paid by TRANSFEREE will be refunded along with all cost/expenses borne by the TRANSFEREE.

b. In case the TRANSFEREE home loan is rejected by Bank/Institution due to some legal/statutory issue in property documents in spite of the TRANSFEROR providing all documents on best effort basis.



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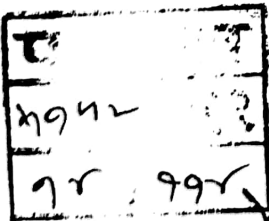
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16. This Agreement for Sale shall always be subject to the provisions of Maharashtra Ownership of Flat act, 1963 and As per Real Estate (Regulation and Development) Act, 2016 and the rules made there under as per the provisions of the Principal Agreement.
17. The TRANSFEREE is aware that the TRANSFEROR has purchased the said Flat under the Principal Agreement i.e., registered Flat holder ownership agreement dated 16/05/2019 duly registered with the sub Registrar of Assurances at Panvel vide Doc No. PVL-1-4823-2019 dated (16/05/2019) and that as the TRANSFEREE is purchasing the said Flat from the TRANSFEROR and accordingly the TRANSFEREE shall in all respect steps into the shoes of the TRANSFEROR and unambiguously and unequivocally declare to be bound and abide by all the terms and conditions of Principal Agreement and not to do anything contrary or inconsistent therewith. Upon signing the Agreement for Sale, the TRANSFEROR shall handover to the TRANSFEREE the said Flat holder ownership agreement dated 16/05/2019.
18. The Stamp Duty and Registration in respect of the said Flat shall be borne by the TRANSFEREE alone. Each party to bear its respective advocate/solicitors charges.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Survey Nos. 80A, 83/2A, 83/3, 83/7 + 4B + 5B, 85/0 (part), 86/1, 90/1A (part) situate at Sector No. 5, village Kon, Taluka-Panvel, within the limits of Zilla Parishad, Raigad, Panchayat Samiti Panvel and Grampanchayat -Kon.

On or towards East:	Kon- Savala-Rasayani Road
On or towards South:	Other Property
On or towards West:	Exiting Railway Line (Somathane Railway Station)
On or towards North:	Indiabulls Residential Development or Others Property



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SECOND SCHEDULE ABOVE REFERRED TO

Apartment bearing No. 16A-3302 admeasuring 43.25 square meters carpet area equivalent to 465.54 square feet of carpet area or thereabouts as per the Maharashtra Ownership Flats Act, 1963 (inclusive of balconies but not inclusive of Service Area, Dry Yard and Flower Bed) and as per Real Estate (Regulation and Development) Act, 2016, the carpet area of the said Apartment will be 40.17 square meters (equivalent to 432.39 square feet). Apart from Carpet Area as per the Act, the Purchaser will have exclusive right to use 11.20 square meters (equivalent to 120.56 square feet) of area within the Apartment which includes Projected balcony, Enclosed balcony, low / part height ledge wall along external wall, Architectural projections (AP), Elevation treatment (ET), service slab, service area, internal staircase area at each level, & exclusive terrace located on the 33rd floor in the building bearing No. 16A in Sector No. 5 of the complex known as "Indiabulls Greens" on the Property described in First Schedule above referred to along with the right to use 1 (Covered) Car Parking Space/s.

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IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL TO THIS WRITING ON THE DAY AND THE YEAR FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "TRANSFEROR"

1) MR. Harish Gupta

Harish Gupta



IN THE PRESENCE OF.....

1. Shrikant Patil
2. at Panvel

Shrikant Patil



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "TRANSFeree"

1) MR. Apoorva Pradeep Sankhe

Apoorva Pradeep Sankhe



IN THE PRESENCE OF.....

1. vijay khade
2. at Panvel

Vijay Khade
4942
9 E / 1772

Harish Gupta



Apoorva Pradeep Sankhe

:: RECEIPT ::

Received of and from Mr. Apoorva Pradeep Sankhe a sum of Rs. 4,50,000/- (Rupees Four Lakh(s) Fifty Thousand Only) being token/earnest money/part payment, towards the sale of Flat No 16A-3302, admeasuring 43.25 square meters Carpet Area i.e. 465.54 square feet carpet Area (As per the Maharashtra Ownership Flats Act, 1963) on 33rd Floor in Building No 16A, known as INDIABULLS GREENS, which is constructed on a Plot of land bearing survey No. 80/A, 83/2A, 83/3, 83/7+4B+5B,85/0 Part, 86/1,90/1A (Part), lying, being and situated at Sector No 5, Village Kon, in Taluka Panvel, Located within the Limits of Zilla Parishad, Raigad, Panchayat Samiti Panvel and Grampanchayat- Kon.

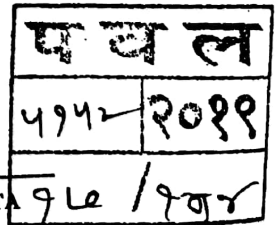
Against the total consideration of Rs. 40,00,000/- (Rupees Forty Lakh(s) Only) The Payment details are as follows:-

Sr No	Cheque No/NEFT/RTGS/IMPS	Dated	Drawn On	Amount (Rs.)
1.	IMPS. RRN 913212873452	12/05/2019	State Bank of India	Rs/- 2,00,000
2.	IMPS. RRN 913311608822	13/05/2019	State Bank of India	Rs/- 1,00,000
3.	Transfer by NEFT/RTGS SCIN 619145123- 686	27/05/2019	State Bank of India	Rs/- 1,50,000

I/WE SAY RECEIVED.

Rs. 4,50,000/-

[Signature]
MR. HARISH GUPTA



WITNESSES:

1. Shrikant Patil
at Panvel

2. vijay khade
at Panvel

[Signature]
[Signature]



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : +91-22-6650 0900
 FAX : +91-22-2202 2509

HEAD OFFICE:

 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 021.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Ref. No.

CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2019/385/SAP/SP(BP)/120

Date : 30/03/2019

 To,
 M/s Lucina Land Development Limited,
 CS No 612,613,14th floor, India bull Finance Centre,
 Elphiston Mills compound, Senapati Bapat Marg,
 Elphiston Road, Mumbai 400013.

Sub: - Part Occupancy Certificate for sale building no. 14G1, 15B & 16A (sector 5) of proposed Rental Housing Scheme on land bearing S.No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Village-Kon, Taluka-Panvel, Dist-Raigad.

Ref.	
1.	CC granted by District Collector office, Raigad vide letter no. मशा/एल.एन.ए. १(ब)/प्र.क्र. ५९/२०१२ दि. १६/०२/२०१३.
2.	This office letter vide No. CIDCO/NAINA/Panvel/Kon/BP-94/OC/2018/2490 dated 07/12/2018.
3.	This office letter vide No. CIDCO/NAINA/Panvel/Kon/BP-94/OC/2018/NIL dated 18/12/2018.
4.	This office letter vide No. CIDCO/NAINA/Panvel/Kon/BP-94/OC/2019/385/SAP/SP(BP)/120 dated 28/03/2019.
5.	MMRDA's letter no. MMRDA/RHD/RHS-49 (II)/2016/07 dated 09.01.2017.
6.	MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017.
7.	MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/133/2018 dated 21.09.2018.
8.	MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/129/2018 dated 12.09.2018.
9.	MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/39/2019 dated 29.03.2019.
10.	Environment clearance dated 22/11/2010 and 09/08/2012.
11.	Chief Fire officer, CIDCO has granted Final Fire NOC for sale building No.14G1, 15B & 16A (sector 5) vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/६९०/२०१९ दि. २०.०२.२०१९.
12.	Completion certificate for Fire Station submitted by appointed architect to this office on 29.03.2019.
13.	Consent to Operate from MPCB vide no. Format.0/BO/CAC-cell/UAN No. 0000056837/CO(Part-VI)/CAC-1903000768 dated 14.03.2019.
14.	Part Occupancy Certificate for sale building No 1E, 2G, 3C (sector 2) and building No 4D, 5C, 6G (sector 3) granted on 30.06.2017 and for sale building no. 20C1 (sector 3) and building no. 8G1, 9C1 & 10G1 (sector 4) granted on 11.05.2018 and and building no. 11F, 17G1, 18E & 19C1 (sector 4) granted on 01.10.2018.

BP-94/OC/2019/Page 1 of 5

 NAINA OFFICE : Tower No.10, 8th Floor, Belapur Railway Station Complex, Sec.10, CBD Belapur, Navi Mumbai - 400 614.
 Contact No. : Landline : +91-22-6255 0330 • Fax : +91-22-6255 0345

15.	M/s Lucina Land Development Limited's application dated 30.11.2018, 27.12.2018, 28.03.2019 & 29.03.2019
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Sir/ Madam,

Please find enclosed herewith necessary Occupancy Certificate along with as-built drawings for sale building No 14G1, 15B & 16A (sector 5). (Details mentioned therein with conditions).

Thanking you.

Yours faithfully,



(Shubhangi Bhishnurkar)
Associate Planner (NAINA), CIDCO

Encl : As above

Cc to:

1. M/s Octave Consultant,
04, Joelyn, Sheryl Rajan Road,
Off Carter Road, Bandra (W),
Mumbai 400050

2. The District Collector,
Office of the Collector, Revenue Dept.,
Near Hirakot Lake, Alibag,
Dist-Raigad 402201

3. Dy. Executive Engineer,
MSED Co. Ltd,
Panvel-II Sub-Division

With a request to give permanent power supply connection to the project proponent, subject to fulfillment and compliance of requisite norms at your end.

4. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206

5. Maharashtra Industrial Development Corporation,
Udyog Sarathi, Mahakali Caves Road,
Andheri (E), Mumbai, 400093

With a request to give permanent water supply connection to the project proponent, subject to fulfillment and compliance of requisite norms at your end

6. The Sarpanch,
Grampanchayat at Kon,
Tal-Panvel, Dist-Raigad

7. The Chief Planner, Rental Housing Division,
MMRDA, 7th floor, M.M.R.D.A. office building,
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (E),
MUMBAI - 400 051

8. The CCUC, CIDCO

9. AO, NAINA

PART OCCUPANCY CERTIFICATE

I hereby certify after site inspection on 11/12/2018 and 27/03/2019 that, the construction of sale building no. 14G1, 15B & 16A (Sector 5) of Rental Housing Scheme on land bearing S. No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Village-Kon, Taluka-Panvel, Dist-Raigad has been completed under the supervision of M/s Octave Consultant, Architect Shri Vaibhav Borkar (License/ Registration No. CA/2003/30717) and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. मशा/एल.एन.ए.१(ब)/प्र.क्र. ५९/२०१२ दि. १६/०२/२०१३, issued by the District Collector, Raigad and permitted to be occupied subject to the following conditions :-

1. This certificate of occupancy is issued only in respect of following buildings:

	Bldg. No. & Height	Units	Built up area (Sq.Mt.)
Sector 5	Building No. 14 (Type G1) 2 Basements + Gr. + Stilt/podium/Part Resi + 1 st to 37 th upper resi. floor. (115.30 M)	Residential Units- 212 No	16183.91
	Building No. 15 (Type B) 2 Basement + Gr. + Stilt/podium + 1 st to 37 th upper resi. floor. (115.30 M)	Residential Units- 276 No.	16241.18
	Building No. 16 (Type A) 2 Basement + Gr. + Stilt/podium + 36 th & 37 th (duplex) upper resi. floor, (115.30 M)	Residential Units- 277 No	13789.24
	Total	Residential Units- 765 No.	46214.33
<p>1. There is centrally located Recreational space provided at 3.30 M height above podium level, which is not directly accessible through residential units and there is driveway of 6.0 m between podium recreational space and habitable rooms.</p> <p>2. Free of FSI servant's toilet units- 6 nos. (52.15 Sq.Mt.) in sector 5 (14G1, 15B & 16A) provided in Ground, Stilt, Basement-1.</p> <p>3. One Society office (20.0 sq.m) and one garbage room (13.17 sq.m) is provided at Ground level. (For entire sector 5)</p>			

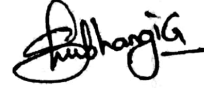
2. This permission is issued without prejudice to action, if any under MR&TP Act, 1966.

3. This part Occupancy Certificate is to be read along with the accompanying as-built drawings bearing No.CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2019/385/SAP/SP(BP)120
4. All the conditions mentioned in the location clearance and layout approvals granted by MMRDA from time to time and agreement executed with MMRDA shall be binding on applicant.
5. All the conditions mentioned in the permission granted by District Collector Office, Raigad vide letter No क्र. मशा/एल.एन.ए. १ (ब)/प्र.क्र. ५९/२०१२ दि १६/०२/२०१३ shall be binding on applicant.
6. All the conditions mentioned in Environment clearance dated 22/11/2010 and 09/08/2012 shall be binding on applicant.
7. All the conditions mentioned in "Consent to Operate" dated 14.03.2019 shall be binding on applicant.
8. All the conditions mentioned in NOC for Occupation certificate (for 2.75 FSI of the Free Sale Component) granted by MMRDA vide letter no. MMRDA's letter no. MMRDA/RHD/RHS-49 (II)/2016/07 dated 09.01.2017 and MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017 and MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/133/2018 dated 21.09.2018 and MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/129/2018 dated 12.09.2018 and MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/39/2019 dated 29.03.2019 shall be binding on applicant.
9. The provision of lifts, parking spaces, refuge areas, extent of basement, architectural features etc. are considered in the proposal as per approval given of District Collector, Raigad in accordance with savings clause of draft DCFR of IDP of NAINA.
10. Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.
11. With reference to Minutes of meeting dated 29.03.2019 of joint meeting held between MC, MMRDA and VC & MD, CIDCO on 27.03.2019 and Undertaking submitted by Project Proponent you are require to pay additional infrastructure charges to CIDCO before 8th April 2019 and in case of delay you will be liable to pay interest at the rate of 18%.
12. All the conditions mentioned in final Fire NOC for sale building No.14G1, 15B & 16A (sector 5) vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/६९०/२०१९ दि. २०.०२.२०१९ shall be binding on you.
13. Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.
14. The refuge areas provided shall not be permitted to be occupied and kept free for all the time for rescue operation.
15. Architectural projections, stilt, lobbies etc. shall not be misused at later time.

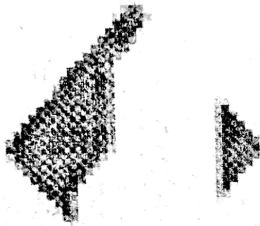


16. Applicant shall provide Electrical meters and sanitary fixtures before final possession of the apartment to customers.
17. The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.
18. In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

Yours faithfully,



(Shubhangi Bhishnurkar)
Associate Planner (NAINA), CIDCO



CIDCO

WE MAKE CITIES

