

20/11/2023

	SILVERKEY VENTURE LLP
	WINDSOR SOLITAIRE
R	RERA- P52000052887 -WINDSOR SOLITAIRE
PROJECT ADDRESS	WINDSOR SOLITAIRE PLOT NO 97+98 Sector 27 Kharghar Navi Mumbai-410210.
BUILDER CONTACT PERSON & EMAIL ID	Mr. Zubin Sanghoi- 9029070270 silverkey9798@gmail.com
PROJECT TIE UP SOURCED BY	<u>SOUTH MUMBAI ZONE</u> SHRI ANUJ MEHROTRA - 9987527007 A_MEHROTRA@SBI.CO.IN

भारतीय स्टेट बैंक / State Bank of India
एनएच १०० रोड, नवी मुंबई, महाराष्ट्र
मुंबई (मेट्रो) एनएच १००
दिनांक: 10 NOV 2023
Real Estate & Housing Business Unit
Mumbai (Metro) A & BU



प्रशासनिक कार्यालय, आंचन- मुंबई पूर्व, छठी मंजिल,
टावर क्र: २, सी वी डी बेलपुर रेल्वे स्टेशन कॉम्प्लेक्स,
नवी मुंबई - ४०० ६१४
Administrative Office, Zone- East Mumbai, 6th Floor,
Tower -II, CBD Belapur Rly. Station Complex,
Navi Mumbai - 400 614

Telephone : 022 27524321 | Fax : 022 27524302 | E-mail : hlst.zomum2@sbi.co.in

The Assistant General Manager (HLS)
State Bank of India
Local Head Office,
Mumbai Metro,
Mumbai

07/11/2023

Dear Sir,

NEW PROJECT TIE UP : BUILDER – SILVERKEY VENTURE LLP
PROJECT NAME- WINDSOR SOLITAIRE

We have received an application from the captioned builder for tie-up of their project, 'WINDSOR SOLITAIRE', located IN Kharghar.

The following documents have been submitted by the builder for project tie – up

1. Builder Profile, as per the attached format with detail of latest 2 completed residential projects.
2. GST Certificate :
3. Self Attested Copy of PAN card Partnership
4. Copy of Maha RERA Registration Certificate
5. Draft of Sale Agreement / Agreement of Sale
6. Copies of all Commencement Certificate
7. Copies of Approved Master Plans
8. Fire NOC & EC
9. TIR by Advocate of Builder
10. Relevant property documents

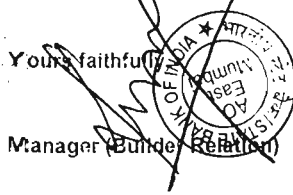
The Project Tie Up is sourced by
Name: Anuj Mehrotra
Designation: Manager
Contact Number: 9987527007
Email: a_mehrotra@sbi.co.in

We request you to approve the project at the earliest as the builder has given assurance for home leads to SBI and has promised to share considerable amount of business with us after the APF. Expected business from this project is around 30%

We recommend the tie- up of the captioned project.

Yours faithfully,

Manager (Builder Relation)



भारतीय स्टेट बैंक / State Bank of India		
स्थावर संपदा एवं आवास व्यवसाय हक्काई		
मुंबई (मेट्रो) ए एवं बीयू		
प्राप्त RECD.	1 0 NOV 2023	नं. No
Real Estate & Housing Business Unit Mumbai (Metro) A & BU		

DUE DILIGENCE (SITE INSPECTION) REPORT FOR TIE UP OF PROJECT

Name of the builder	SILVERKEY VENTURE LLP		
Builder registered Address	SILVERKEY VENTURE LLP E-57 APMC Market-1 , Masala market , Thurbhe navi Mumbai-4000705		
Project OPAS ID	NEW		
Name of Project & RERA Reg. No.	WINDSOR SOLITAIRE RERA- P52000052887		
Address of the Project	WINDSOR SOLITAIRE PLOT NO 97+98 Sector 27 Kharghar Navi Mumbai-410210.		
Whether Project is completed*	No , It's Under construction		
Unit Details	No of already sold-out units	No. of cash Sale units	
	0	0	
Inspection Data:			
Date of Inspection	06/11/2023		
Stage wise Progress on construction	Excavation work in progress		
Last inspection date	06/11/2023		
Details (if any)	NO		
Site Details			
Landmark			
Site Contact Person Details			
Name*	Mr. Zubin Sanghoi		
Telephone/Mob. No.*	9029070270		
Designation*	Partner		
Sales Details			
Name of the Sales Executive of the builder met by the inspecting official*	Mr. Zubin Sanghoi		
No. of HL business booked*	0		
Amount of HI business booked*	0		
Remarks on general progress of the project as per structured approved plan noted in RERA:	Excavation work in progress		
Date of Visit of Registered office of the firm/ company	-		
Date of visits of completed projects	NA		
*Please note that all field are mandatory and ensure to attach your selfie at site (name of Project to be captured)			

Inspecting Official Details

Signature

Name

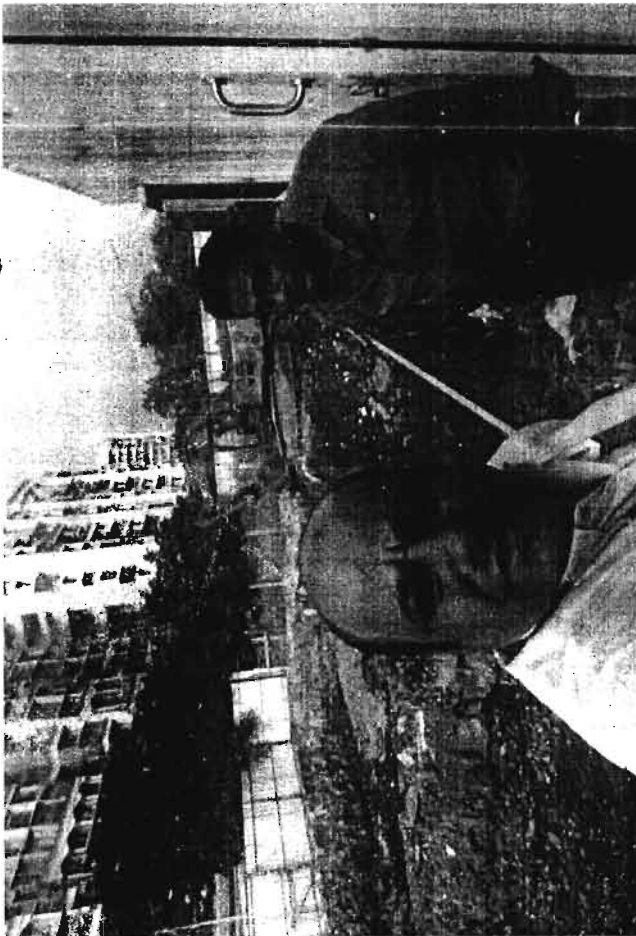
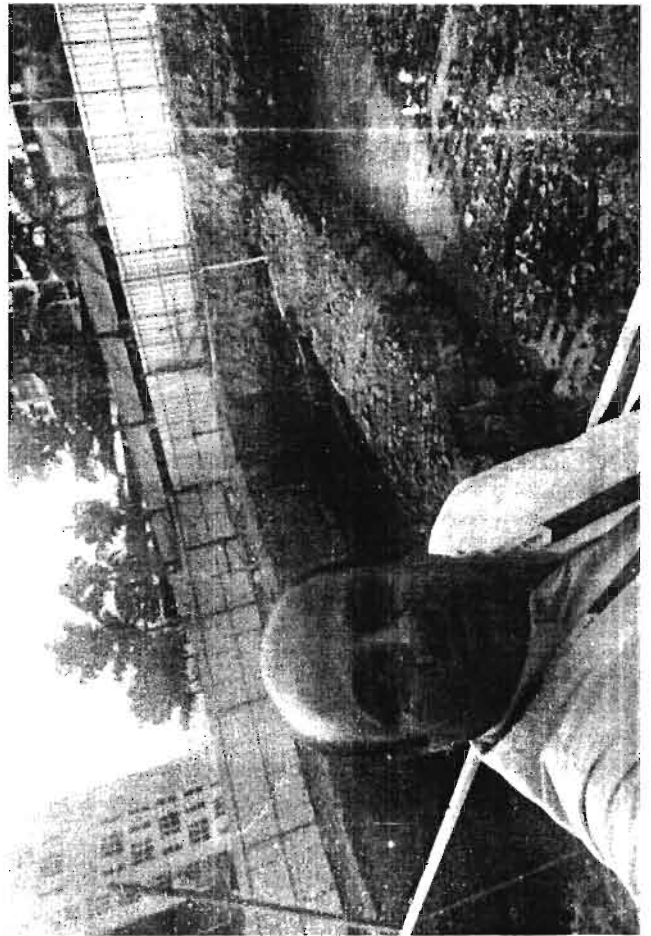
Designation

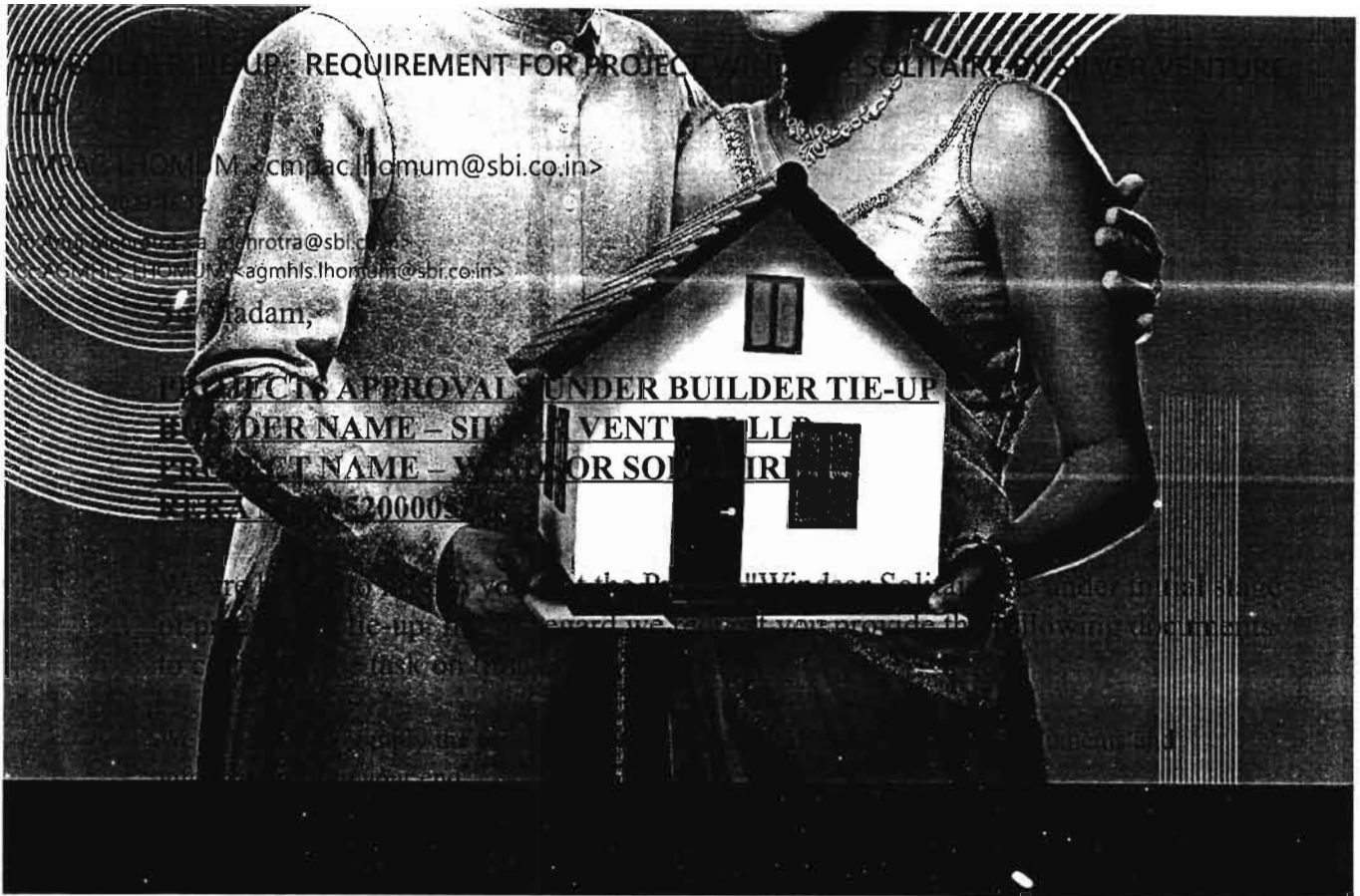
PF No. & SS. No.

Date

:
:
: Anuj Mehrotra
: Manager
: 4597060
: 07/11/2023







- All partners Total experience in years.
- Website address
- Marketing Associate SBI approved letter copy

- i. Flat Wise AREA & Work Completion Stage certificate: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, *(on letter head)*
- ii. Address proof of Business: Electricity Bill, Tel Bill, and Rent Agreement in the name of firm.
- iii. Screen shot of Home page of builder's website.
- iv. Copy of Membership of Industry body: Credai Banm Registration certificate
- v. A letter from Chartered Accountant certifying investment of the Builder (minimum 15% of total estimated cost of project) in the Project.
- vi. Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
- vii. Environment Clearance Certificate from appropriate authority copy (if applicable).
- viii. Fire NOC:
- ix. Cost sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)
- x. Brochure of the project.
- xi. Details of expected Business to SBI in this project:

Total No. of Flats:	
Total No. of Flats Sold :	

Total No. of Registrations :	
Total No. of Home Loans by SBI :	
Total No. of Home Loans by Other Banks :	
Remaining Units where bookings are done & loan is required :	

Requirement from sourcing entity:

- i. KYC Verified with Original: Individual & Firm KYC to be verified with original
- ii. Deviation from DGM (B&O): If Builder does not ready to provide CA certificate stating promoters contribution exceed 15%

Regards ,

Bhauasaheb Patil

Manager-Builder Relation Team

Home Loans Sales Department

State Bank Of India

Local Head Office (Mumbai Metro), "Synergy"

5th Floor, C-6, "G" Block,

BKC, Bandra (East) Mumbai-400 051

SILVERKEY VENTURES LLP

Builders & Developers

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF SILVERKEY VENTURES LLP, HELD AT REGISTERED OFFICE OF THE COMPANY DATED 17/10/2023 @ 11:00 AM.

"Resolved that the authorized Partner/ Director of the Company Mr. Biren Shah & Mr. Zubin Sanghoi, be and is hereby authorized to sign the applications of Bank for APF and other related documents and Applications in respect of project known as "WINDSOR SOLITARE" at Plot no. 97+98, Sector 27, Kharghar, Navi Mumbai, 410210.

"Resolved that the authorized Partner/ Director of the Company Mr. Biren B.Shah & Mr. Zubin B.Sanghoi, be and is hereby authorized to sign all such and other documents as shall be required from time to time in respect of the said plot."

"Resolved further that a certified copy of the resolution be given to anyone concerned or interested in the matter.

Dated this 17th date of OCTOBER 2023.

For Silverkey venture LLP.(Authorized Signatory)

SILVERKEY VENTURES LLP
Biren B. Shah
DESIGNATED PARTNER

For SILVERKEY VENTURES LLP
Zubin Sanghoi
DESIGNATED PARTNER

ALL PARTNERS SIGNATURES.

SILVERKEY VENTURES LLP
Biren B. Shah
DESIGNATED PARTNER

SILVERKEY VENTURES LLP
Arinah
DESIGNATED PARTNER

SILVERKEY VENTURES LLP
Zubin Sanghoi
DESIGNATED PARTNER

SILVERKEY VENTURES LLP
Zubin Sanghoi
DESIGNATED PARTNER

SILVERKEY VENTURES LLP
Bhavish Vabaji
DESIGNATED PARTNER

SILVERKEY VENTURES LLP
Shobhana B. Shethsa
DESIGNATED PARTNER

E-57, A.P. M.C Market-1, Masala Market, Turbhe, Navi Mumbai - 400 705
+91 93245 44866 / 90290 70270

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJAY VINOD SHAH

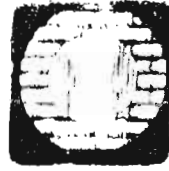
VINOD CHANDULAL SHAH

23/05/1961

Permanent Account Number

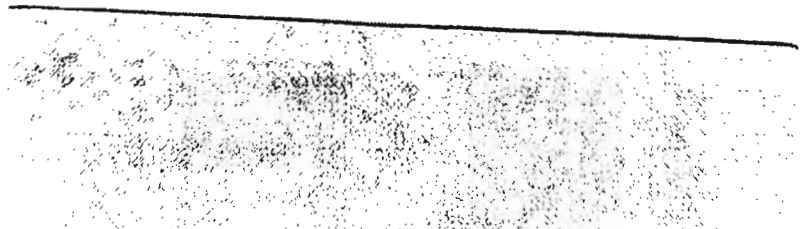
AAHPS4537R

Ashah
Signature



Subscribed by Bank AIF Approved

Ashah



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड क खोने/पान पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, UTTISL
प्लॉट नं: ३, सेक्टर ११, सी.डी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1018/22008/00841

To,
शुक्रय विनोद शाह
Ajay Vinod Shah
S/O: Vinod Shah
Flat No-B/20, 7 Floor, Daulat Vihar CHS
Dadabhai Road
Near Fly Over Bridge Vile Parle
Mumbai
Vileparle (West) Mumbai Mumbai
Maharashtra 400056

Ref: 76 / 13D / 109754 / 109856 / P

SH365764354DF



आपला आधार क्रमांक / Your Aadhaar No. :

5331 1787 3685

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



शुक्रय विनोद शाह
Ajay Vinod Shah
जन्म वर्ष / Year of Birth : 1961
पुरुष / Male



5331 1787 3685

आधार — सामान्य माणसाचा अधिकार

Submitted for Bank ATR Anshul

Anshul



Government of India



AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अधिप्रमाणा द्वारे प्राप्त करा.

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.

- आधार देशभरात मान्य आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: विनोद शाह, फ्लॅट नं.बी/20 7
वा मजला दोनव्य विहार फो ह्री मोसायटी,
दादाभाई रोड, फ्लाय ओवर ब्रिज वरती,
विले पार्ले, मुंबई, विलेपार्ले (वेस्ट),
महाराष्ट्र, 400056

Address: S/O: Vinod Shah, Flat
No-B/20, 7 Floor, Daulat Vihar
CHS, Dadabhai Road, Near Fly
Over Bridge, Vile Parle, Mumbai,
Vileparle (West), Maharashtra,
400056



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1800 180 1947



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Bangalore-560 901



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No 0648/62478/03689

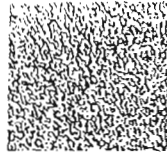
to
Bhavesh Vasanji Shethia

D-41 N-9, Amariyoti C.H.S.M.G Complex,
Sector - 14, Navi Mumbai,
VTC, Vashi, P.O. Vashi,
District Thane,
State Maharashtra, PIN Code: 400703,
Mobile: 9822263106

24/01/2012



KG254579019F1



आपका आधार क्रमांक / Your Aadhaar No. :

2428 5458 7439

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify Identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारत सरकार
Government of India



Issue Date: 24/01/2012



Bhavesh Vasanji Shethia
DOB: 16/11/1966
Male

2428 5458 7439

मेरा आधार, मेरी पहचान

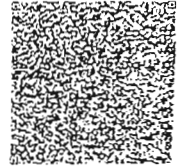


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 30/08/2022

Address: D-41/N-9, Amariyoti
C.H.S.M.G. Complex, Sector - 14, Navi
Mumbai, Vashi, Thane, Maharashtra, 400703



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHAVESH VASANJI SHETHIA
VASANJI VELJI SHETHIA
16/11/1966

Permanent Account Number
AAJPS0967P

शोभना भावेश शेटिया
 Shobhana Bhavesh Shethia
 जन्म तारीख/DOB: 28/07/1972
 महिला/ FEMALE

4700 2138 8308
 VID: 9103 6828 0934 6542

माझी आधार, माझी ओळख

प्राधिकरण
 Ministry of India

पत्ता:
 शे. ४१/न-९, अमन्यदा, सी.एस.एम.जी. कॉम्प्लेक्स,
 सेक्टर - १४, वाशी, ठाणे,
 महाराष्ट्र - ४००७०३

Address:
 D-41/N-9, Amanyada, C.S.M.G. Complex,
 Sector - 14, Vashi, Thane,
 Maharashtra - 400703


4700 2138 8308
 VID: 9103 6828 0934 6542

आयकर विभाग
 INCOME TAX DEPARTMENT
 SHOBHANA BHAVESH SHETHIA
 TALAKSHI BHANJI SATRA

भारत सरकार
 GOVT. OF INDIA

28/07/1972
 Permanent Account Number
 AAYPS4140B

Shobhana. B. shethia
 Signature



Shobhana. B. shethia



अंकुल भूपेन्द्र सघोई

Ankul Bhupendra Sanghoi

जन्म तारीख/ DOB: 28/01/1977

पुरुष / MALE

3081 4614 3075



माझे आधार, माझी ओळख

←



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address

Date: 16/10/2016

युनिट नं- ४, केसर
विला, प्लॉट नं- १८५, सेक्टर
- १२, नवी मुंबई, वाशी,
ठाणे,
महाराष्ट्र - 400703

Unit No-4, Kesar
Villa, Plot No- 185,
Sector - 12, Navi
Mumbai, Vashi, Thane,
Maharashtra - 400703

3081 4614 3075



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1800 300 1947

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P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT

ANKUL BHUPENDRA SANGHOI

BHUPENDRA MORARJI SANGHOI

28/01/1977

Permanent Account Number

ANPPS3519L

←
Signature



भारत सरकार

GOVT. OF INDIA



3081 4614 3075



भारत सरकार
GOVT. OF INDIA

4
3
2
1



शुभम प्ले आईडी
Zubin Bhupendra Sanghoi
401 WINDSOR PLAT NO 12 SECTOR
12 NAVI MUMBAI, VASHI, PUNE
400 001



2664 9574 7131

मेरा भाग्य, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ZUBIN BHUPENDRA SANGHOI
BHUPENDRA MORARJI SANGHOI



08/04/1975

Registration Authority Number

ADUPS78260



00000013



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

प्लॉट नंबर, विंडसर, प्लॉट नं. 12, सेक्टर 12
नवी मुंबई, वाशी, महाराष्ट्र, 400 001

Print Date: 15/10/2020

Address: 401 Windsor Plot No 12 Sector
12 Navi Mumbai, Vashi, Thane
Maharashtra, 400 001



2664 9574 7131

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www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIREN BIPINCHANDRA SHAH

BIPINCHANDRA KEVALDAS SHAH

30/03/1963

Permanent Account Number
AFZPS3244L

Biren B. Shah
Signature



*Biren B. Shah
for Biren Kewaldas Shah*

भारत सरकार

बिरेन बिपिनचंद्र शाह
Biren Bipinchandra Shah
जन्म तारीख / DOB: 30/03/1963
पुंज / MALE
Mobile No.: 9324544866

4711 9934 5011

माझे आधार, माझी ओळख

भारत सरकार

आधार

पत्ता:
S/O Bipinchandra Shah, near police ground,
404 Adarsh Tower Sadra Park, Vilekhedi (near) Lane East,
Gracoop East, Mumbai, Maharashtra - 400077

Address:
S/O B pinchandra Shah, near police ground,
404 Adarsh Tower Sadra Park, Vilekhedi (near) Lane East,
Gracoop East, Mumbai, Maharashtra - 400077

1847
1800 300 1847
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1847,
Bangalore-560 001



Date: 08/08/2023

CERTIFICATE

This is to certify that the areas for the residential building on **Plot No.-97&98, Sector-27, Kharghar, Navi Mumbai** is as follows as per plan approved by CIDCO vide letter for Development Permission and **Com.mencement Certificate No. :- CIDCO/BP-18470/TPO(NM&K)/2023/11120** DATE :-13/03/2023

PLOT NO. 97&98, SECTOR 27 , KHARGHAR							
FLOOR	FLAT NO.	CARPET AREA	CARPET AREA	BALCONY	BALCONY	NATURAL TERRACE	NATURAL TERRACE
		SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
1ST FLOOR	1	56.99	613	3.77	41	28.78	310
	2	60.66	653	3.36	36	--	--
	3	82.74	891	3.9	42	24.62	265
4,6,8,10,12,14,16TH FLOOR	1	56.99	613	3.77	41	--	--
	2	60.66	653	3.36	36		
	3	82.74	891	3.9	42		
3,5,9,11,13,15,17TH FLOOR	1	56.99	613	3.77	41	--	--
	2	60.66	653	3.36	36		
	3	82.74	891	3.9	42		
7TH FLOOR (RECREATIONAL FLOOR)	1	--	--	--	--	--	--
	2	--	--	--	--		
	3	--	--	--	--		



Government of India
Form GST REG-06
See Rule 10(1)

Registration Certificate

Registration Number : MAKRIS7115Q1Z9

1	Legal Name	SILVERKEY VENTURES LLP			
2	Trade Name, if any	SILVERKEY VENTURES LLP			
3	Constitution of Business	Limited Liability Partnership			
4	Address of Principal Place of Business	E-57, PHASE II, APMC MARKET-1, MASALA MARKET, TURBHE, NAVI MUMBAI, Thane, Maharashtra, 400705			
5	Date of Liability				
6	Period of Validity	From	16 07 2021	To	Not Applicable
7	Type of Registration	Regular			
8	Particulars of Approving Authority	Centre			
Signature					
Signature Not Verified Digitally signed by D S GOODS AND SERVICES TAX NETWORKS Date 2021.07.16.19:45:29 IST					
Name		Rupa Dnyaneshwar Pauskar			
Designation		Superintendent			
Jurisdictional Office		VASHI-TURBHE_705			
9. Date of issue of Certificate		16 07 2021			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 16 07 2021 the jurisdictional authority.



सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre**

Form 16

**[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]
CERTIFICATION OF INCORPORATION**

LLP Identification Number: **AAW-7171**

It is hereby certified that SILVERKEY VENTURES LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Fourteenth day of April Two thousand twenty-one.

DS Ministry of
Corporate
Affairs 23

JHABBOO RAM MEENA

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

SILVERKEY VENTURES LLP

E 57 A P M C Market 1, Masala Market, Turbhe, Navi Mumbai, Thane, Maharashtra, 400705, India





सत्यमेव जयते

GSTIN

27AEKFS7115Q1Z9

Legal Name

SILVERKEY VENTURES LLP

Trade Name, if any

SILVERKEY VENTURES LLP

Details of Additional Places of Business

Total Number of Additional Places of Business in the State

0



CIN

Entity Name






Entity Name (State)

UAMKIS1130129

SHIVRKEY VENTURES LLP

SHIVRKEY VENTURES LLP

Details of Designated Partners

1		Name	ANKUL BHUPENDRA SANGHVI
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
2		Name	BIREN BIPINCHANDRA SHAH
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
3		Name	AJAY VINOD SHAH
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
4		Name	ZUBIN BHUPENDRA SANGHVI
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
5		Name	BHAVESH VASANTI SHETHLA
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra

STATEMENT OF ACCOUNT

CANARA BANK
 Account Branch : 236-MUMBAI GHATKOPAR EAST 400077
 IFSC : CNRB0000236
 MICR : 400015027

DATE: 16-10-23 10:48:33 AM

Account No : 120024243000
 Product Name : RERA ACCOUNT
 Customer ID : 302714562
 Customer Name : SILVERKEY VENTURES LLP
 Address : E 57 A P M C Market 1 Masala Market
 Turbhe Navi Mumbai
 THANE
 THANE
 MAHARASHTRA
 IN
 400705

Nominee Reference num
 Nominee Name :
 Account Title : SILVERKEY VENTURES
 Joint Holder's/Authorised : ANKUL BHUPENDRA SANGHOI
 Person's Name

Period : 16-10-2023 To 16-10-2023
 Name Currency : INDIAN RUPEES
 Swift code: CNRBINBBBFD

TRANS DATE	VALUE DATE	BRANCH	REF/CHQ.NO	DESCRIPTION	WITHDRAWS	DEPOSIT	BALANCE
16-OCT-23	16-OCT-23	0		B/F ...	0.00	0.00	0.00

Statement Summary :

Opening Balance	Total Debit Amount	Total Credit Amount	Debit Count	Credit Count	Closing Balance	Unclear Balance	Sweep-in Balance as on 16-10-23 10:48:33 AM
0.00	0.00	0.00	0	0	0.00	0.00	0.00

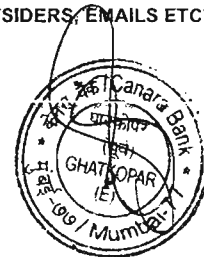
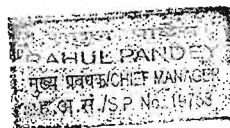
UNLESS THE CONSTITUENT BRINGS TO THE NOTICE OF THE BANK ANY DISCREPANCIES / OMISSION/ ERRORS/ UNAUTHORISED DEBITS IMMEDIATELY, THE ENTRIES IN SUCH PASS SHEET SHALL BE DEEMED AS CORRECT AND SHALL BIND THE CONSTITUENT FOR ALL PURPOSE AND INTENTS .
 BEWARE OF PHISHING ATTACKS THROUGH EMAILS AND FAKE WEBSITES

IMB FACILITY USERS ARE REQUESTED TO NOTE THAT CANARA BANK DOES NOT SEEK ANY INFORMATION THROUGH EMAIL. DO NOT CLICK ON ANY LINK WHICH HAS COME THROUGH EMAIL FROM UNEXPECTED SOURCES. IT MAY CONTAIN MALICIOUS CODE OR COULD BE AN ATTEMPT TO "PHISH".
 ALWAYS LOGIN THROUGH WWW.CANARABANK.IN . PLEASE BEWARE OF PHISHING.
 CHANGE IN THE ADDRESS OF ACCOUNT HOLDER/PA HOLDER , IF ANY, MAY PLEASE BE INFORMED TO THE BRANCH ALONG WITH ADDRESS PROOF.

"DO NOT SHARE ATM PIN NUMBER, ACCOUNT DETAILS, OTP TO OUTSIDERS, EMAILS ETC"

Fort Glacis

Details of Ombudsman : Centralized Receipt and Processing Centre (CRPC)
 Office of Banking Ombudsman
 Reserve Bank of India





Date: 08/08/2023

CERTIFICATE

This is to certify that the areas for the residential building on **Plot No.-97&98, Sector-27, Kharghar, Navi Mumbai** is as follows as per plan approved by CIDCO vide letter for Development Permission and **Commencement Certificate No. :- CIDCO/BP-18470/TPO(NM&K)/2023/11120 DATE :-13/03/2023**

PLOT NO. 97&98, SECTOR 27 , KHARGHAR							
FLOOR	FLAT NO.	CARPET AREA	CARPET AREA	BALCONY	BALCONY	NATURAL TERRACE	NATURAL TERRACE
		SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
1ST FLOOR	1	56.99	613	3.77	41	28.78	310
	2	60.66	653	3.36	36	--	--
	3	82.74	891	3.9	42	24.62	265
2,4,6,8,10, 12,14,16TH FLOOR	1	56.99	613	3.77	41	--	--
	2	60.66	653	3.36	36		
	3	82.74	891	3.9	42		
3,5,9,11, 13,15,17TH FLOOR	1	56.99	613	3.77	41	--	--
	2	60.66	653	3.36	36		
	3	82.74	891	3.9	42		
7TH FLOOR (RECREATIONAL FLOOR)	1	--	--	--	--	--	--
	2	--	--	--	--		
	3	--	--	--	--		

Yours faithfully,



Ar. Soyuz Talib.
Reg. no.: CA/94/17095.

SILVERKEY VENTURES LLP

Builders & Developers

Date: 04/11/2023

To,

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai.

Dear Sir,

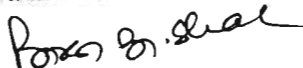
REQUEST FOR TIE-UP ARRANGEMENT
FOR PROJECT: -**WINDSOR SOLITAIRE**.

We M/s, **Silverkey Ventures LLP** a Company/Firm, having its registered office at **E-57, A.P.M.C Market, Masala Market, Turbhe, Navi Mumbai, 40070**

3. are willing to enter into a Tie arrangement with your Bank for our Project **WINDSOR SOLITAIRE** situated at (address) - **Plot no.97+98, Sector 27, Kharghar, Navi Mumbai, 410210**.

Yours faithfully,

SILVERKEY VENTURES LLP


DESIGNATED PARTNER

Authorized Signatory

E-57, A.P. M.C Market-1, Masala Market, Turbhe, Navi Mumbai - 400 705
+91 93245 44866 / 90290 70270

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	SILVERKEY VENTURES LLP		
2	Registered Address	E-57, A.P.M.C Market, Masala Market, Turbhe, Navi Mumbai, 400703.		
3	Address for correspondence	Plot no 97+98, sector 27, Kharghar, Navi Mumbai, 410210.		
4	Contact Person Name, Mob. No. Email id	Mr. Biren B. Shah / Mr. Zubin B. Sanghoi 9324544866 / 9029070270 silverkeyventures@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	YES Mr. Biren B. Shah Mr. Zubin B. Sanghoi		
5	Website url, if any	NA		
6	Date of establishment (MM/DD/YYYY)	14/04/2022		
7	Constitution (Proprietor/Partnership, Company)	LLP		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	CREDAI Banm Raigad (Builders Welfare Association)		
9	Ratings from CRISIL/ICRA etc.	NA		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area expertise etc.
1	Mr. Biren B Shah.	60	B.E Civil	NA
2	Mr. Zubin B Sanghoi.	48	SY B.com	NA
3	Mr. Ajay V. Shah.	62	B. Tech Chemical	NA
4	Mr. Ankul B Sanghoi.	46	Diamond Technologies	NA
5	Mr. Bhavesh V Shethia.	57	GCD	NA
6	Mrs. Shobhana B Shethi.	51	H.S.C	NA

SILVERKEY VENTURES LLP

Biren B. Shah
DESIGNATED PARTNER

11	Details of latest 3 completed residential projects executed by the same firm/company/promoters		
Project Name	SOLITAIRE	WINDSOR HEIGHTS	
Location	New Panvel-(E)	Kharghar	
Whether approved by SBI?	YES	YES	
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	YES	YES	
Month & Year of Commencement of Construction	YES	YES	
Present Status (Completed/Partially completed)	Completed on May 2020 (Month&Year)	Completed on 2012 (Month&Year)	
	NA Phases completed.Full completion expected by (Month&Year)	NA Phases completed.Full completion expected by (Month&Year)	
Total built up area of the project, in Sq. Mtr.	2776.452 sq.m	1795.527 sq.m	
Number of floors	14	13	
No. of Dwelling Units in the project	SOLD OUT	SOLD OUT	
No. of units sold in the Project	58	36	
Hsg. Loan taken Through SBI (No of flats)	Approx	Approx	
Date of Occupancy Certificate	2020	2012	
Date of conveyance			
Total units Financed by SBI			
Details of the Present Project			
Project Name	WINDSOR SOLITARE.		
Location with Survey Nos.	Plot no.97+98, Sector 27, Kharghar, Navi Mumbai.		
Details of construction finance / loan, if any,	N.A.		

OF SILVERKEY VENTURES LLP

Bhaskar S. Shel
DESIGNATED PARTNER

<p>availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory)</p> <ul style="list-style-type: none"> - Name of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* <p>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</p>	NO		
<p>Status of encumbrance of the project land If approved by Housing Finance Company like HDFC/LIC HF etc., and/or Scheduled Commercial Bank, furnish names of HFCs/Banks</p>	APF Under Process		
<p>Month & Year of Commencement of Construction</p>	01 October 2023		
<p>Present Stage of Construction</p>	ESCAVATION		
<p>Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)</p>	Conf.	Rera Area	Price
	2 BHK	654 Sq. ft	Approx 105 Lacs
	2 BHK	689 Sq. ft	Approx 115 Lacs
	3 BHK	933 Sq. ft	Approx 150 Lacs
	Exclusive of GST 5% , Stampduty & Registration.		
<p>Total built up area of the project, in Sq. Mt.</p>	4793.1 Sq.m		
<p>No. of Dwelling Units in</p>	48 FLATS		
<p>No. of units sold in the Project</p>	NOT YET		
<p>No. of units Funded by SBI in this project and</p>	NOT YET		
<p>Expected business from this</p>	4 TO 7 (Depend on your Advisors Follow ups)		

SILVERKEY VENTURES LLP
Pooja M. Seal
DESIGNATED PARTNER

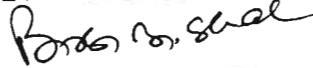
SILVERKEY VENTURES LLP

Builders & Developers

Details of Development Agreement and POA if Any	NA		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	Commencement Certificate Received from CIDCO LTD dated 02/08/2023.		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
2 BHK Small	16	App. 105 L	1680 Lacs
2 BHK Big	16	App. 115 L	1840 Lacs
3 BHK	16	App. 150 L	2400 Lacs
Exclusive of GST, stamp duty & Registration.			
Total Project Value		Rs. 5920 Lacs	
14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	<ul style="list-style-type: none">- Name of Bank* - NO- Loan Account No* - NO- Loan Amount*- NO- Last date of Loan disbursement* - NO		
15. Disbursement to be made In favour of (Only RERA account)	Account Name: Silverkey Ventures LLP. Account Number: 120024243000 Bank / Branch: GHATKOPAR-E IFSC code: CNRB0000236		

Signature with stamp of Authorized person

For SILVERKEY VENTURES LLP



DESIGNATED PARTNER

SILVERKEY VENTURES LLP

Builders & Developers

FORMAT OF REQUEST LETTER TO BE OBTAINED FROM THE BUILDER FOR PROJECT TIE-UPS

The Assistant General Manager (HLS Marketing),
Home Loan Sales Department,
State Bank of India,
Mumbai LHO

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT:- WINDSORE SOLITAIRE.

We M/s-SILVERKEY VENTURES LLP, a Company/Firm, having its registered office at **E-57, A.P.M.C Market, Masala Market, Turbhe, Navi Mumbai, 400703.** are willing to enter into a Tie-up arrangement with your Bank for our Project- **WINDSORE SOLITAIRE.** situated at (address) **Plot no 97+98,sector 27, Kharghar, Navi Mumbai,410210.**

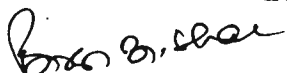
2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

- (a) deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,
- (b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and
- (c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

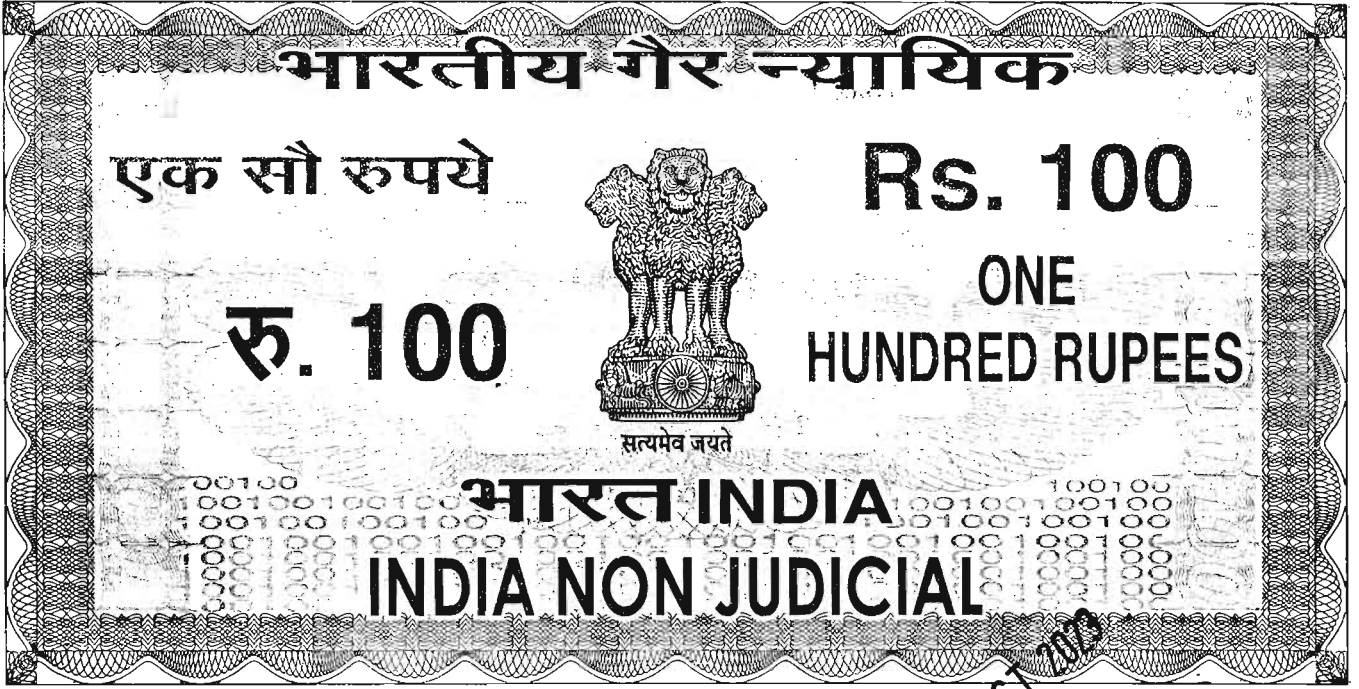
Yours faithfully,

Authorized Signatory

For SILVERKEY VENTURES LLP



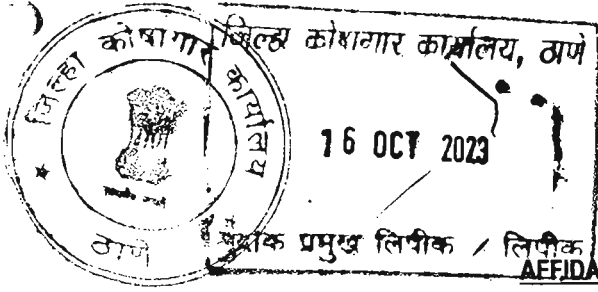
(Name ~~DESIGNATED~~ PARTNER)



महाराष्ट्र MAHARASHTRA

2023

69AA 952459



AFFIDAVIT- CUM - DECLARATION

We Partners of M/s. **Silverkey Ventures LLP**. having its Office at Plot NO.97+98, Sector 27, Kharghar, Navi Mumbai,410210.

1. Mr. Biren B Shah.
2. Mr. Zubin B Sanghoi.
3. Mr. Ajay Shah.
4. Mr. Ankul B Sanghoi.
5. Mr. Bhavesh V Shethia.
6. Mrs. Shobhana B Shethi.

Do hereby declare on oath and solemn affirmation as under:

We state and declare that the property bearing Survey No **NA** . admeasuring **999.15 Sq.m** (Details of the adm area) being and lying at Village **Plot no.97+98, Sector 27, Tal.-Kharghar, District- Raigad, State- maharashtra.**

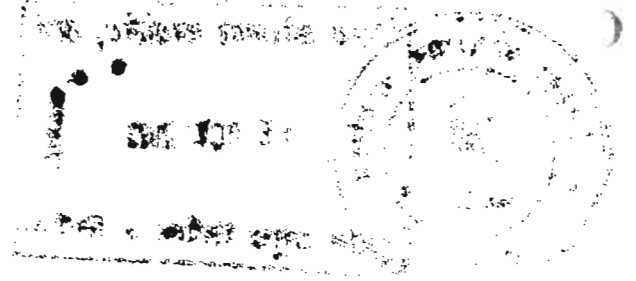
is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]

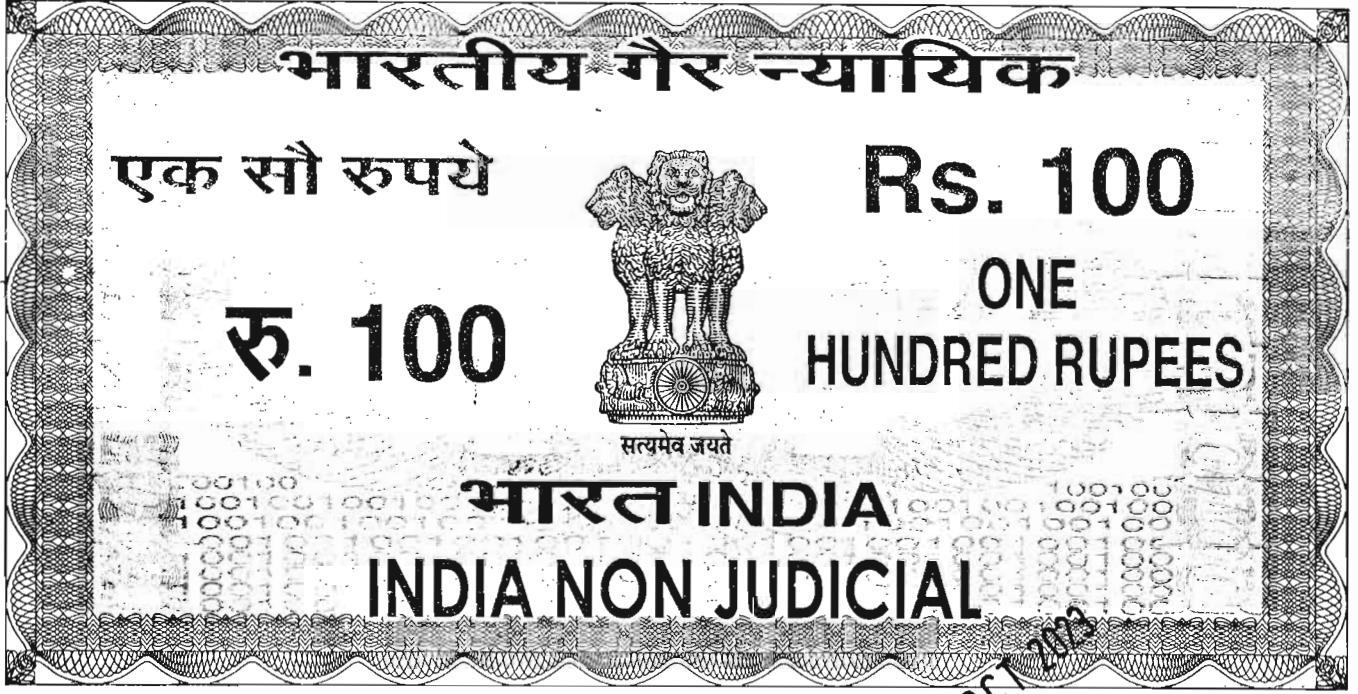
SILVERKEY VENTURES LLP
Biren B. Shah
DESIGNATED PARTNER

23 OCT 2023

मुद्रा खरेदी करणारी व्यक्ती, क्रमांक / दिनांक	121739
विक्री प्रकर	L. Agg
दस्त नोंदणी करणार आहेत का ?	होय / नाही
मुद्राखरीदीचे शोधक्यात वर्णन	FOR SILVERKEY VENTURES LLP
मुद्राक विकत घेणाऱ्याचे नाव व सही	
ह्या असल्यास त्याचे नाव, पत्ता व सही	Bhushan - Doshi
दुरुव्या पत्रकाराचे नाव	
मुद्राक मुल्य व रक्कम	
परवानाधारक मुद्राक विक्रीच्याची सही व परवाना क्रमांक तसेच मुद्राक विक्रीचे ठिकाण/पत्ता	सौ. रमेशजी आर. खिरादार घरवना क्र. 9209028
ई. 6/9-9, सेक्टर-9, वाशी, नवी मुंबई	

या कारणासाठी जवळी मुद्राक खरेदी केला त्यांनी त्याच कारणासाठी मुद्राक खरेदी केल्यापासून 6 महिनांत यापरणे बंधनकारक आहे.

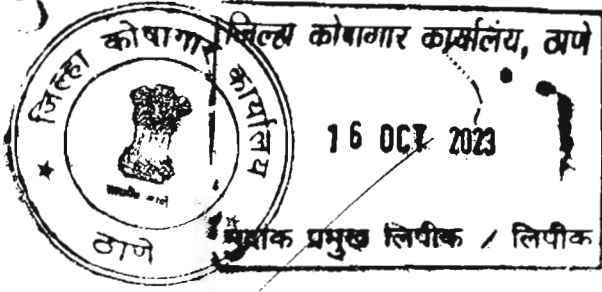




महाराष्ट्र MAHARASHTRA

2023

69AA 952460



We state and declare that we are constructing buildings consisting of various flats under Housing Project named as "WINDSOR SOLITAIRE" on the said land and that we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of buildings on the said property and that the title of the flats and row houses constructed on the said property is clean, clear and marketable to give first charge to State Bank of India.

We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition or requisition as on today.

We state that the contents stated in this affidavit are true and correct to the best of our knowledge, belief and information and we swear this affidavit today on this 23th day of October 2023.

I know Affiants

Notary
Date: 04/11/2023
Place: Kharghar, Navi Mumbai.

Affiants

or SILVERKEY VENTURES LLP

Rohit B. Shal

DESIGNATED PARTNER

23 OCT 2023

मुद्रांक विक्रीचे अर्थी अनु. क्रमांक / दिनांक	121740
मुद्रांक प्रकार	LA99
क्यात नोंदणी करणार आहेत का ?	होय / नाही
मुद्रांकरीचे थोडक्यात वर्णन	
मुद्रांक विक्रीचे पंजीयनाचे नाव व सही	श्री. SILVERKEY VENTURES LLP
क्यात असल्यास त्याचे नाव, पत्ता व सही	Bhushan Vasli
मुद्रांक विक्रीचे नाव	DESIGNATED PARTNER
मुद्रांक शुल्क रक्कम	
मुद्रांक विक्रीचे मुद्रांक विक्रीसाठी सही व परवाना क्यात असल्यास मुद्रांक विक्रीचे ठिकाण/पत्ता द. ६/१०१, सेक्टर-१, वाशी, नवी मुंबई	सौ. सौरभ आर. विरादार परवाना क्र. १२०१०२४
मुद्रांक विक्रीसाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत यावरून बंधनकारक आहे.	





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 :
P52000052887

Project: **Windsor Solitaire** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No.97+98, Sector 27 at Kharghar, Panvel, Raigarh, 410210;**

1. **Silverkey Ventures LLP** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400705.**

2. 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 (l) 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 **05/10/2023** and ending with **31/12/2027** 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
3. 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 Premchand Prabhu
(Secretary, MahaRERA)
Date:06-10-2023 03:02:45

Dated: **05/10/2023**

Place: **Mumbai**

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



PARTH CHANDE
(BLS. LL.B.)

Advocate Bombay High Court

TITLE CLEARANCE CERTIFICATE

Subject : Title clearance certificate with respect to Plot No(s). 97 + 98, admeasuring about 999.15 Sq. Mtrs., Sector- 27, lying, being and situated at Village: Kharghar, Tal: Panvel and Dist: Raigad (Hereinafter referred to as "**the said Plot**")

TO WHOMSOEVER IT MAY CONCERN

I have investigated the Title on the request of **M/s. Silverkey Ventures LLP**, the Developers of the said Plot and on the basis of the documents produced before me and I have to state as follows:

1. DESCRIPTION OF PROPERTY:

All that piece and parcel of land known as Plot No(s). 97 + 98, totally admeasuring about 999.15 Sq. Mtrs., Sector- 27, lying, being and situated at Village: Kharghar, Tal: Panvel and Dist: Raigad, more particularly described in the Schedule of the Property hereunder.

2. DOCUMENTS:

A. ALLOTMENT OF PLOT

- i. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government and as per the Confirmation Order Passed for by the Collector, Raigad, The CIDCO of Maharashtra Ltd. had allotted the Plot No.97, admeasuring about 499.93 Sq. Mtrs., Sector- 27, lying, being and situated at Village: Kharghar, Tal: Panvel and Dist: Raigad (hereinafter referred to as the "**said Land 1**") under the Allotment Letter Ref. No. **7491/1000593/1410** dated **25/03/2021** in the name of the Lessee i.e. Mr. Biren Bipinchandra Shah (hereinafter referred to as "**the Original Licensee**") on payment of Lease Rent by the above said Licensee.
- ii. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government





PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

Raigad, The CIDCO of Maharashtra Ltd. had allotted the Plot No. 98, admeasuring about 499.22 Sq. Mtrs., Sector- 27, lying, being and situated at Village: Kharghar, Tal: Panvel and Dist: Raigad (hereinafter referred to as the “**said Land 2**”) under the Allotment Letter Ref. No. **7492/1000594/1413** dated **25/03/2021** in the name of the Lessee i.e., Mr. Biren Bipinchandra Shah (hereinafter referred to as “**the Original Licensee**”) on payment of Lease Rent by the above said Licensee.

B. AGREEMENT TO LEASE OF ALLOTTED PLOT:

- i. Agreement to Lease was executed on **07/10/2021** between The City And Industrial Development Corporation Of Maharashtra Ltd. (CIDCO of Maharashtra Ltd), the Party of the ONE PART therein, transferred and assigned the leasehold rights, title and interest of said Land 1 unto and in favour of Mr. Biren Bipinchandra Shah, the Party of the OTHER PART therein and the same had been registered with the Concerned Sub-Registrar of Assurances at Panvel, Dist. Raigad on **07/10/2021** under its Registration Document Serial No. **PVL-5/12391/2021**.
- ii. Agreement to Lease was executed on **07/10/2021** between The City And Industrial Development Corporation Of Maharashtra Ltd. (CIDCO of Maharashtra Ltd), the Party of the ONE PART therein, transferred and assigned the leasehold rights, title and interest of said Land 2 unto and in favour of Mr. Biren Bipinchandra Shah, the Party of the OTHER PART therein and the same had been registered with the Concerned Sub-Registrar of Assurances at Panvel, Dist. Raigad on **07/10/2021** under its Registration Document Serial No. **PVL-5/12392/2021**.

C. AMALGAMATION ORDER:

Vide Amalgamation letter dated **08/02/2022**, bearing reference no. **CIDCO/ESTATE-3/2022/924**, the said Land nos. 1 & 2 were amalgamated into one single plot being 97 & 98 totally admeasuring 999.15 Sq. Mtrs., lying, being and situated at Sector – 27, Village: Kharghar, Taluka Panvel, District Raigad (hereinafter referred to as the “**said Plot**”).





PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

D. MODIFIED AGREEMENT:

Subsequently, vide Modified Agreement dated **10/02/2022**, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the First Part therein, transferred, conveyed and assigned all the leasehold rights, title, benefits and interest in the said Plot unto and in favor of **Mr. Biren Bipinchandra Shah**, of the Second Part therein. The same is duly registered before the Sub Registrar of Assurance at Panvel bearing its Registration Document Serial No. **PVL-5/2361/2022** on **11/02/2022**.

E. TRIPARTITE AGREEMENT

By virtue of the Tripartite Agreement dated **08/03/2022**, between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the First Part therein, Mr. Biren Bipinchandra Shah of the Second Part therein, sold, transferred and assigned all their leasehold rights, title, interest and benefits of the said Plot in favour of **M/s. Silverkey Ventures LLP** through its Partners 1) Mr. Biren Bipinchandra Shah and 2) Mr. Zubin Bhupendra Sanghoi (hereinafter referred to as "**the New Licensee**"). The same is duly registered with the Sub-Registrar of Assurances at Panvel, vide its Registration Receipt No. **3052** dated **08/03/2022** and Registration Document Serial No. **PVL-4/2859/2022** on **08/03/2022**.

F. COMMENCEMENT CERTIFICATE

The Lessees of the plot had made an application to the Town Planning Department of CIDCO of Maharashtra Ltd. for its approval to construct Residential Building comprising of **1 Ground Floor + 17 Upper Floors** on the said Plot and the same is approved and Development Permission & Commencement Certificate is issued by the Associate Planner (BP), the Town Planning Dept. of CIDCO of Maharashtra Ltd. bearing Ref No. **CIDCO/BP-18470/TPO (NM & K)/2023/11120** dated **02/8/2023**.

3. AND I HAVE TO REPORT AND CERTIFY AS UNDER:

- i) That the City and Industrial Development Corporation of Maharashtra Ltd. is a Company incorporated under the provision of Companies Act,





PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

- 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400 021.
- ii) That the CIDCO has been declared as a New Town Development Authority under the provision of Sub-Section 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1996) Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "the said Act" for the New Town of New Bombay by Government of Maharashtra in exercise of its powers for the area designated as site for the New Town Sub-Section (I) of Section 113 of the said Act.
 - iii) That the State Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113(A) of the said Act.
 - iv) Vide **Scheme No. MM-I/04/2020-21**, the CIDCO has launched a scheme for lease of **Plots for Residential, Residential-cum-Commercial Use in Kharghar, Kalamboli, Sanpada and Ulwe, Navi Mumbai** through e-Tender-Cum-e-Auction.
 - v) The Original Licensee has participated in the said Scheme and applied for the said Land 1 and the said Land 2, and being the highest Bidder among the participants for the abovesaid Land 1 and Land 2, the Allotment Letters were issued in favour of the Original Licensee on 25/03/2021 as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation, 2008.
 - vi) That on payment of the entire lease premium & execution of Lease Agreement, the CIDCO handed over the possession of the said Plot to the Original Licensee. That the said Plot was allotted by CIDCO of Maharashtra Ltd., on lease basis in favour Mr. Biren Bipinchandra Shah, under the Agreements to Lease dated 07/10/2021 for construction of building in accordance with the plans sanctioned by Associates Planner (BP), Navi Mumbai. By virtue of the said Plot allotted by the CIDCO and further by virtue of the said Tripartite Agreement, the said New Licensee have a clear and marketable title and they are entitled to develop the said Plot and to construct the building/s thereon in accordance with the plans sanctioned or to be sanctioned by the CIDCO Ltd.

4. SEARCH REPORT:

I have taken search through my Search Clerk, Mr. Shivaji Walunj for the period between 2010 - 2023 (14 years) in the office of the concerned Sub-Registrar of





PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

Assurance and made the payment of Government Fees to that effect with Online Search Report, bearing Challan No.: **MH007279806202324E** dated **28/08/2023**. While taking searches, I have found following documents Registered / Indexed therein pertaining to the said plot however some entries were found pertaining to other units/plots but the same is not captured here as they are not related to the said Plot:

YEAR	TRANSACTION
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	ENTRIES
2022	ENTRIES
2023	NIL

Search taken at Sub-Registrar's Office at Panvel S. R.O. Computer Records from the year 2010 to 2023 (14 Years).

Entry No.1:

Agreement to Lease dated **07/10/2021**, registered at Serial No. **PVL-5/12391/2021** on 07/10/2021 between CIDCO Ltd through Estate Officer and Mr. Biren Bipinchandra Shah.

Entry No.2:

Agreement to Lease dated **07/10/2021**, registered at Serial No. **PVL-5/12392/2021** on 07/10/2021 between CIDCO Ltd through Estate Officer and Mr. Biren Bipinchandra Shah.

Entry No.3:

Modified Agreement dated **10/02/2022**, registered at Serial No. **PVL-5/2361/2022** on 11/02/2022 between CIDCO Ltd through Estate Officer,





PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

transferred, conveyed and assigned all the leasehold rights, title, benefits and interest in the said plot unto and in favor of **Mr. Biren Bipinchandra Shah**.

Entry No.4:

Tripartite Agreement dated **08/03/2022** registered at Serial No. **PVL-4/2859/2022** on 08/03/2022 between CIDCO Ltd through Estate Officer, of the First Part, Mr. Biren Bipinchandra Shah of the Second Part and M/s. Silverkey Ventures LLP through its partners 1) Mr. Biren Bipinchandra Shah, 2) Mr. Zubin Bhupendra Sanghoi.

5. On the basis of the above documents placed before me, I hereby certify that **M/s. Silverkey Ventures LLP** are the Owner/Lessee of the said Plot and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Plot No(s).97 + 98, admeasuring about 999.15 Sq. Mtrs., Sector - 27, lying, being and situated at Village: Kharghar, Tal: Panvel and Dist: Raigad and bounded as follows:

On or towards the North by	:	15.00 Mtr. wide road
On or towards the South by	:	40.00 Mtr. wide road
On or towards the East by	:	Plot no. 99
On or towards the West by	:	Plot no. 96

Place : Navi Mumbai

Date : 14/09/2023



Mr. Parth Chande
Advocate



Reference No. : CIDCO/BP-18470/TPO(NM & K)/2023/11120 Date : 2/8/2023

To,

M/s. Silverkey Ventures LLP
At E-57, APMC Market-...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10

Sub : Payment of **New** development charges for **Residential** Building on Plot No. **97+98**,
Sector **27** at **Kharghar** , Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-18470/TPO(NM & K)/2023 dated **13 March, 2023**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : M/s. Silverkey Ventures LLP
- 2) Location : Plot No. **97+98**, Sector **27** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 999.15
- 5) Permissible FSI : 1.1
- 6) Rates as per ASR : 42000

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	2238.1 *5	BuiltUP area *5	11190
Total Assessed Charges				11190

7) Date of Assessment : 06 July, 2023

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/1061	03/13/2023	11190	CIDCO/BP/2023/1061	13/3/2023	Net Banking
2	CIDCO/BP/2023/2588	07/06/2023 1:25:48 PM	4855365	CIDCO/BP/2023/2588	27/7/2023	Net Banking
3	CIDCO/BP/2023/2606	07/07/2023	577080	CIDCO/BP/2023/2606	27/7/2023	Net Banking

Unique Code No. **2023 04 021 02 3955 02** is for this **New** Development Permission for
Residential Building on Plot No. **97+98**, Sector **27** at **Kharghar** , Navi Mumbai.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAM
CHAUDHARI
Date: 07 Aug 2023 12:45
C=IN, O=CIDCO, CN=Associate Planner

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18470/TPO(NM & K)/2023/11120

Date : 2/8/2023

To,

M/s. Silverkey Ventures LLP
At E-57, APMC Market-...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10968

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	9	5	5	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential** Building on Plot No. **97+98**, Sector **27** at **Kharghar** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-18470/TPO(NM & K)/2023 dated 13 March, 2023

**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. Silverkey Ventures LLP
- 2) Location : Plot No. **97+98**, Sector **27** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 999.15
- 5) Permissible FSI : 1.1
- 6) **GROSS BUA FOR ASSESSEMENT** : 5849.66 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 1358685

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102395502	6/7/2023	1358685	20230402102395502	27/7/2023	Net Banking

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
CHAUHAN
Date: 27 Aug 2023 12:43
City: Mumbai
Country: India

ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Residential** Building on Plot No. **97+98** , Sector **27** at **Kharghar** , Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Residential** Building on Plot No. **97+98**, Sector **27** at **Kharghar** , Navi Mumbai. The Development Permission is hereby granted to construct **Residential** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMKISHORE
CHAUDHARI
Date: 22 Aug 2023 11:43
Original name: [unclear]
DN: cn=[unclear], o=[unclear]

ASSOCIATE PLANNER (BP)

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. Silverkey Ventures LLP**, At **E-57, APMC Market- 1, Masala Market, Turbhe, Navi Mumbai**, for Plot No. **97+98**, Sector **27**, Node **Kharghar**. As per the approved plans and subject to the following conditions for the development work of the proposed **Residential in 1Ground Floor + 17Floor** Net Builtup Area **4793.1** Sq m.

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	4793.1	0	0
UNIT (in Nos.)	48	0	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

C. Applicant should provide drinking water and toilet facility for labours 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

Thanking You

Yours faithfully,

Signature
valid


Digitally signed by
SHUSHAN RAM CHAUDHARI
Date: 2023.08.02 11:21:45
City: Mumbai
Country: India
Department: BP/Scale

ASSOCIATE PLANNER (BP)

section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

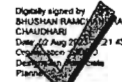


It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) 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.
3. 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.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
SHUSHANK RAMJI
CHAUDHARI
Date: 02 Aug 2023 11:43
Certificate: 
Plan: 

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18470/TPO(NM & K)/2023/11120** Date : **2/8/2023**

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. 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.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. 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.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. 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.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs _____/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

Thanking You

Yours faithfully,

Signature
valid

Digitally Signed by
BRUSHAN RAMCHANDRA
CHAUHAN
Date: 2 Aug 2023 12:12:11
Organization: CIDCO
Digitally Signed by
Plan No. _____

ASSOCIATE PLANNER (BP)

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

Thanking You

Yours faithfully,

Signature
valid

 Digitally signed by
BRIJESH KUMAR
CHAUDHARI
Date: 02 Aug 2023 11:21:43
Organization: CIDCO
Distinguished Name
Planner

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18470/TPO(NM & K)/2023/11120**

Date : **2/8/2023**

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

1. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No CIDCO/MTS-III/UDCPR/80000185403/2023/2438 dated 12.05.2023 AND CIDCO/MTS-III/UDCPR/80000158865/2022/1226/129489 dated 22.06.2022 shall be binding on the on you and shall be scrupulously followed.
2. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2023/E-219956 dated 20.06.2023 shall be binding on you.
3. You shall obtain the Consent to Establish from MPCB and shall submit copy of the same to this office before seeking Occupancy Certificate since the project is having built-up area up to 20,000 m2 and wastewater generation \geq 50 KLD

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BRUSHAN RAMCHANDRA
CHAUDHARI
Date: 02 Aug 2023 11:47
Organization: CIDCO
Country: Maharashtra
Place: Mumbai

ASSOCIATE PLANNER (BP)

Page 8 of 8

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 : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No. CIDCO/MTS-III/UDCPR/8000185403/2023/2438

Date : 12.05.2023

TO,**M/s Silverkey Ventures LLP,**
E-57, APMC Market-1,
Masala market, Turbhe,
Navi Mumbai - 400705.

Sub: Grant of NOC to avail additional FSI over and above the Base FSI as per Agreement to Lease of Plot No.97+98, Sector- 27, Kharghar as per the provisions of UDCPR - 2020, **under Installment Facility.**

(Application No. 8000185403)

Ref: (1) Your Letter dtd. 19.12.2022.

(2) Your application dated 18.01.2023 for availing Instalment facility for payment of premium for grant of additional FSI

The City and Industrial Development Corporation of Maharashtra Limited, hereinafter referred to as "the Corporation" is the New Town Development Authority for the development of the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3A) of the Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "MRTP Act").

The State Government, in pursuant to the Section 113-A of the MRTP Act, acquired lands described therein and vested such lands in the Corporation for development and disposal.

The Corporation has Executed the Agreement for Plot No. **97+98**, sector - **27**, **Kharghar** adm. **999.15** sq mtr to **M/s. Silverkey Ventures LLP**, and Agreement is executed thereof. As per the Agreement to Lease, the use permitted is Residential with **FSI 1.1**.

With reference to your application at (1) above, you have requested for utilization of additional FSI (including applicable ancillary FSI). Subsequently, vide application referred at (2) above, you have requested for availing Instalment facility for payment of premium for grant of additional FSI as per the provision made under UDCPR Regulation no. 2.2.14 (B) option 2 i.e. "The instalment of 20% shall be paid at the time of granting

development permission/ Commencement certificate and remaining 80% amount at the time of Occupation certificate. The remaining amount shall be liable for interest @8.5% per annum.”

The instalment of 20% of the applicable Additional Lease Premium of **Rs. 55,05,698/-** paid by you vide **Receipt No. 3200002646/2023** dated 08.05.2023. In respect of payment of 20% installment payment, the Corporation is pleased to grant the “No Objection Certificate” (hereinafter referred to as “NOC”), for obtaining development permission/ Commencement certificate of the above mentioned property as per additional FSI permissible under the regulations of UDCPR dtd.02.12.2020, subject to the compliance of the below mentioned conditions:

- 1) The licensee/ Lessee is granted NOC to consume Additional FSI as per UDCPR 2020 as given under:

1	Plot area	999.15 sq mtrs
2	Permissible use as per Agreement to Lease	Residential
3	FSI as per Agreement to Lease	1.1
4	Permissible BUA as per Agreement to Lease	1099.065 sq. mtr.
5	As per UDCPR the additional FSI certified by the Planning Authority, for which this NOC is granted	i) Premium FSI + TDR = 1598.635 sq. mtr. ii) Ancillary FSI = 959.18 sq. mtr.

- 2) The Licensee/ Lessee are required to abide by the Indemnity Bond cum Undertaking submitted to the Corporation.
- 3) The Licensee/ Lessee shall ensure that all the Unit Owners clear and settle their respective lien, mortgage, HUDCO loan etc. and ensure that the respective flats are free from such charges/ encumbrances. Alternatively, the said Unit Owners shall obtain NOC from the Financial Institution/ bank to the said additional development. The responsibility for the same shall solely rest with the Licensee/ Lessee.
- 4) In case of any pending litigations in respect of the apartments / flats in which orders of injunction/ status quo have been passed by any court of law, the said Apartment Owner, whose premises are affected by the said orders of injunction/ status quo, shall take the necessary steps to get the said orders vacated before the demolition (if required) of the building situated in the above property. The Licensee / lessee shall abide by the undertaking submitted to the Corporation in this regard. However, if the applicant requires to demolish the existing building to use the additional FSI permissible as per UDCPR, the permission from CIDCO for the same shall be taken before such demolition.
- 5) In case of death of any of the original Unit Owners whose legal heirs have not been brought on the records of the Corporation, the said legal heirs are required to

bring their names on record by furnishing the Heirship Certificate from the Competent Court having jurisdiction, if Society has not been formed. In case of Society, the Resolution of the Society for admitting the Heir in place of the deceased member by carrying out due diligence as per Bye-Laws No. 35 or relevant Bye-laws shall be submitted by the Licensee/ Lessee.

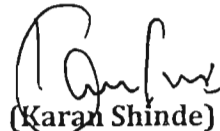
- 6) On obtaining development permission of the CIDCO, you have to execute the **Modified Agreement** with CIDCO within a period of 15 days from the date of issue of their permission for amendment of the conditions of the respective Agreement to Lease executed in respect of subject **Plot No. 97+98, Sector-27, Kharghar.**
- 7) Time shall be essence of the contract. The Licensee shall submit the proposal for the proposed development of the above property along with the requisite plans, architectural drawings; specifications etc. to the CIDCO within a period of six months from the date of this NOC and shall obtain the Development Permission from CIDCO within a period of 1 year.
- 8) This NOC is issued on the basis of documents submitted by the Licensee / Lessee. Subsequently, if any of these documents are found to be fabricated / false/ fraudulent, this NOC shall stand revoked / cancelled automatically. Any misrepresentation of facts shall be the sole liability of the Licensee/ Lessee and the Corporation shall not be responsible for the same in any manner whatsoever.
- 9) This NOC shall be subject to land use as per respective Agreement to executed in respect of said plot and concurrence / permission of the Planning Authority i.e. CIDCO Ltd.
- 10) As per Govt. letter No.TPS/-1221/1039/Pra.Kra.42/21/Navi.-12 Dated: 14.06.2021, while granting NOC for additional FSI and as you have availed Instalment Facility under Option-2 under Regulation no. 2.2.14 of UDCPR-2020, the Corporation has recovered **20% of the applicable Additional Lease Premium of Rs. 55,05,698/-** (Rupees Fifty Five Lacs Five Thousand Six Hundred Ninety Eight Only) as per the provision made under UDCPR Regulation no. 2.2.14 (B) option 2 only.

The remaining 80% of the amount of Rs. 2,20,22,792.50/- along with interest @8.5% per annum shall be PAID by you at the time of applying for No Dues for obtaining Occupation certificate. The Premium amount is charged as Lessor fee (25% of total premium amount), The 50% of total premium amount payable to Planning Authority i.e. CIDCO Ltd. and 25% of total premium amount payable as State Govt.'s share shall be recovered by CIDCO for granting NOC for additional Premium FSI 199.825 m²-Premium FSI (In Lieu of TDR)1398.81 m² and Ancillary FSI 959.18 m² as per table in clause (1) above. The share of the State Govt. share will be deposited to State Govt. by CIDCO at the time of granting development permission.

- 11) This NOC is issued subject to the provisions of the Navi Mumbai Disposal of Lands (Amendment) Regulations 2008, the Unified Development Control and Promotion Regulations -2020 and the Licensee/ Lessees shall be bound by the same.
- 12) In case of disputes of purchasers / members with Licensee/Lessee regarding development permitted as per this NOC, the same will be decided by Joint Registrar of Society where society is formed and by MAHARERA where construction is still going and society is not formed. This NOC is issued for grant of additional FSI and Licensee/Lessee should indemnify CIDCO from all damages/litigations on account of this NOC.
- 13) The development proposed in the above referred application shall be carried out in strict accordance and compliance of all above mentioned terms and conditions and in case of any breach thereof, this NOC shall stand cancelled without any further notice.
- 14) As a lessee/ licensee, you have submitted Affidavit Cum Undertaking for availing facility under **Reverse Charge Mechanism** for applicable GST on premium granting NOC for additional FSI, you have to ensure that the project is a Residential Real Estate Project (RREP) as per notification 04/2019 CGST Rate, in which the total carpet area of the commercial area is not more than 15% of the total carpet area of all the apartments in the said Real estate Project.
- 15) Onus of working out permissibility of additional FSI as per UDCPR requested will solely rest with the licensee/ lessee.
- 16) This No Objection Certificate is issued upon your request for availing Instalment Facility as per Option-2 under Regulation no. 2.2.14 of UDCPR-2020 is subject to payment of balance 80% instalment of Rs. 2,20,22,792.50/- and applicable interest @8.5% per annum at the time of applying for No Dues to obtain Occupation Certificate.

Thanking You,

Yours Faithfully,



Manager (Town Service-III)

C.C to: The Asstt. Town Planner, CIDCO Ltd., with request to treat this NOC valid only for grant of development permission.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Payment Letter(Reverse Charge Mechanism)

Ref. No. CIDCO/ESTATE-3/KG//2023/8000185403

Date : 08.05.2023

To,
SILVERKEY VENTURES LLP(Customer No: 30484273)
E-57, APMC MARKET, MASALA MARKET
TURBHE, NAVI MUMBAI 400705
(GSTN No: 27AEKFS7115Q1Z9)
(PAN No: AEKFS7115Q)

Subject : Grant of Additional FSI

Reference: Application number 8000185403

In respect of plot no. 97+98 Road No. 00 Sector 27 at Kharghar, Navi Mumbai

Sir/Madam,

With reference to your Application for **Grant of Additional FSI** cited above, you are requested to make payment for following. ONLY online payments shall be accepted by the Corporation. Kindly visit <https://cidco.maharashtra.gov.in/es> and select office as **Head Office**.

No	Description	Amount	CGST	SGST	Total	Document No.
1	ALP - 1st Installment RCM (SAC Code: 997212)	5,505,698.00			5,505,698.00	90106390
Grand Total					5,505,698.00	

Total amount in words : Rupees **FIFTY-FIVE LAKH FIVE THOUSAND SIX HUNDRED NINETY-EIGHT** and **ZERO** Paise only.

Kindly note that your application will be processed only after receiving the above payment/s.

Kindly note that this payment letter shall only be valid upto 18.05.2023. You are requested to make the payment on or before this date. In case you fail to make the payment on or before the specified date, this payment letter shall be revoked and your application shall be closed.

Thanking You

Yours Faithfully,

ASHA
RAJENDRA
BANSODE
Asst. Estate Officer/Estate Officer

Digitally signed by ASHA
RAJENDRA BANSODE
Date: 2023.05.08 18:20:41
+05'30'

Disclaimer: " CIDCO Ltd will not be responsible for denial of GST input Tax Credit (ITC) to service recipient, in case, GST number is not mentioned or wrongly mentioned by service recipient."



No. CIDCO/M(TS-III)/2023/

08.05.2023

To,
SILVERKEY VENTURES LLP,
E-57, APMC MARKET, MASALA MARKET,
TURBHE, NAVI MUMBAI 400705

Sub- Grant of Additional FSI as per UDCPR-2020 in respect of Plot No. 97 & 98, Sector-27, Kharghar, Navi Mumbai.

Ref-(1) Your application dated 20.12.2022.

(2) Your application dated 18.01.2023 for availing Instalment facility for payment of premium for grant of additional FSI.

Sir/Madam,

1. With reference to your application referred at (1) above, you have requested for grant of additional FSI as per UDCPR-2020 in respect of Plot No. 97 & 98, Sector-27, Kharghar, Navi Mumbai.
2. The Corporation has approved the proposal for granting additional FSI upon payment of total Additional Lease Premium of Rs. 2,75,28,490.50/-.
3. You have vide letter referred at (2) above, requested to avail the instalment facility for paying the premium for additional FSI as per the provision made under UDCPR Regulation no. 2.2.14 (B) option 2 i.e. " The instalment of 20% shall be paid at the time of granting development permission/ Commencement certificate and remaining 80% amount at the time of Occupation certificate. The remaining amount shall be liable for interest @8.5% per annum."(The first instalment shall not be less than 50 lakh in case of A, B, C, Class Municipal Corporations and 25 Lakh in case of other areas. In such case, the remaining amount shall be apportioned in remaining instalments)

4. As you have requested for an instalment, as per Option-2 under Regulation no. 2.2.14 of UDCPR-2020, your schedule for payment of Additional Lease Premium is as below-

Sr. No.	Instalment	Additional Lease Premium to be paid	Payment Period
1	20%	Rs. 55,05,698/-	To be paid for issuing NOC for granting additional FSI
2	80%	Rs. 2,20,22,792.50/- along with interest calculated @ 8.5% per annum	Before grant of No Dues for obtaining Occupancy Certificate

5. The payment letter for making the payment of 1st instalment is attached herewith.
6. As per the condition stipulated in UDCPRs -2020, you are hereby directed to deposit duly signed cheque in favour of CIDCO Ltd. for subsequent instalments to Accounts (Estate) Department.

After the fulfilment of condition no. 5 & 6 above, the NOC towards grant of additional FSI will be issued to you.


Assistant Estate Officer (TS-III)



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/122521/642344

मालिक का नाम एवं पता Mr. Biren Bipinchandra Shah दिनांक/DATE: 08-02-2023
OWNERS Name & Address 404, Adinath Tower, Sudha Park, Vallabh Baug
Lane Ext. Ghatkopar (E), Mumbai - 400077 वैधता/ Valid Up to: 07-02-2031

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) (समीक्षा) No Objection Certificate for Height Clearance (Review)

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC-ID	NAVI/WEST/B/122521/642344
आवेदक का नाम / Applicant Name*	Amit N Patil
स्थल का पता / Site Address*	Plot No. 97 and 98, Sector - 27, Kharghar, Navi Mumbai, Panvel, Navi Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 03 26.88N 73 04 43.97E, 19 03 27.66N 73 04 44.07E, 19 03 26.70N 73 04 45.34E, 19 03 27.52N 73 04 45.44E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	6.38 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	136.08 M (Restricted)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र, नवी मुंबई केबिस, नवी मुंबई कॉलोनी, हनुमान रोड के सामने, विलंपारले ईस्ट



Regional headquarter Western Region, Airports Authority of India, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai - 400075 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/122521/642344

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in-AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मूमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightning arresters, staircase, Mummy, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

क्षेत्रीय मुख्यालय पश्चिमी

Regional headquarter Western Region



22/05/20

400099 टेलीफोन नम्बर : 91-22-28300606

कोलोन, विमानपत्तन कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
Colony, Airport Colony, Opposite Hanuman Road, Vile Parle East
Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/122521-642344

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण विमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट 1 सेक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - 1), अनुसूची - IV (भाग - 2: केवल RCS हवाई अड्डे) और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule - IV (Part-2; RCS Airports Only) and Schedule - VII of GSR 751(E) amended by GSR 770(E)



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क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्ट के क्षेत्र में एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Cabin 3, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400089 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/122521/642344

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2: आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

ii. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR-751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



08/02/23

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

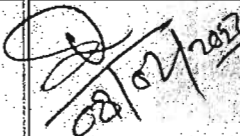

NAVI/WEST/B/122521/642344

ध) यह एनओसी पहले जारी किए गए एनओसी का स्थान लेता है।

q. This NOC superseeds the previously issued NOC.

क्षेत्र का नाम / Region Name:

पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	 08/02/2023	राम किशोर / RAM KISHOR संयुक्त महसूबखत (ए.टी.एम.) प.क्षे. / J. G.M. (ATM), WR एरोड्रोम सुरक्षा विभाग / Dept. of Aerodrome Safeguarding भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai - 400 099.
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date		
द्वारा तैयार Prepared by	 08/02/2023	NIRAS GUPTA SM (ATM - D. AS)
द्वारा जांचा गया Verified by		08/02/2023 RAKESH UPADHYAYA SM (ATM - D. AS)

ईमेल आईडी / EMAIL ID: nocwr@aaiaero

फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	26160.45	100.38
Navi Mumbai	7042.06	8.35
Santa Cruz	22725.64	100.16
NOCID	NAVI/WEST/B/122521/642344	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या: 91-22-28300606

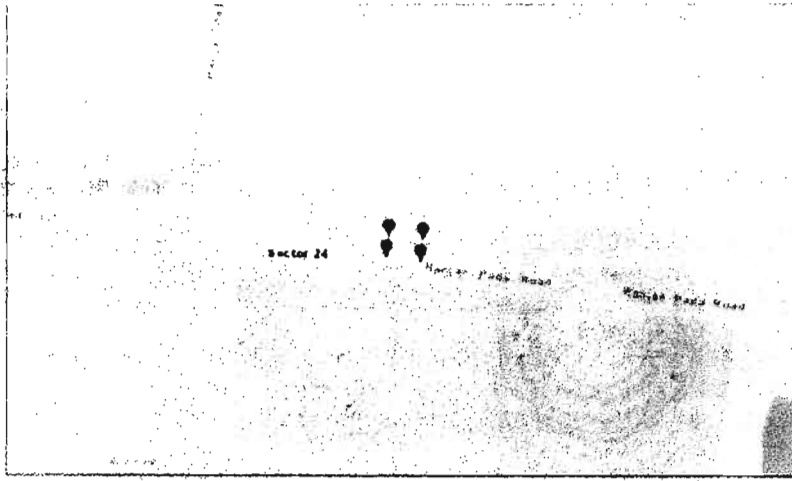
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



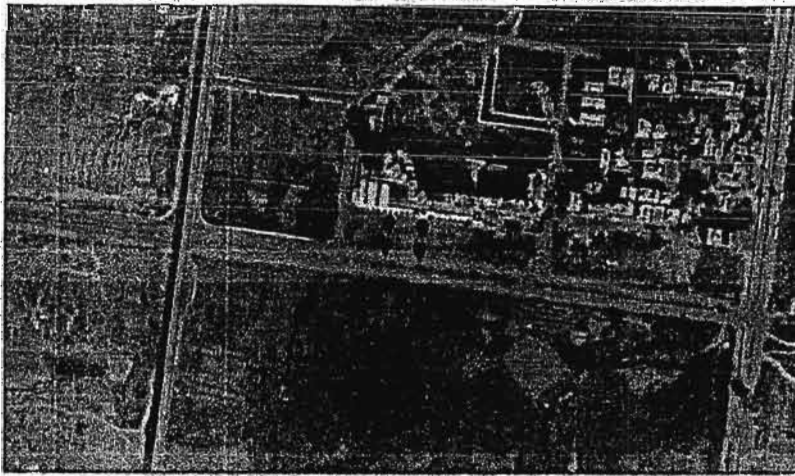
भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/122521/642344

Street View



Satellite View



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED**



NAME : CIDCO LTD
ADDRESS: CIDCO BHAVAN, CBD-BELAPUR, NAVI MUMBAI-400614
GSTIN : 27AACCC3303K1ZX

Document No.: 0090082114
Receipt No. : 3200005288/2022

Branch: Estate Account
Date: 15.06.2022

Received with thanks from Shri/ Smt/ M/s SILVERKEY VENTURES LLP (Customer ID: 30484273) an amount of Rs. 7,931,343.00 (Rupees. Seventy Nine Lakh Thirty One Thousand Three Hundred Forty Three) by Online Payment in respect of Plot No. 97+98 , Sector 27 , KHARGHAR , Navi Mumbai towards as mentioned below:

Description		Amount
Additional Lease Premium(RCM)		7,931,343.00
Grand Total		7,931,343.00
Online Payment Details		
Transaction ID.	Transaction Date	Amount
6192992544038	15.06.2022	7,931,343.00

*Subject to Realisation of Online Transaction

For CIDCO LTD.

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 : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No CIDCO/MTS-III/UDCPR/8000158865/2022/1226/129488

Date 22.06.2022

TO,

M/s Silverkey Ventures LLP,

E-57, APMC Market-1,

Masala market, Turbhe,

Navi Mumbai – 400705.

**Sub: Grant of NOC to avail additional FSI over and above the Base FSI
as per Agreement to Lease of Plot No.97+98, Road No. 00, Sector-
27, Kharghar as per the provisions of UDCPR -2020.
(Application No. 8000158865)**

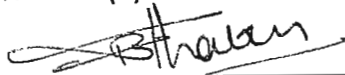
Ref: (1) Your Letter dtd. 11.03.2022.

The City and Industrial Development Corporation of Maharashtra Limited, hereinafter referred to as "the Corporation" is the New Town Development Authority for the development of the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3A) of the Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "MRTP Act").

acquired lands described therein and vested such lands in the Corporation for development and disposal.

The Corporation has Executed the Agreement for Plot No. 97+98, sector – 27, Kharghar adm. 999.15 sq mtr to M/s. Silverkey Ventures LLP, and Agreement is executed thereof. As per the Agreement to Lease, the use permitted is Residential with FSI 1.1.

With reference to your application for utilization of additional FSI (including applicable ancillary FSI) at reference (1) above and further applicable Additional Lease



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In case of any corruption related complaints, please visit :
www.cidco.maharashtra.gov.in Click on Dakshata link

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Premium of **Rs.79,31,343.00/-** paid by you vide **Receipt No. 3200005288/2022** dated 15.06.2022 for grant of additional FSI, the Corporation is pleased to grant the "No Objection Certificate" (hereinafter referred to as "NOC") to the Licensee/Lessee, for carrying out develop.nent of the above mentioned property as per additional FSI permissible under the regulations of UDCPR dtd.02.12.2020, subject to the compliance of the below mentioned conditions:

- 1) The licensee/ Lessee is granted NOC to consume Additional FSI as per UDCPR 2020 as given under:

1	Plot area	999.15 sq mtrs
2	Permissible use as per Agreement to Lease	Residential
3	FSI as per Agreement to Lease	1.1
4	Permissible BUA as per Agreement to Lease	999.15 sq. mtr.
5	As per UDCPR, premium FSI certified by the Planning Authority for which this NOC is granted	299.75 sq. mtr.
6	As per UDCPR the additional ancillary FSI certified by the Planning Authority, for which this NOC is granted	839.29 sq. mtr.

- 2) The Licensee/ Lessee are required to abide by the Indemnity Bond cum Undertaking submitted to the Corporation.
- 3) The Licensee/ Lessee shall ensure that all the Unit Owners clear and settle their respective lien, mortgage, HUDCO loan etc. and ensure that the respective flats are free from such charges/ encumbrances. Alternatively, the said Unit Owners shall obtain NOC from the Financial Institution/ bank to the said additional development. The responsibility for the same shall solely rest with the Licensee/ Lessee.
- 4) In case of any pending litigations in respect of the apartments / flats in which orders of injunction/ status quo have been passed by any court of law, the said Apartment Owner, whose premises are affected by the said orders of injunction/ status quo, shall take the necessary steps to get the said orders vacated before the demolition (if required) of the building situated in the above property. The Licensee / lessee shall abide by the undertaking submitted to the Corporation in this regard. However, if the applicant requires to demolish the existing building to use the additional FSI permissible as per

UDCPR, the permission from CIDCO for the same shall be taken before such demolition.

- 5) In case of death of any of the original Unit Owners whose legal heirs have not been brought on the records of the Corporation, the said legal heirs are required to bring their names on record by furnishing the Heirship Certificate from the Competent Court having jurisdiction, if Society has not been formed. In case of Society, the Resolution of the Society for admitting the Heir in place of the deceased member by carrying out due diligence as per Bye-Laws No. 35 or relevant Bye-laws shall be submitted by the Licensee/ Lessee.
- 6) On obtaining development permission of the CIDCO, you have to execute the **Modified Agreement** with CIDCO within a period of 15 days from the date of issue of their permission for amendment of the conditions of the respective Agreement to Lease executed in respect of subject **Plot No. 97+98, Sector-27, Kharghar.**
- 7) Time shall be essence of the contract. The Licensee shall submit the proposal for the proposed development of the above property along with the requisite plans, architectural drawings; specifications etc. to the CIDCO within a period of six months from the date of this NOC and shall obtain the Development Permission from CIDCO within a period of 1 year.
- 8) This NOC is issued on the basis of documents submitted by the Licensee / Lessee. Subsequently, if any of these documents are found to be fabricated / false/ fraudulent, this NOC shall stand revoked / cancelled automatically. Any misrepresentation of facts shall be the sole liability of the Licensee/ Lessee and the Corporation shall not be responsible for the same in any manner whatsoever.
- 9) This NOC shall be subject to land use as per respective Agreement to executed in respect of said plot and concurrence / permission of the Planning Authority i.e. CIDCO Ltd.
- 10) As per Govt. letter No.TPS/-1221/1039/Pra.Kra.42/21/Navi.-12 Dated: 14.06.2021, while granting NOC for additional FSI. The Corporation has recovered **Rs. 79,31,343.00/-** (Rupees Seventy Nine Lacs Thirty One Thousand Three Hundred and Forty Three Only) towards Lessor Fee total premium is charged as per the provisions of UDCPR. This amount is charged as Lessor fee (25% of total premium amount) for granting NOC for additional Premium FSI 299.75 m2 and Ancillary FSI 839.29 m2 as per table in clause (1) above. The 50% of total premium amount payable to Planning Authority i.e. CIDCO Ltd. and 25%



of total premium amount payable as State Govt.'s share shall be recovered by CIDCO. The share of the State Govt. share will be deposited to State Govt. by CIDCO at the time of granting development permission.

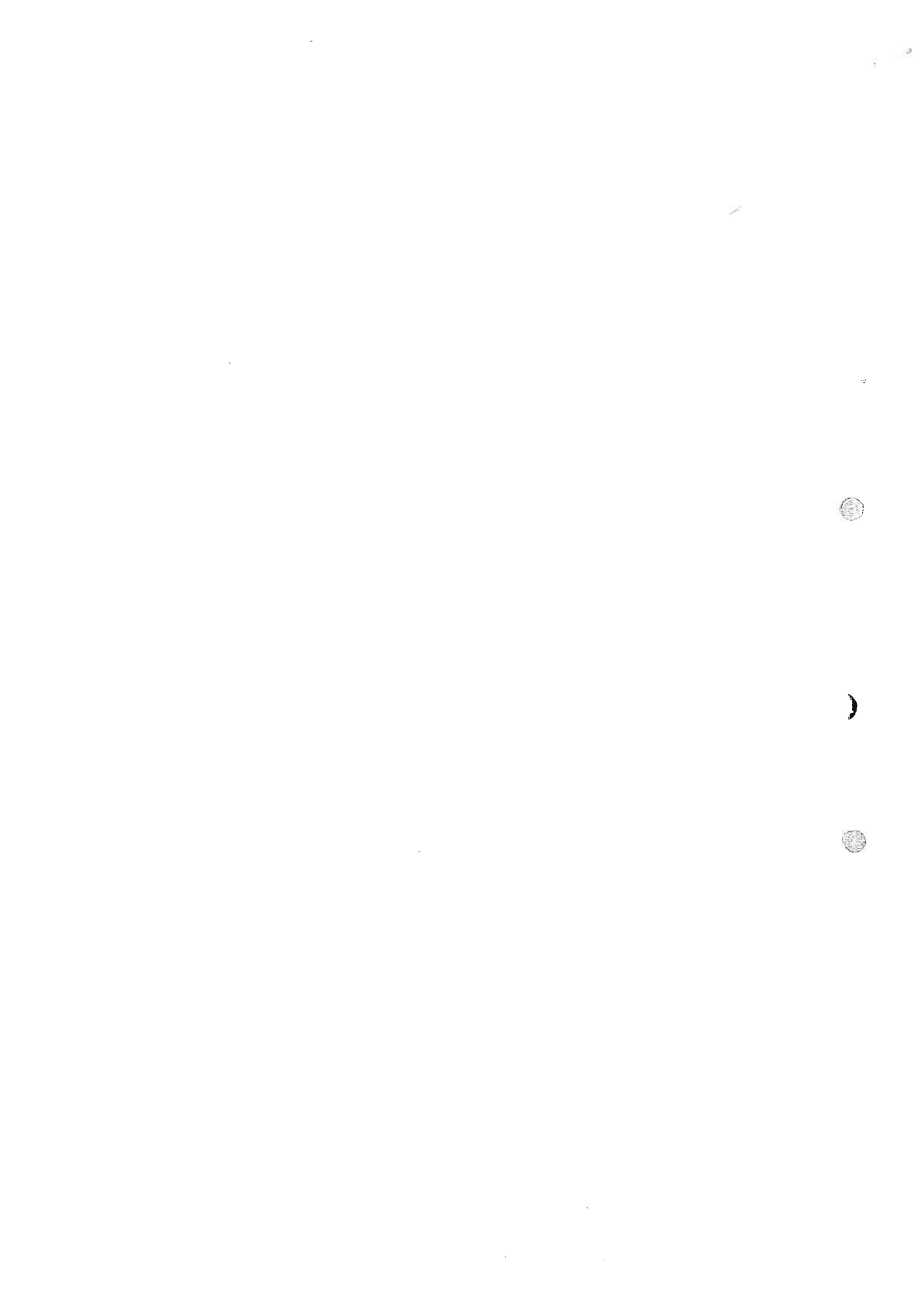
- 11) This NOC is issued subject to the provisions of the Navi Mumbai Disposal of Lands (Amendment) Regulations 2008, the Unified Development Control and Promotion Regulations -2020 and the Licensee/ Lessees shall be bound by the same.
- 12) In case of disputes of purchasers / members with Licensee/Lessee regarding development permitted as per this NOC, the same will be decided by Joint Registrar of Society where society is formed and by MAHARERA where construction is still going and society is not formed. This NOC is issued for grant of additional FSI and Licensee/Lessee should indemnify CIDCO from all damages/litigations on account of this NOC.
- 13) The development proposed in the above referred application shall be carried out in strict accordance and compliance of all above mentioned terms and conditions and in case of any breach thereof, this NOC shall stand cancelled without any further notice.
- 14) As a lessee/ licensee, you have submitted Affidavit Cum Undertaking for availing facility under **Reverse Charge Mechanism** for applicable GST on premium granting NOC for additional FSI, you have to ensure that the project is a Residential Real Estate Project (RREP) as per notification 04/2019 CGST Rate, in which the total carpet area of the commercial area is not more than 15% of the total carpet area of all the apartments in the said Real estate Project.
- 15) Onus of working out permissibility of additional FSI as per UDCPR requested will solely rest with the licensee/ lessee.

Thanking You,

Yours Faithfully,


Manager (Town Service-III)

C.C to : The Asstt. Town Planner, CIDCO Ltd., with request to treat this **NOC** valid only for grant of development permission.

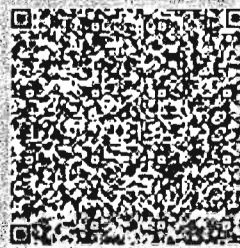




ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AEKFS7115Q

नाम / Name SILVERKEY VENTURES LLP

गठन/गठन की तारीख
Date of Incorporation / Formation 14/04/2021



Signature Not Verified

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2021.04.23 08:29:34 IST
Reason: NSDL ePAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सलग पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA



Apr 23, 2021

Ref.No: 88303915528511/TAN/NEW

TO
SILVERKEY VENTURES LLP
7
ARMC MASALA MARKET-1
THANE, NAVI MUMBAI
THANE 400705
MAHARASHTRA
TEL NO: 9029070702

Madam,
Sub : Allotment of Tax Deduction Account Number (TAN) as per Income Tax Act, 1961

Kindly refer to your application (Form 49B) dated Apr 15, 2021 for the allotment of Tax Deduction Account Number.

In this connection, the following TAN has been issued to you/your organisation:

MUMS17406L

Please quote the same in all TDS challans, TDS Certificates, TDS returns, Tax Collection at Source (TCS) returns as well as other documents pertaining to such transactions.

Quoting of TAN on all TDS returns and challans for payment of TDS is necessary to ensure credit of TDS paid by you and faster processing of TDS returns.

The above TAN should also be used as Tax Collections at Source Account Number under section 206CA.

Kindly note that it is mandatory to quote TAN while furnishing TDS returns, including e-TDS returns. e-TDS returns will not be accepted if TAN is not quoted.

This supersedes all the Tax Deduction / Collection Account Number, allotted to you earlier.

Income Tax Department

Signature Not Verified

Digitally signed by NSDL e-Governance Infrastructure Ltd.
Date: 2021.04.23 09:35:12
GMT+05:30
Reason: NSDL e-TAN Sign
Location: Mumbai

Caution : Income Tax Department does not send e-mails regarding refunds and does not seek any taxpayer information like username, password, details of ATM, bank accounts, credit cards, etc. Taxpayers are advised not to part with such information on the basis of emails.



सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre**

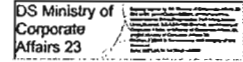
Form 16

**[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]
CERTIFICATION OF INCORPORATION**

LLP Identification Number: **AAW-7171**

It is hereby certified that SILVERKEY VENTURES LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Fourteenth day of April Two thousand twenty-one.



JHABBOO RAM MEENA
ASST. REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

SILVERKEY VENTURES LLP

E 57 A P M C Market 1, Masala Market, Turbhe, Navi Mumbai, Thane, Maharashtra, 400705, India





सत्यमेव जयते

Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AEKFS7115Q1Z9

1.	Legal Name	SILVERKEY VENTURES LLP			
2.	Trade Name, if any	SILVERKEY VENTURES LLP			
3.	Constitution of Business	Limited Liability Partnership			
4.	Address of Principal Place of Business	E-57, PHASE II, APMC MARKET-1, MASALA MARKET, TURBHE, NAVI MUMBAI, Thane, Maharashtra, 400705			
5.	Date of Liability				
6.	Period of Validity	From	16-07-2021	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Centre			
Signature					
Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK(4) Date: 2021.07.16 09:45:29 IST					
Name		Rupa Dnyaneshwar Pauskar			
Designation		Superintendent			
Jurisdictional Office		VASHI-TURBHE_705			
9.	Date of issue of Certificate	16-07-2021			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 16-07-2021 by the jurisdictional authority.



GSTIN 27AEKFS7115Q1Z9
Legal Name SILVERKEY VENTURES LLP
Trade Name, if any SILVERKEY VENTURES LLP

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



GSTIN 27AEKFS7115Q1Z9
Legal Name SILVERKEY VENTURES LLP
Trade Name, if any SILVERKEY VENTURES LLP

Details of Designated Partners

1		Name	ANKUL BHUPENDRA SANGHOI
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
2		Name	BIREN BIPINCHANDRA SHAH
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
3		Name	AJAY VINOD SHAH
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
4		Name	ZUBIN BHUPENDRA SANGHOI
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
5		Name	BHAVESH VASANJI SHETHIA
		Designation Status	DESIGNATED PARTNER
		Resident of State	Maharashtra

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910705/Vashi
Pmt Txn id: 708132979
Pmt DtTime: 03-MAR-2022@17:03:03
ChallanIdNo: 69103332022030351343
District: 1201-THANE

Stationery No: 19456563990688
Print DtTime: 03-MAR-2022 17:12:16
GRAS GRN: MH014010558202122S
Office Name: IGR113-THN1_HQR SUB REG
GRN Date: 03-Mar-2022@17:03:04

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt: R 5,000/- (Rs Five, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt: R 0/- (Rs Zero only)

Article: 47(1)(b)--Partnership if share contri. is immovable prop
Prop Mvblty: Immovable Consideration: R 5,00,000/-
Prop Descr: E57 APMC MARKET1, MASALA MARKET, TURBHE, NAVI MUMBAI, THANE, , THANE, Maha
rashtra, 400705
Duty Payer: PAN-AEKFS7115Q, SILVERKEY VENTURES LLP

Other Party: PAN-ADUPS7826D, ZUBIN SANGHOI

Bank official1 Name & Signature

[Handwritten Signature]

[Handwritten Signature]



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



SILVERKEY VENTURES LLP
SUPPLEMENTARY DEED
TO THE
LIMITED LIABILITY PARTNERSHIP AGREEMENT DATED 14 APRIL
2021

This Supplementary Deed to the Limited Liability Partnership Agreement dated 14th April, 2021 (the "LLP Agreement" or "the Agreement") made and entered into on 3rd March 2022 at Mumbai by and amongst:

1. **Mr. Biren Shah** residing at Flat No. 404, Adinath Tower, Sudha Park, Vallabh Baug Lane, Extension Ghatkopar East, Mumbai-400077, hereinafter known as the party of the **FIRST PART** (which expression unless excluded by or repugnant to the context shall include his heirs, executors, administrators, legal representatives and assigns);
2. **Mr. Ajay Shah** residing at B/20, Daulat Vihar CHS, 7th Floor, 57-58, Dadabhai Road, Vileparle (West), Mumbai-400058, hereinafter known as the party of the **SECOND PART** (which expression unless excluded by or repugnant to the context shall include his heirs, executors, administrators, legal representatives and assigns);
3. **Mr. Ankul Sanghoi** residing at Flat No. 401, Windsor Plot No. 80, Sector 12, Vashi - Navi Mumbai - 400703, hereinafter known as the party of the **THIRD PART** (which expression unless excluded by or repugnant to the context shall include his heirs, executors, administrators, legal representatives and assigns);
4. **Mr. Zubin Sanghoi** residing at Flat No. 401, Windsor Plot No. 80, Sector 12, Vashi - Navi Mumbai - 400703, hereinafter known as the party of the **FOURTH PART** (which expression unless excluded by or repugnant to the context shall include his heirs, executors, administrators, legal representatives and assigns);
5. **Mr. Bhavesh Shethia** residing at D-41/N-9, Amarjyoti CHS, M G Complex, Sector-14, Vashi, Navi Mumbai - 400703, hereinafter known as the party of the **FIFTH PART** (which expression unless excluded by or repugnant to the context shall include his heirs, executors,

SILVERKEY VENTURES LLP
Biren B. Shah
DESIGNATED PARTNER

SILVERKEY VENTURES LLP
Ajay Shah
DESIGNATED PARTNER

For SILVERKEY VENTURES LLP

Bhavesh Shethia *Shobhona B. Shethia*
DESIGNATED PARTNER

administrators, legal representatives and assigns);

AND

6. Mrs. Shobhana Shethia residing at D-41/N-9, Amarjyoti CHS, M G Complex, Sector-14, Vashi, Navi Mumbai – 400703, hereinafter known as the party of the **SIXTH PART** (which expression unless excluded by or repugnant to the context shall include her heirs, executors, administrators, legal representatives and assigns);

(Depending on the context in which such term is used, each party to this agreement shall be singularly known as 'Partner' or 'Party' and collectively as 'Partners' or 'Parties').

WHEREAS:

- A Partners were interested in applying for the tender, floated by City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "CIDCO"), for lease of Plot No. 97 (499.9300 sq. mtrs.) and 98 (499.2200 sq. mtrs.), Sector 27, Kharghar, Navi Mumbai (hereinafter referred to as "said tenders" and "said plots"), more particularly described in Schedule A to the present Supplementary Deed, and to develop a residential project on the said plots of land by entering into a Limited Liability Partnership;
- B The last day to apply for the said tenders was **9th February 2021**. However, the present Limited Liability Partnership was not formed/ incorporated as on such date. As a result, the Parties mutually decided as under:
- a. the Party of the First Part shall apply for the said tenders on behalf of all the Partners;
 - b. If the Leasehold Rights in the said Plots are allotted to the Party of the First Part, then the same shall be construed as being allotted to the Limited Liability Partnership;
 - c. the Leasehold Rights in the said Plots would be transferred to the Limited Liability Partnership as and when the same is formed/incorporated and it is possible to do so;
 - d. Cost of investment in the Leasehold Rights in the said Plots would be paid by the Limited Liability Partnership, for onward payments to CIDCO, as and when the instalments are due.
- C An Affidavit to this effect was executed by the Party of the First part on 3rd February,

For **SILVERKEY VENTURES LLP**

Prasen B. Seal Arhan
DESIGNATED PARTNER

For **SILVERKEY VENTURES LLP**

Shobhana B. Shethia
DESIGNATED PARTNER Page | 2

For **SILVERKEY VENTURES LLP**

[Signature]
DESIGNATED PARTNER

2021 which is annexed to this Supplementary Deed as Exhibit "A".

- D The Tender for agreement of the said plots, was allotted in favour of the Party of the First Part on 25 March 2021.
- E The present Limited Liability Partnership named Silverkey Ventures LLP ("said LLP") was formed/ incorporated vide Limited Liability Partnership Agreement dated 14 April 2021 entered into by all the Parties. The said agreement provides for rights, powers, duties and obligations of Partners and various terms and conditions relating to the management, operations and closure of the LLP.
- F Various payments were due in respect of such allotment of the Leasehold rights in the said Plots. The same were duly paid by the LLP to the Party of the First Part for onward payments to CIDCO. A schedule of which is given as under:

Date	Amount	Payment Mode	Payment Reference
25.05.2021	24600000.00	Transfer	Ch. 947857
25.05.2021	19250000.00	Transfer	Ch. 947855
25.05.2021	11150000.00	Transfer	Ch. 947856
28.05.2021	33650000.00	Transfer	Ch. 947887
01.06.2021	13250000.00	Transfer	Ch. 947859
05.06.2021	3300000.00	Transfer	Ch. 947860
07.06.2021	2800000.00	Transfer	Ch. 947861

- G As a result of capital introduction by various partners and withdrawal by the Party of the First of Part, the balances in the Current Account and Capital Account of the Partners as on the date of the present Supplementary Agreement, stand as under:

Name of the Partner	Balance in Capital Account (In Rs.)	Balance in Current Account (In Rs.)
Mr. Biren B Shah	39760000.00	39760000.00
Mr. Ajay V Shah	17040000.00	17040000.00
Mr. Zubin B Sanghoi	14200000.00	14200000.00
Mr. Ankul B. Sanghoi	14200000.00	14200000.00
Mr. Bhavesh V. Shethia	5680000.00	5680000.00
Mrs. Shobhana B Shethia	22720000.00	22720000.00

- H Agreements for assigning the Leasehold Rights in the said Plots have been entered into

For SILVERKEY VENTURES LLP
Biren B. Shah
DESIGNATED PARTNER

For SILVERKEY VENTURES LLP
Shobhana B. Shethia
DESIGNATED PARTNER

For SILVERKEY VENTURES LLP
Ankul B. Sanghoi
DESIGNATED PARTNER

Page | 3

between CIDCO and the Party of the First Part dated 07/10/2021. The said agreements are annexed to the present Supplementary Deed as Exhibit "B".

- I Now the Parties hereto are desirous that the Party of the First Part introduce the Leasehold Rights in the said Plots of land in the books of the LLP as capital introduction, so that the Leasehold Rights in the said Plots of land is capitalized and reflected as assets in the books of the LLP.
- J The Parties hereto have agreed to enter into this Supplementary Deed to the Limited Liability Partnership Agreement dated 14 April 2021 to reduced the above introduction of the Leasehold Rights in the said Plots of land in the books of the LLP in writing.

NOW, THEREFORE, THIS SUPPLEMENTARY DEED TO THE LIMITED LIABILITY PARTNERSHIP AGREEMENT WITNESSETH AS FOLLOWS:

1. This deed is a Supplementary Deed to the Limited Liability Partnership Agreement dated 14 April 2021 entered into between all the Parties hereto. As per para 20.1 of the Limited Liability Partnership Agreement dated 14 April 2021, the present Supplementary Deed shall form part and parcel of the said agreement and shall be binding on all the partners. All the terms and conditions of the said LLP Agreement shall except in so far as the same are modified by this Deed, shall continue in full force and effect.
2. The Party of the First part shall introduce the Leasehold Rights in said Plots of land as capital contribution in the books of the LLP, which shall be credited to the current account of the said Partner. The said Rights shall be introduced at the same cost at which the said rights were allotted to the Party of the First Part including the amount of stamp duty, registration and such other charges.
3. The Parties hereto agree that they shall enter into such agreements, sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the Leasehold Rights in said Plots of land and shall co-operate in getting the land transferred in the name of the LLP including but not limited to entering into a Tripartite agreement with CIDCO and LLP, executing an indemnity bond, payment of such stamp duty, registration charges and such other charges and making themselves available for registration of the said transfer.
4. The Parties hereto agree that all the partners including the Party of the First Part are Promoters in respect of such residential project.

For SILVERKEY VENTURES LLP

Bhavana B. Shetty
DESIGNATED PARTNER

For SILVERKEY VENTURES LLP

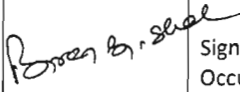


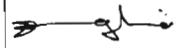

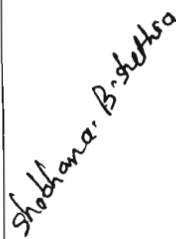
Shant Vabaji *Shobhana B. Shetty*
DESIGNATED PARTNER

For SILVERKEY VENTURES LLP

[Signature]
DESIGNATED PARTNER

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED.

Signed and delivered by

Sr. No	Name of Partner	Signature	Witness
1.	Mr Biren Shah		Name:- Address:- Signature:- Occupation:-
2.	Mr Ajay Shah		Name:- Address:- Signature:- Occupation:-
3.	Mr. Ankul Sanghoi		Name:- Address:- Signature:- Occupation:-
4.	Mr. Zubin Sanghoi		Name:- Address:- Signature:- Occupation:-
5.	Mr. Bhavesh Shethia		Name:- Address:- Signature:- Occupation:-
6.	Mr. Shobhana Shethia		Name:- Address:- Signature:- Occupation:-

Plot Allotment Date	25 March 2021
Plot Number	97
LAPO Code	NMKG0270000097
Sector	27
Node	KHARGHAR, NAVI MUMBAI
Admeasuring	499.9300 SQ. MTRS.
Total Lease Premium	Rs. 5,34,92,510/-

Plot Allotment Date	25 March 2021
Plot Number	98
LAPO Code	NMKG0270000097
Sector	27
Node	KHARGHAR, NAVI MUMBAI
Admeasuring	499.9300 SQ. MTRS.
Total Lease Premium	Rs. 5,34,16,540/-

For SILVERKEY VENTURES LLP
Rohan B. Shah Arshad
 DESIGNATED PARTNER

For SILVERKEY VENTURES LLP
Charvith Vasani
Shobana B. Shethia
 DESIGNATED PARTNER

For SILVERKEY VENTURES LLP
Harish S. Joshi
 DESIGNATED PARTNER

SILVERKEY VENTURES LLP
 E-57, A.P.M.C. MARKET-1,
 MASALA MARKET,
 TURBHE, NAVI MUMBAI - 400705.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/100821/627540

मालिक का नाम एवं पता M/S. Lakhani Industries Ltd दिनांक/DATE: 12-08-2022
1301, Mr. Sanjay Gawande, Galaxy
OWNERS Name & Address Group, Bhumiraj Costarica, Plot No. 1/2, वैधता/ Valid Up to: 11-08-2030
Sector 18, Sanpada, Navi Mumbai.

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/100821/627540
आवेदक का नाम / Applicant Name*	Vishal Shah
स्थल का पता / Site Address*	Plots bearing Gut No 51 Part 2 Gut No 56 and Gut No 57 Part 2 located at Digha Navi Mumbai is a freehold plot of Lakhani Industries Ltd, Digha Navi Mumbai, Navi Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 10 56.86N 72 59 45.65E, 19 10 56.03N 72 59 46.21E, 19 10 54.78N 72 59 46.49E, 19 10 53.22N 72 59 48.48E, 19 10 57.69N 72 59 48.56E, 19 10 51.58N 72 59 49.17E, 19 10 54.30N 72 59 49.73E, 19 10 53.16N 72 59 50.09E, 19 10 51.99N 72 59 50.54E, 19 10 51.51N 72 59 50.56E, 19 10 58.45N 72 59 51.72E, 19 10 54.66N 72 59 51.98E
स्थल की ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	11.49 M
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	151.49 M

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कालोनी, हनुमान रोड के सामने, विले पार्ले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/100821/627540

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”.

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएँ का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1। सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट

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ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग-1), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।
m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

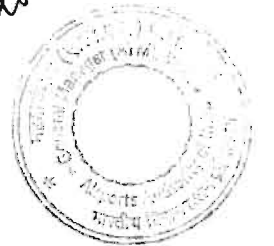
n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट

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क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 गोपाकुमार आर. एस. / GOPAKUMAR R.S. महाप्रबंधक (ए.टी.एम.), पश्चिमी क्षेत्र General Manager (A.T.M.), Western Region भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai - 400 099.
द्वारा तैयार Prepared by	 12/10/2022 Sm DOTS Ashwini Thakur
द्वारा जांचा गया Verified by	 16/12/2022 Sangeeta Ranjan AGM(ATM-DOTS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero
फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	19464.32	62.01
Navi Mumbai	22035.5	340.27
Santa Cruz	16968.4	54.56
NOCID	SNCR/WEST/B/100821/627540	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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Street View



Satellite View



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट

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महा

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दर क्रमांक : 07614819599
डोम ग्रुप : F2

पुरवठा दिनांक : 26-05-2010
मंजूर भार : 19.00 KW
सुरक्षा ठेव जमा (रु) : 21736.00
वातु रिडिंग दिनांक : 06-08-2023
मागील रिडिंग दिनांक : 06-07-2023

Prical
15180/-

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11885	10614	1.00	1271

समा. युनिट	एकूण वापर
0	1271
0	500
	1.000

दर Status: Normal
Period: 1.03/

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<https://consumerinfo.mahadiscom.in/godan.php> (GGN नंबर
तुमच्या उपरोक्त बिलवर वरच्या बाजूला द्यावा कालावधी मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 06-09-2023 च्या तारखेला होईल

तुमचा गोदणी नंबर व ईमेल मत्त तुमचे व्हाट्सअप नंबर कळविल्यास
www.mahadiscom.in/ConsumerPortal/QuickAccess वेबे भेट द्या.

गोदनाद्वारे भेटव घ्या <https://wss.mahadiscom.in/wss> किंवा गोमाईल ऐप
महावितरणद्वारे मॅसेजिंग, तुलना आणि ऑनलाईन मीटर सुविधा उपलब्ध करा आणि
0.25% (ज्यासाठी जास्त रु500)सवलत मिळवा संपादन प्रशासकीय कृपया
helpdesk_pg@mahadiscom.in वर संपर्क साधा.

For making Energy Bill payment through RTGS/NEFT mode, use following details
Beneficiary Name: MSEDCL Beneficiary account no.: MSEDCL01000296896560
IFS Code: SBIN0008965, Name of Bank : STATE BANK OF INDIA, Name of Branch: IFB BKC
Bill Amount: <As per bill>

Claimer: Please use above bank details only for paym...
बुद्धीमत्तता आणि आपणाला सांगा
ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे?
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.
9326508274 वर 'OPINION' व्हाट्सअप करा किंवा ऐप डाऊनलोड करा

QR कोड स्कॅन करा ऐप डाऊनलोड करा
App मध्ये सर्व भरा आणि आकर्षक यथोक्त जिंक

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उत्पन्न विलीय युनिट : 4752	ग्राहक क्रमांक : 000296896560	प्री.सी. : F2	दर : 52	या तारखे पर्यंत भरल्यास	21-08-2023	Rs. 15180.00
दोम तारीख	31-08-2023			या तारखे नंतर भरल्यास	31-08-2023	Rs. 15490.00

दोम स्थळपत्रत:	4752	ग्राहक क्रमांक : 000296896560	डिजिटली क्र. 4752442	अंतिम तारीख	31-08-2023	Rs. 15300.00
डोम युनिट :	4752	ग्राहक क्रमांक : 000296896560	प्री.सी. F2	या तारखे पर्यंत भरल्यास	21-08-2023	Rs. 15180.00
7522000296896560310820230000153000190002108230120			दर : 52	या तारखे नंतर भरल्यास	31-08-2023	Rs. 15490.00



To,

The A.D.T.P.
 Navi Mumbai Mahanagar Palika
 Plot No. 1, Near Kille Gaonthan,
 Palm Beach Junction,
 Sector-15A, CBD Belapur,
 NAVI MUMBAI-400614.

Sub:- Fire Brigade 2nd Amended Provisional NOC Stipulating Fire Protection & Fire fighting requirements to the proposed construction of high rise residential cum commercial building on Plot bearing Gut No. 51/2, 56 & 57/2 Digha, Navi Mumbai for M/s. BKS Galaxy Realtors Pvt. Ltd., & Proviso Builders & Developers.

- Ref:-**
1. 2nd Amended proposal submitted by architect M/s. The Firm dated 31/03/2023 received to this office on 31/03/2023.
 2. Provisional No-Objection Certificate issued by this department vide Ref No. Fire/HO/Vashi/2155/2021, dated 12/03/2021.
 3. 1st Amended Provisional No-Objection Certificate issued by this department vide Ref No. Fire/HO/Vashi/4994/2021, dated 18/10/2021
 4. Modified gross built-up area declared by the architect for the proposed construction of high rise residential cum commercial building is **1,64,763.16 Sq. Mtrs.** accordingly capitation of Rs. 49,42,895/- (Rs. Forty-Nine Lakhs Forty Two Thousand Eight Hundred Ninety Five only) out of which Rs. 24,47,000/- (Rs. Twenty-Four Lakhs Forty-Seven Thousand only) paid by vide receipt No. FVAS/24667, dated 16/02/2021 & Rs. 25,00,000/- (Rs. Twenty-Five Lakhs only) by vide receipt No. FVAS/25767, dated 12/10/2021

This department had already issued Provisional Fire NOC as per reference two above for high rise residential cum commercial buildings having A, B, C, D & EWS buildings consists of A building having ground + 21th upper floors having height 67.00 Mtrs., B & C building having ground + 21th upper floors having height 66.90 Mtrs., & D building having ground + 18th upper floors having height 61.00 Mtrs. & EWS building having ground + 18th upper floors having height 61.00 Mtrs. on Plot bearing Gut No. 51/2, 56 & 57/2 Digha, Navi Mumbai for M/s. Lakhani Industries Ltd.,

This department had already issued 1st Amended Provisional Fire NOC as per reference three above for high rise residential cum commercial buildings having of A, B, C, D, E, F & Mhada building A, B & E building consist of lower stilt + upper stilt + 1st to 5th floors podium + 6th to 38th upper floors residential flats, building C & D consist of upper stilt + 1st to 5th floors podium + 6th to 38th upper floors residential flats, F building consist of Lower stilt + upper stilt + 1st to 5th floors podium + 6th to 30th upper floors residential flats & Mhada building consist of ground floor parking + 1st to 21st upper floors residential flats. The height of each building A, B, C, D, E, is 129.65 Mtrs. up to the terrace level. The height of building F is 104.85 Mtrs. up to the terrace level & height of Mhada building is 71.75 Mtrs up to the terrace level. on subject Plots.

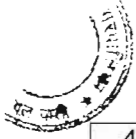
Now, M/s. The firm Architect of the project has submitted the proposal in which they are requesting for amendments of building plans of construction of high rise residential cum commercial building as per provisions and regulations of new Unified Development Control and Promotion Regulations. The area wise details of proposed constructions are as under:

The BUA of the proposed 2nd Amended Fire NOC area as below.

Sr. No.	Proposed Gross Built up Area	Area in Sq. Mtrs.
	Building "A"	
01	Lower Stilt Level (Residential and Commercial)	1076.42
02	Upper Stilt Level	0.00
03	1 st Floor	0.00
04	2 nd Floor	0.00
05	3 rd Floor	0.00

06	4 th Floor	0.00
07	5 th Floor	613.39
08	6 th Floor(Refuge)	931.57
09	7 th Floor	931.57
10	8 th Floor	931.57
11	9 th Floor	931.57
12	10 th Floor (Refuge)	931.57
13	11 th Floor	931.57
14	12 th Floor	931.57
15	13 th Floor	931.57
16	14 th Floor	931.57
17	15 th Floor	931.57
18	16 th Floor	931.57
19	17 th Floor	931.57
20	18 th Floor	931.57
21	19 th Floor	931.57
22	20 th Floor (Refuge)	931.57
23	21 st Floor	931.57
24	22 nd Floor	931.57
25	23 rd Floor	931.57
26	24 th Floor	931.57
27	25 th Floor (Refuge)	931.57
28	26 th Floor	931.57
29	27 th Floor	931.57
30	28 th Floor	931.57
31	29 th Floor	931.57
32	30 th Floor (Refuge)	931.57
33	31 st Floor	931.57
34	32 nd Floor	931.57
35	33 rd Floor	931.57
36	34 th Floor	931.57
37	35 th Floor (Refuge)	931.57
38	36 th Floor	931.57
39	37 th Floor	931.57
40	38 th Floor	931.57
41	Terrace Floor	96.72
	Total Gross built up Area of A Bldg.	32528.34
	Building "B"	
01	Lower Stilt Level	177.95
02	Upper Stilt Level	0.00
03	1 st Floor	0.00
04	2 nd Floor	0.00
05	3 rd Floor	0.00
06	4 th Floor	0.00
07	5 th Floor	446.71
08	6 th Floor (Refuge)	469.41
09	7 th Floor	469.41
10	8 th Floor	469.41
11	9 th Floor	469.41
12	10 th Floor (Refuge)	469.41
13	11 th Floor	469.41
14	12 th Floor	469.41
15	13 th Floor	469.41
16	14 th Floor	469.41
17	15 th Floor (Refuge)	469.41
18	16 th Floor	469.41
19	17 th Floor	469.41
20	18 th Floor	469.41
21	19 th Floor	469.41
22	20 th Floor (Refuge)	469.41

23.	21 st Floor	469.41
24.	22 nd Floor	469.41
25.	23 rd Floor	469.41
26.	24 th Floor	469.41
27.	25 th Floor (Refuge)	469.41
28.	26 th Floor	469.41
29.	27 th Floor	469.41
30.	28 th Floor	469.41
31.	29 th Floor	469.41
32.	30 th Floor (Refuge)	469.41
33.	31 st Floor	469.41
34.	32 nd Floor	469.41
35.	33 rd Floor	469.41
36.	34 th Floor	469.41
37.	35 th Floor (Refuge)	469.41
38.	36 th Floor	469.41
39.	37 th Floor	469.41
40.	38 th Floor	469.41
41.	Terrace Floor	39.72
42.	Total Gross built up Area of B Bldg.	16184.90
	Building "C"	
01.	Lower Stilt Level	0.00
02.	Upper Stilt Level	125.93
03.	1 st Floor	0.00
04.	2 nd Floor	0.00
05.	3 rd Floor	0.00
06.	4 th Floor	0.00
07.	5 th Floor	291.58
08.	6 th Floor (Refuge)	513.87
09.	7 th Floor	513.87
10.	8 th Floor	513.87
11.	9 th Floor	513.87
12.	10 th Floor (Refuge)	513.87
13.	11 th Floor	513.87
14.	12 th Floor	513.87
15.	13 th Floor	513.87
16.	14 th Floor	513.87
17.	15 th Floor (Refuge)	513.87
18.	16 th Floor	513.87
19.	17 th Floor	513.87
20.	18 th Floor	513.87
21.	19 th Floor	513.87
22.	20 th Floor (Refuge)	513.87
23.	21 st Floor	513.87
24.	22 nd Floor	513.87
25.	23 rd Floor	513.87
26.	24 th Floor	513.87
27.	25 th Floor (Refuge)	513.87
28.	26 th Floor	513.87
29.	27 th Floor	513.87
30.	28 th Floor	513.87
31.	29 th Floor	513.87
32.	30 th Floor (Refuge)	513.87
33.	31 st Floor	513.87
34.	32 nd Floor	513.87
35.	33 rd Floor	513.87
36.	34 th Floor	513.87
37.	35 th Floor (Refuge)	513.87
38.	36 th Floor	513.87
39.	37 th Floor	513.87



40.	38 th Floor	513.87
41.	Terrace Floor	38.99
42.	Total Gross built up Area of C Bldg.	17448.52
	Building "D"	
01.	Lower Stilt Level	0.00
02.	Upper Stilt Level	132.28
03.	1 st Floor	0.00
04.	2 nd Floor	0.00
05.	3 rd Floor	0.00
06.	4 th Floor	0.00
07.	5 th Floor	291.5
08.	6 th Floor (Refuge)	513.87
09.	7 th Floor	513.87
10.	8 th Floor	513.87
11.	9 th Floor	513.87
12.	10 th Floor (Refuge)	513.87
13.	11 th Floor	513.87
14.	12 th Floor	513.87
15.	13 th Floor	513.87
16.	14 th Floor	513.87
17.	15 th Floor (Refuge)	513.87
18.	16 th Floor	513.87
19.	17 th Floor	513.87
20.	18 th Floor	513.87
21.	19 th Floor	513.87
22.	20 th Floor (Refuge)	513.87
23.	21 st Floor	513.87
24.	22 nd Floor	513.87
25.	23 rd Floor	513.87
26.	24 th Floor	513.87
27.	25 th Floor (Refuge)	513.87
28.	26 th Floor	513.87
29.	27 th Floor	513.87
30.	28 th Floor	513.87
31.	29 th Floor	513.87
32.	30 th Floor (Refuge)	513.87
33.	31 st Floor	513.87
34.	32 nd Floor	513.87
35.	33 rd Floor	513.87
36.	34 th Floor	513.87
37.	35 th Floor (Refuge)	513.87
38.	36 th Floor	513.87
39.	37 th Floor	513.87
40.	38 th Floor	513.87
41.	Terrace Floor	38.99
42.	Total Gross built up Area of D Bldg.	17420.48
	Building "E"	
01.	Lower Stilt Level	176.87
02.	Upper Stilt Level	0.00
03.	1 st Floor	0.00
04.	2 nd Floor	0.00
05.	3 rd Floor	0.00
06.	4 th Floor	0.00
07.	5 th Floor	401.55
08.	6 th Floor (Refuge)	469.41
09.	7 th Floor	469.41
10.	8 th Floor	469.41
11.	9 th Floor	469.41
12.	10 th Floor (Refuge)	469.41
13.	11 th Floor	469.41

14.	12 th Floor	469.41
15.	13 th Floor	469.41
16.	14 th Floor	469.41
17.	15 th Floor (Refuge)	469.41
18.	16 th Floor	469.41
19.	17 th Floor	469.41
20.	18 th Floor	469.41
21.	19 th Floor	469.41
22.	20 th Floor (Refuge)	469.41
23.	21 st Floor	469.41
24.	22 nd Floor	469.41
25.	23 rd Floor	469.41
26.	24 th Floor	469.41
27.	25 th Floor (Refuge)	469.41
28.	26 th Floor	469.41
29.	27 th Floor	469.41
30.	28 th Floor	469.41
31.	29 th Floor	469.41
32.	30 th Floor (Refuge)	469.41
33.	31 st Floor	469.41
34.	32 nd Floor	469.41
35.	33 rd Floor	469.41
36.	34 th Floor	469.41
37.	35 th Floor (Refuge)	469.41
38.	36 th Floor	469.41
39.	37 th Floor	469.41
40.	38 th Floor	469.41
41.	Terrace Floor	39.72
42.	Total Gross built up Area of E Bldg.	16108.67
	Building "F"	
01	Lower Stilt Level	122.90
02.	Upper Stilt Level	365.29
03.	1 st Floor	359.46
04.	2 nd Floor	359.46
05.	3 rd Floor	359.46
06.	4 th Floor	359.46
07.	5 th Floor	467.50
08.	6 th Floor (Refuge)	446.57
09.	7 th Floor	446.57
10.	8 th Floor	446.57
11.	9 th Floor	446.57
12.	10 th Floor (Refuge)	446.57
13.	11 th Floor	446.57
14.	12 th Floor	446.57
15.	13 th Floor	446.57
16.	14 th Floor	446.57
17.	15 th Floor (Refuge)	446.57
18.	16 th Floor	446.57
19.	17 th Floor	446.57
20.	18 th Floor	446.57
21.	19 th Floor	446.57
22.	20 th Floor (Refuge)	446.57
23.	21 st Floor	446.57
24.	22 nd Floor	446.57
25.	23 rd Floor	446.57
26.	24 th Floor	446.57
27.	25 th Floor (Refuge)	446.57
28.	26 th Floor	446.57
29.	27 th Floor	446.57
30.	28 th Floor	446.57

31.	29 th Floor	446.57
32.	30 th Floor (Refuge)	446.57
33.	31 st Floor	446.57
34.	32 nd Floor	446.57
35.	33 rd Floor	446.57
36.	34 th Floor	446.57
37.	Terrace Floor	42.06
38.	Total Gross built up Area of F Bldg.	15201.55
Building "Mhada"		
01	Lower Stilt Level	171.08
02.	Upper Stilt Level	198.06
03.	1 st Floor	198.06
04.	2 nd Floor	198.06
05.	3 rd Floor	198.06
06.	4 th Floor	198.06
07.	5 th Floor	198.06
08.	6 th Floor	198.06
09.	7 th Floor (Refuge)	198.06
10.	8 th Floor	198.06
11.	9 th Floor	198.06
12.	10 th Floor	198.06
13.	11 th Floor	198.06
14.	12 th Floor (Refuge)	198.06
15.	13 th Floor	198.06
16.	14 th Floor	198.06
17.	15 th Floor	198.06
18.	16 th Floor	198.06
19.	17 th Floor (Refuge)	198.06
20.	18 th Floor	198.06
21.	19 th Floor	198.06
22.	20 th Floor	198.06
23.	21 st Floor	198.06
24.	22 nd Floor (Refuge)	198.06
25.	23 rd Floor	198.06
26.	24 th Floor	198.06
27.	25 th Floor	198.06
28.	26 th Floor	198.06
29.	27 th Floor (Refuge)	198.06
30.	28 th Floor	198.06
31.	29 th Floor	98.67
32.	Terrace Floor	35.47
33.	Total Gross built up Area of Mhada Bldg.	6048.96
Total Non FSI Area		52803.78
Total Gross built up area of A, B, C, D, E, F & Mhada Bldg.		164763.16

The entire composite structure consists of A, B, C, D, E, F & Mhada building A, B & E building consist of lower stilt + upper stilt + 1st to 5th floors podium + 6th to 38th upper floors residential flats, building C & D consist of upper stilt + 1st to 5th floors podium + 6th to 38th upper floors residential flats, F building consist of lower stilt + upper stilt + 1st to 5th floors podium + 6th to 34th upper floors residential flats & Mhada building consist of lower stilt + upper stilt floor parking + 1st to 29st upper floors residential flats. The height of each building A, B, C, D, E, is 131.60 Mtrs. up to the terrace level. The height of building F is 119.20 Mtrs. up to the terrace level & height of Mhada building is 96.55 Mtrs up to the terrace level.

As per Proposed 2nd Amended Provisional Fire NOC

Sr. No	Floor	A Building	B & E Building	C & D Building	F Building	Mhada Building
1	Lower	Parking + Shops	Parking +	Nil	Parking +	Parking +

	stilt	+ Double Height Entrance Lobby + Meter Room + OWC	Double Height Entrance Lobby + Meter Room + LV Room + OWC		Double height Entrance Lobby + Meter Room + OWC	Entrance Lobby + OWC + Meter Room
2	Upper stilt	Parking + Double Height Entrance Lobby	Parking + Double Height Entrance Lobby	Parking + Double Height Entrance Lobby + Meter Room + OWC	Parking + Double height Entrance lobby + Residential	NA
3	1 st Podium	Parking	Parking	Parking + Double height Entrance lobby	Parking + Residential	NA
4	2 nd Podium	Parking	Parking	Parking	Parking + Residential	NA
5	3 rd Podium	Parking	Parking	Parking	Parking + Residential	NA
5	4 th Podium	Parking	Parking	Parking	Parking + Residential	NA
6	5 th Podium	Parking + Fitness Center + Society Office + Divers Room + Sanitary Block	Parking + Fitness Center + Divers Room + Sanitary Block	Parking + Fitness Center + Divers Room + Sanitary	Parking + Fitness Center + Residential	NA
7	1 st to 29 th Floor	NA	NA	NA	NA	Residential
8	6 th to 38 th Floor	Residential	Residential	Residential	NA	NA
9	6 th to 34 th Floor	NA	NA	NA	Residential	NA
10	Refuge Floor	6th, 10th, 15th, 20th, 25th, 30th, 35th	6th, 10th, 15th, 20th, 25th, 30th, 35th	6th, 10th, 15th, 20th, 25th, 30th, 35th	6th, 10th, 15th, 20th, 25th, 30th,	7th, 12th, 17th, 22nd, 27th
11	Marginal open space at Building line to Plot Boundary	Sides 1) Front – 9.20 Meters 2) Side I - 11.17 Meters 3) Side II - 8.34 Meters 4) Rear - 7.50 Meters				
12	Fire Fighting / Domestic U.G. Tank	For Residential Building A, B, C U.G Tank Capacity: 515.40Cum/Day (Domestic) + 295.90Cum/Day (Flushing) = 811.30Cum/Day For Commercial U.G Tank Capacity :		For Residential Building D, E, F U.G Tank Capacity : 410.91Cum/Day (Domestic) + 243.70 Cum/Day (Flushing) = 654.61Cum/Day		For Residential Building Mhada U.G Tank Capacity : 60.50Cum/Day (Domestic) + 30.20Cum/Day (Flushing) =

		5.63Cum/Day (Domestic) + 4.50Cum/Day (Flushing) = 10.13Cum/Day				90.70Cum/Day
		For Residential Building A,B & C Fire Fighting U.G Tank Capacity: 200Cum/Day				For Residential Building Mhada Fire Fighting O.H Tank Capacity: 200Cum/Day
13	Fire Fighting / Domestic O. H. Tank	For Residential Building A,B & C O.H Tank Capacity : 171.80Cum/Day (Domestic) + 86.02Cum/Day (Flushing) = 257.82Cum/Day For Commercial O.H Tank Capacity : 1.88Cum/Day (Domestic) + 1.50Cum/Day (Flushing) = 3.38Cum/Day For Residential Building A,B & C Fire Fighting O.H Tank Capacity: 10Cum/Day		For Residential Building D, E &F O.H Tank Capacity : 136.98Cum/Day (Domestic) + 68.61Cum/Day (Flushing) = 205.58Cum/Day For Residential Building D, E &F Fire Fighting O.H Tank Capacity: 10Cum/Day		For Residential Building Mhada O.H Tank Capacity : 20.16Cum/Day (Domestic) + 10.08Cum/Day (Flushing) = 30.24Cum/Day For Residential Building Mhada Fire Fighting O.H Tank Capacity: 10Cum/Day
14	Building Height	Terrace level – 131.60 M Top Level – 139.95 M	Terrace level – 131.60 M Top Level – 139.95M	Terrace level - 131.60 M Top Level - 139.95 M	Terrace level - 119.20 M Top Level - 127.55M	Terrace level - 96.55 M Top Level - 105.60 M
15	Residential Flat Details	Bldg A 4BHK – 14 Nos. 3BHK – 198 Nos. 2BHK – 104 Nos. Total Tenement : 316 Nos. Commercial Units: 17 Nos.	Bldg B- 4BHK-7 Nos. 2BHK-184 Nos. Total Tenement : 191 Nos. Bldg E- 4BHK-7 Nos. 2BHK-184 Nos. Total Tenement : 191 Nos.	Bldg C- 4BHK- 7 Nos. 3BHK- 66nos 2BHK- 118nos Total Tenement : 191 Nos. Bldg D- 4BHK- 7 Nos. 3BHK-66 Nos. 2BHK-118 Nos. Total Tenement : 191 Nos.	Bldg F 1BHK – 262 Nos.	Bldg Mhada 1BHK – 112 Nos.
16	Built up Area in Sq. Mtrs.	31749.01	15561.65	17040.58	14997.69	5756.51
17	Gross Built up Area in Sq. Mtrs.	32528.34	Building B – 16154.91 Building E – 16108.67	Building C – 17414.21 Building D – 17420.48	15386.12	6048.96
18	Staircase provided	Nos. of staircase - 4 Width of flight-	Nos. of staircase - 2	Nos. of staircase - 2	Nos. of staircase - 2	Nos. of staircase- 2 Width of flight-

		1.5mts	Width of flight- 1.5mts	Width of flight- 1.5mt	Width of flight- 1.5mts	1.5mts
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The submitted proposal was scrutinized by fire department from fire and life safety point of view and considered favorably taking in to account following points and facts.

- The said proposed building is approachable to fire brigade vehicles by approachable road of 09.00 Mtrs. & abutting road is 09.00 & 30.00 Mtrs.
- The Architect had proposed total 16 Nos. of staircases having width of 1.50 Mtrs. each & each are adequately ventilated from stilt floor to terrace floor.
- 02 Nos. of exit & entrance gates are provided Gate No. 1 width is 7.65 Mtrs. & Gate No. 2 width is 6.00 Mtrs.
- The Architect agrees to provide the wet riser system in given fire duct with all essential requirements of active fire protection system.
- The architect of the project has proposed 3 Nos. of underground water tanks for firefighting A, B & C buildings 200,000 lakhs liters, for D, E & F buildings 200,000 lakhs liters & for Mhada building 200,000 lakhs liters. Overhead static water storage tanks for each building A, B, C, D, E & F having total capacity of 10,000 liters each, purely kept for firefighting purpose, along with required pumping arrangement for the said fire fighting installation.
- Total 23 Nos. of normal lifts are provided. For building "A" 03 lifts for wing-A1 & 03 lifts for wing-A2, for building "B" to "F" 03 No's of lifts for each building, for "Mhada" building 02 lifts.
- Total 08 Nos. of fire lifts are provided. Building "A" 01 lift for wing-A1 & 01 lift for wing-A2, for building "B" to "F" & Mhada 01 No. fire lift for each building shall be provided with automatic rescue device.
- **The Architect had proposed all the essential active and passive fire protection measures in the said project such as:**
 - Fire resistance door should be provided to isolate the fire escape area from the other parts of the building.
 - Proper width of stair-cases
 - The entire building is proposed with sprinklers, wet-riser system, Smoke detectors, Fire alarm system & along with necessary signage's,
 - Yard hydrant system; at the periphery at every 30.00 meters and yard system to give adequate protection to the car parking's in the stilts and marginal open space.
 - 03 Nos. of separate positive suction type of pump rooms for all necessary MSMO (Multi Stage Multi Outlet) pumps of proper capacities i.e. hydrant main pump, sprinkler main pump, stand-by diesel pump, jockey pump for sprinkler system and hydrant system, AFS panel and peripheral accessories shall also be installed.
 - During the construction stage and prior to final occupation developer/Architect shall provide additional fire fighting requirement if proposed by this department in the interest of safety of the premises.
 - The edge of the refuge floor should be at the same location of the edge of the podium on the road side face of the building.
 - A dedicated power supply should be provided to fire lift to easy access to fire escape staircase.
 - Three positive suction type of pump rooms with separate pumping arrangement should be provided, one pump room for A, B & C buildings, second pump room for D, E & F buildings & third pump room for Mhada building all the pump rooms are inter connected with each other.

In view of above submission, subject to compliances of UDCPR, approval by your department & compliances of proposed requirement of fire brigade department, the department does not have any objection for the proposed of high rise residential cum commercial building having consists of A, B, C, D, E, F & Mhada building. A, B & E building consist of lower stilt + upper stilt + 1st to 5th floors podium + 6th to 38th upper floors residential flats, building C & D consist of upper stilt + 1st to 5th floors podium + 6th to 38th upper floors residential flats, F building consist of lower stilt + upper stilt + 1st to 5th floors podium + 6th to 34th upper floors residential flats & Mhada building consist of Lower stilt + upper stilt + 1st to 29th upper floors residential flats. The height of each building A, B, C, D, E, is 131.600Mtrs. up to the terrace level. The height of building F is 119.20 Mtrs. up to the

terrace level & height of Mhada building is 96.55 Mtrs up to the terrace level on Plot bearing Gut No. 51/2, 56 & 57/2 Digha, Navi Mumbai for M/s. BKS Galaxy Realtors Pvt. Ltd., & Proviso Builders & Developers as per details shown on enclosed plans, signed in token of approval & compliance's of following fire brigade conditions:

The work for Fire Protection & Fire Fighting shall be executed only through licensed Agency and the said Agency shall get all the schematic drawings / plans of all applicable fire protection & fire fighting systems checked and approved from Fire officer prior to installation of the same.

A) Requirements of passive fire protection system:-

1) Access:-

At least 02 accesses by 6.00 meters wide gates & courtyard flushed with road level.

2) Open Space:-

The open space around the building shall be as per approved plan by your department.

3) Staircase:-

1. The width of staircases shall be as sanctioned by this department and shall have flight width 1.5 meters & proper ventilation for smoke management.
2. The layout of the one staircase shall be of enclosed type as shown in the enclosed plan throughout its height and shall be approached at every floor level by a self closing 2 hrs fire resistant smoke check door placed in the walls of these staircases at landing.
3. Openable sashes or RCC grills with clear opening of not less than of 0.5 Sq. Mtrs. per landing on the external wall of the staircase shall be provided.
4. All staircase/lift lobby shall be connected through fire escape passage.

4) Fire Resistance Door:-

1. The every dwelling shall be provided with 1 hours fire resistance door adhering to IS:3614 part II, 1992 (Reaffirmed 2002).
2. Staircase and refuge area doors shall also be provided with 2 hours fire resistance doors adhering to IS:3614 part II, 1992 (Reaffirmed 2002)
3. The test certification must be from CBRI or from any institute/laboratory recognized by Central Govt./State Govt./Govt. undertaking which specifically states that these fire doors are tested in accordance to IS:3614 (Part II), 1992.

5) Canopy:-

Shall be constructed at a distance 6.00 meters from raised ground level so that it will not make any hindrance to smooth movement of the fire & other vehicles.

6) Escape Route:-

1. Lift lobby/common corridor at each floor level shall be ventilated directly to the outside air, Permanent ventilation in the form of openable sashes provided to the common corridor/lift lobby.
2. Escape route lighting (i.e. staircase and corridor lighting) shall be on independent circuits as per rules.
3. Combustible material/lining which involves toxic gases when heated or burning shall not be permitted in common corridors, staircase and all the escape routes.

7) Electrical Cables Shaft/Electrical Room:-

1. Electric cable shafts shall be exclusively used for electric cables and should not open in the staircase enclosure.
2. Inspection door for the shaft shall have two hours fire resistance.
4. Electric meter room shall be provided at ground floor level at the location marked on the enclosed plans. It shall be adequately ventilated.
5. Electrical cable shafts shall be sealed at each floor level with non-combustible material such as vermiculite concrete etc.
6. Electric cables shall be of halon free fire resistant type, low smoke, non- toxic & non-black smoke type with copper core is advisable to use **bus bar** system for electric installation.

7. Electric wiring shall have fire resistant copper core and low smoke hazards cables for the entire building with the provision of ELCB/MCB.

Fire Escape: (Enclosed Type) Shall Comply Following: -

1. **Travel Distance should be maintained 22.50 M as per the guidelines given in UDCPF. Exits and staircase guidelines should be followed as per UDCPR and National Building Code-2016**
2. **Fire escape constructed of M. S. angles, wood or glass is not permitted.**
3. **Opening of the Fire Escape Staircase should be from outside.**
4. Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition.
5. Exits door shall open outwards, that is away from the room, but shall not obstruct the travel along any exit.
6. Fire Escape Staircase shall be directly connected to the ground.
7. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
8. Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.
9. The route to the external staircase shall be free of obstructions at all times.
10. The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
11. No Staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal.
12. **The width of the staircase should as given in UDCPR rules. The other detailed provision for exits in accordance with National building code - 2016.**
13. Fire Staircase shall have straight flight not less than 125 cm wide with 20 cm treads and risers not more than 19 cm. The number of risers shall be limited to 15 per flight.
14. Handrails shall be of a height not less than 100 cm and not exceeding 120 cm

Fire Lift:

1. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per **1200 Sq. Mtrs.** of floor area shall be provided and shall be available for the exclusive use of the fireman in an emergency.
2. The lift shall have a floor area of not less than **1.4 Sq. Mtrs.** It shall have loading capacity of not less than **545 Kg. (8 persons)** with automatic closing doors of minimum **0.8 Mtrs.** width.
3. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a safe route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 Volt supply.
4. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily open able.
5. In case normal electric supply fails, it shall automatically trip over to alternate supply. Alternatively, the lift shall be so wired that in case of power failure it will come down to the ground level and stand still with door open.
6. The operation of a fire lift is by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on landing call points should become inoperative and the lift will be on car control only or on a priority device. When the switch is off, the lift will return to normal working.
7. The words "**Fire Lift**" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level. The speed of the fire lift shall be such that it can reach the top floor from ground level within **1 Min.**
8. Fire lift shall be equipped with suitable inter communication equipment for communicating with the control room on ground floor of the building.

Lift Enclosures: -

1. The walls enclosing lift shafts shall have a fire resistance of not less than **two** hours.
2. Shafts shall have permanent vents at the top not less than 1800 mm (0.2 Sq. Mtrs.) in clear area.
3. Lift motor room shall be preferably be sited at the top of the shaft and shall be separate from lift shafts by the enclosing wall of the shaft or by the floor of the motor room.
4. Landing doors in lift enclosures shall open in the ventilated corridor/lobby & shall have fire resistance of not less than one hour.

5. The number of lifts in one lift bank **shall not exceed four**. Lift car doors shall have fire resistance of not less than one hour. A wall of two hours fire rating shall separate individual shafts in banks. Minimum one lift in every lift bank must be a "**Fire Lift**".
6. For the buildings 15 Mtrs and above in height, collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least one hour.
7. If the lift shaft and lobby is in the core of the building a positive pressure between 25 and 30 pa shall be maintained in the lobby and a possible pressure of 50 pa shall be maintained in the lift shaft. The mechanism for the pressurization shall act automatically with the fire alarm / sprinkler system and it shall be possible to operate this mechanically also.
8. Exit from the lift lobby, if located in the core of the building shall be through a self-closing smoke top door of half hour fire resistance.
9. Lift shall not normally communicate with the basement. If however, lifts are in communication, the lift lobby of the basement shall be pressurized as mentioned above with self closing doors.
10. The lift machine room shall be separate and no other machinery shall be installed therein.
11. Grounding switch/switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided.
12. Telephone or other communication facilities shall be provided in the lift cars which shall be connected to fire control room of the building.
13. Suitable arrangements such as providing slope in the floor of the lift lobby shall be made to prevent water used during fire fighting etc. at landing from entering the lift shaft.
14. A sign shall be posted & maintained on every floor at or near the lift indicating that in case of fire occupants shall use the stairs unless instructed by otherwise. The sign shall also contain a plan for each floor showing the locations of the stairway.
15. Alternate source of supply shall be provided for all the lifts through a manually operated change over switch.

8) Lift & Others Lift:

1. Walls enclosing lift shafts shall have a fire resistance of not less than two hours.
2. Shafts shall have permanent vent of not less than 0.2 Sq. Mtrs. in clear area immediately under the machine room.
3. Landing doors & Lift car doors shall be of steel shuttered with two hours fire resistance. The collapsible shutters shall not be provided.
3. Lift opening shall be only in the corridor and not directly in any room.
4. All the lifts shall be installed with **Automatic Rescue device**.
5. One lift each wing shall be converted into fire lift conforming to relevant regulations & togal switch must be provided at ground floor level.
6. There shall be an alternate electric supply of an adequate capacity apart from the electric supply of the building and the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
7. The operation of fire lift should be by a single toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
8. The words "FIRE LIFT" shall be conspicuously displayed in florescent paint on the lift landing door at each floor level.
9. The speed of the fire lift shall be such that it can reach the top floor from ground level with in one minute.

9) Service /Electrical Duct:-

All the service /electrical ducts shall be sealed at each floor level with non-combustible material such as vermiculite/ intumescent material.

Electrical Services:

1. For the requirements regarding installations from the point of view of Fire Safety, guidelines should be followed as mentioned in **IS Standard :1646 Code of practice for Fire safety Buildings : Electrical Installations.**

2. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
3. **Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.**
4. Separate circuits for water pumps, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
5. The inspection panel doors and any other opening in the shaft shall be provided with **air tight doors having fire resistance of not less than 2 hrs.**
6. Medium & low voltage wiring running in shaft and within fall ceiling shall run in metal conduit.
7. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. **The doors provided for the service room shall have fire resistance of not less than two hours.**

Electrical services shall conform to the following:- (High Rise building)

1. The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
2. Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts/solid rising mains instead of cables is preferred;
3. Separate circuits for firefighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labeled;
4. The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
5. Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services, above false ceiling, shall have 660V grade insulation. The false ceiling, including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling reference may be made to good practice {4(29)};
6. An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h;
7. If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers' cables by providing a partition in the duct. Meter rooms on upper floors shall not open into stair case enclosures and shall be ventilated directly to open air outside; and
8. Suitable circuit breakers shall be provided at the appropriate points.

Guidelines For Internal Stairways as per NBC 2016

- a) Stairways shall be constructed of non-combustible materials throughout. Hollow combustible construction shall not be permitted. Width of Staircase should be 1.5 M.
- b) No Gas piping shall be laid down in the stairway.
- c) Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- d) Internal staircase shall not be arranged around lift shaft unless the latter is entirely enclosed by material of fire resistance rating as that for type of construction itself.
- e) The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.



- f) No living space, store or other space, involving fire risk, shall open directly in to staircase.
- g) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- h) The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.
- i) **Exits shall be so located that it will not be necessary to travel more than 30 m. from any point to reach the nearest exit.**

Staircase & Corridor Lightings:

- a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternate source of supply.
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- d) **Emergency lights shall be provided in the staircase/corridor.**
- e) **Passageway should be provided as per the guidelines given in National Building Code- 2005.**

Staircase Design requirement:

- 1. The minimum headroom in a passage under the landing of a staircase and under the staircases shall be **2.2 Mtrs.**
- 2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
- 3. No living space, store or other fire risk shall open directly in to the staircases.
- 4. The main and external staircases shall be continuous from ground floor to the terrace level.
- 5. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.
- 6. The width of the staircase shall not be less than 1.0 Mtrs.
- 7. **All the staircases shall be provided with mechanical Pressurization devices, which will inject the air in to staircase, lobbies or corridors to raise their pressure slightly above the pressure in adjacent parts of the building so the entry of toxic gases or smoke in to the escape routes is prevented.**

Staircase Enclosures :-

- 1. The external enclosing walls of the staircase shall be of the brick or the RCC construction having the fire resistance of not less than two hours. All enclosed staircases shall have access through self closing door of one hour fire resistance. These shall be single swing doors opening in the direction of escape. The door shall be fitted with the check action door closers.
- 2. The staircase enclosures on the external wall of the building shall be ventilated to the atmosphere at each landing.
- 3. Permanent vent at the top equal to the 5% of the cross section area of the enclosure and openable sashes at each floor level with area equal to 1 to 15 % of the cross sectional area of the enclosure on external shall be provided. The roof of the shaft shall be at least 1 meter above the surrounding roof. There shall be no glazing or the glass bricks in any internal closing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing a positive pressure of 5 mm w.g. by an electrically operated blower/ blowers shall be maintained.
- 4. The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically on fire alarm system/ sprinkler system and be provided with manual operation facilities.

Exit Requirement:



- a. An exit may be doorway, corridor, Passageway(s) to an internal staircase, or external staircase, or to a verandah or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit landing to an adjoining building at the same level.
- b. Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
- c. Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be illuminated and wired to an independent electric circuit on an alternative source of supply.
- d. To prevent spread of fire and smoke, fire doors with 2 hours fire resistance shall be provided at appropriate places along the escape routes and particularly at the entrance to lift lobby and stair well where a 'funnel or flue effect' may be created inducing an upward spread of fire.
- e. All exits shall provide continuous means of egress to the exterior of a building or to an exterior open spaces leading to the street.
- f. Exits shall be so arranged that they may be reached without passing through another occupied unit.

Illumination of Means of Exit:-

Staircase and corridor lights shall conform to the following:-

- a) The staircase and corridor lighting shall be on separate circuit and shall be independently connected so that it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crises.
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains; and
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the supply.

Emergency and Escape Lighting:-

1. Emergency lighting shall be powered from a source independent of that supplying the normal lighting.
2. Escape lighting shall be capable of
 - A) Indicating clearly and unambiguously the escape routes.
 - B) Providing adequate illumination along such routes to allow safe movement of persons towards and through the exits.
 - C) Ensuring that fire alarm call points and fire fighting equipments provided along the escape routes can be readily located.
3. The horizontal luminance at floor level on the centerline of an escape route shall be not less than 10 lux. In addition, for escape routes up to 2 m wide, 50 percent of the route width shall be lit to a minimum of 5 lux.
4. The emergency lighting shall be provided to be put on within 1 s of the failure of the normal lighting supply.
5. Escape lighting luminaries should be sited to cover the following locations
 - a) Near each intersection of corridors
 - b) At each exit door
 - c) Near each change of direction in the escape route
 - d) Near each staircase so that each flight of staircase receives direct light.
 - e) Near any other change of floor level.
 - f) Outside each final exit and close to it.
 - g) Near each fire alarm call point.
 - h) Near firefighting equipment, and
 - i) To illuminate exit and safety signs as required by the fire department.
6. Emergency lighting systems shall be designed to ensure that a fault or failure in any one luminary does not further reduce the effectiveness of the system.
7. The luminaries shall be mounted as low as possible but at least 2 m above the floor level.
8. Signs are required at all exits, emergency exits and escape routes, which should comply with the graphic requirements of the relevant Indian Standard.

9. Emergency lighting luminaries and their fittings shall be of non flammable type.
10. It is essential that the wiring and installation of the emergency lighting system are of high quality so as to ensure their perfect serviceability at all times.
11. The emergency lighting system shall be capable of continuous operation for a minimum duration of 1 hour and 30 minutes even for the smallest premises.
12. The emergency lighting system shall be well maintained by periodical inspections and tests so as to ensure their perfect serviceability at all times.

10) Staircase & Corridor Lighting:-

1. The Staircase and corridor lighting shall be separate circuits and shall and shall be independently connected so that it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points if any.
2. The staircase and corridor lighting shall also be connected to alternate supply the alternative source of supply may be provided by battery continuously trickle charged the electric mains.
3. Suitable arrangements shall be made by installation double throw switches to ensure that the lighting installed in the staircase and the corridors do not get connected to two source of supply simultaneously. Double throw switch shall be installed in the service room for terminating the standby supply.

12) Guidelines for Refuge Area :-

1. **Refuge Area:** For buildings more than **24 Mtrs.** in height, refuge area of **15 Sq. Mtrs.** or an area equivalent to **0.3 Sq. Mtrs.** per person to accommodate the occupants of two consecutive floors, whichever is higher shall be provided. The refuge area shall be provided on the periphery of the floor or **preferably on a cantilever projection & open to air at least on one side protected with suitable railings.**
2. **For floors above 24 Mtrs. & up to 39 Mtrs. One refuge area on the floor immediately above 24 Mtrs.**
3. **For floors above 39 Mtrs. one refuge area on the floor immediately above 39 Mtrs. and so on after every 15 Mtrs. shall be provided.**
4. **As per Note of point No. 4.12.3 we may approve the provision of Residential flats in multi storied building with balcony, need not be provided with refuge area. However the flats without balcony shall provide refuge area given above.**
5. The layout of refuge area shall not be changed/modified at any time in future.
6. Refuge area shall be provided with railing/parapet of 1.10 meters height on external sides and shall be of R.C.C. construction.
7. Refuge area shall be segregated by brick masonry partition wall of 9" thickness and access to refuge area shall be gained through half an hour fire resistance self closing door.
8. There shall not be any opening into the refuge area from any portion of the occupied premises.
9. Clear height of refuge area below the beam/drop pardi shall not be less than 1.8 meters.
10. Refuge areas shall be earmarked exclusively used for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when that occurs in the building and also for exercises/drills, if conducted by Fire Brigade Department.
11. Refuge area/evacuation area shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupiers to maintain the same clean and free of permanent encumbrances and encroachments at all times.
12. Entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "**REFUGE AREA IN CASE OF EMERGENCY**"
13. Adequate drinking water facilities, emergency lighting facility connected to electric circuits of staircase/corridor lighting shall be provided in refuge area.

B) Terrace floor level shall also be treated as refuge area and shall be provided with as under:-

1. The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "**REFUGE AREA IN CASE OF EMERGENCY**".
2. Adequate drinking water facilities shall be provided in the refuge areas.



3. Adequate emergency lighting facility connected to electric circuits of staircase/corridor lighting shall be provided in refuge area.

13) Panel

Boards of Firefighting System:

Fire alarm system, public address system, alternate supply, etc. panels shall be installed in a fire control room on ground floor.

Guideline for Standby Supply:-

1. Diesel generator set(s) shall not be installed at any floor other than ground /first basement. If the same are installed indoors, proper ventilation & exhaust shall be planned. The Diesel Generator room shall be separated by 120 min. Fire resistance rated wall & door.
2. The oil tank for the Diesel Generator sets (if not in the base of the DG) shall be provided with a dyked enclosed having volumetric capacity of at least 10 percent more than the volume of oil tank. The enclosure shall be filled with sand for a height of 300 mm.
3. For detailed information regarding fire safety requirements for hazardous petroleum products, reference may be made to The Petroleum Acts, 1934 & the rules framed there under.

Passive Fire Protection Required. (As per NBC 2016, Part IV)

Sr. No.	Clause Number	Description.
1.	Clause No: 3.3.1 & 3.3.2	Fire Test General Requirement: Element / Component shall have the requisite fire resistance performance when tested in accordance with the accepted standards.
2.	Clause No: C-9	Compartmentation: The building shall be suitably compartmentalized so that the fire & smoke remain confined to the area where the fire incident has occurred & does not spread to other part of the building.
3.	Clause No: 4.10.5	Smoke Extraction System: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.
4.	Clause No: 3.4.12.3	Smoke management: Where smoke venting facilities are installed for the purpose of exit safety these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served using available exit facilities, with margin of safety to allow for unforeseen contingencies.
5.	Clause No: C-1.17	Fire rated ducts: Where the ducts passes through fire walls, the opening around the duct shall be sealed with fire resisting materials having the fire resistant rating of the compartment. Where the duct crosses the compartment which is fire rated for same fire rating. Depending on the services passing around the duct work, which may be affected in case of fire temperatures rising, the ducts shall be insulated
6.	Clause No: C-1.12a	Cable ducts: The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible material having the same fire resistance as the fire rating of the duct.
7.	Clause No: C-1.12 e	Fire rated ceilings: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.
8.	Clause No: 3.3.3	Steel protection: Load bearing steel beams & columns of building having total covered area of 500Sq.Mtrs. and

		above shall be protected against failure collapse of structure in case of fire. This could be achieved by using appropriate methodology using suitable fire rated materials as per the accepted standards.
9.	Clause No: 4.13	Fire escape enclosure: Fire towers shall be constructed of walls with a 2 hours fire rating without openings other than the exit doorway, with platforms, landings & balconies with the same fire rating of 2 Hours.
10.	Clause No: C-1.4	Glazing: If glazing or glass bricks are used in a stair case shall have fire rating of minimum 2 hours.
11.	Clause No: 3.4.19	Glazing: If glass is used as a façade for building it shall have minimum 1 hour fire rating.
12.	Clause No: 3.4.8.3	Fire stopping: Every vertical opening between the floors of a building shall be suitably enclosed or protected as necessary to provide reasonable safety to the occupants while using the means of egress by preventing spread of fire, smoke or fumes through vertical openings from floor to floor, which will allow the occupants to complete their safe use of means of egress.
13.	Clause No: 3.4.8.4	Fire Stopping: Openings in the walls or floors which are provided for the passage of all building services like cables, electrical wiring & telephone cables etc. Shall be protected by the enclosure in the form of Ducts/shafts with a fire resistance of not less than 2 Hours.
14.	Clause No: C-1.9	Fire stopping service ducts & shafts: Service ducts & shafts shall be enclosed by walls of 2 hours & doors of 1 hour fire rating. All such ducts/shafts shall be properly sealed & fire stopped at all floors.
15.	Clause No: C-1.12	Fire stopping cable ducts penetration: The electrical distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as the fire rating of the cable duct.

Transformers:-

1. Transformers shall not be installed on upper floors.
2. The switchgears shall be housed in a separate room separated from the transformer bays by a fire-resisting wall with fire resistance of not less than four hours.
3. The transformers shall be protected by an automatic high-pressure water spray (emulsifier) system.
4. A tank of RCC construction of capacity capable of accommodating entire oil from the transformers shall be provided at lower level, to collect the oil from the catch pit to the tank shall be of non-combustible construction and shall be provided with a flame-arrestor.
5. No grass or shrubs shall be allowed to grow in transformer switchyard.
6. A barbed wired fencing of minimum 1.5m. Height shall be provided around transformer switchyard & the gate shall be provided for entrance. The gate should be always locked & the keys should be kept with authorized / responsible person of the company.
7. **Danger/ No smoking** board shall be displayed at the entrance gate of transformer switchyard.

Pressurization of Staircases (Protected Escape Routes):-



1. Though in normal building design compartmentation plays a vital part in limiting the spread of fire, smoke will readily spread to adjacent spaces through the vertical leakages opening in the compartment enclosure such as cracks, opening around pipes ducts, airflow grills and doors, as perfect sealing of all these openings is not possible. It is smoke and toxic gases, rather than flame, that will initially obstruct the free movement of occupants of the building through the means of escape (Escape Routes) Hence the exclusion of smoke and toxic gases from the protected routes is of great importance.
2. Pressurization is method adopted for protected escape routes against ingress of smoke, especially in high rise buildings. In pressurization, air is injected into the staircases, lobbies or corridors, to raise their pressures slightly above the pressure in adjacent parts of the building. As a result, ingress of smoke or toxic gases into the escape routes will be prevented. The pressurization of staircases shall be adopted for high rise buildings and building having mixed occupancy.
3. The pressure difference for staircases shall be as under

Building Height	Pressure Difference	
	Reduced Operation (Stage 1 of a 2 Stage System)	Emergency Operations (Stage 2 of a 2 Stage System or Single Stage System)
15 m or Above	15 Pa	50 Pa

If possible, the same levels shall be used for lobbies and corridors, but levels slightly lower may be used for these if desired. The difference in pressurization levels between staircase and lobbies (or corridors) shall not be greater than 5 Pa.

4. Pressurization system may be of two types :-
 - a. Single Stage, designed for operation only in event of an emergency, and
 - b. Two stages; where normally a level of pressurization is maintained in the protected escape routes and an increases level of pressurization can be brought into operation in an emergency.

NOTE:- The natural ventilation requirement of the staircase shall be, achieved through opening of each landing of an area 0.5 m² in the external wall. A cross ventilated staircase shall have two such openings in opposite/adjacent walls and shall be cross ventilated through the corridor.

Car Parking Facilities:- General

1. Where both parking and repair operations are conducted in the same building, the entire building shall comply with the requirements for group G occupancies, unless the parking and repair sections are effectively separated by separation walls of 120 min.
2. Floor surface shall be non-combustible, sloping towards drains to remove accumulation of water.
3. Those parts of parking structures located within, immediately above or below, attached to, or less than 3 m away from a building used for any other purpose shall be separated by fire resistant walls and floors having fire resistance rating not less than 120 min. This shall exclude those incidental spaces which are occupied by cashier, attendant booth or those spaces used for toilets, with a total area not exceeding 200 m².
4. Vehicle ramps shall not be considered as exists unless pedestrian facilities provided.
5. Other occupancies like fuel dispensing, shall not be allowed in the building. Car repair facilities, if provided, shall be separated by 120 min fire resistance construction.
6. In addition to fire protection requirements as per table 7, appropriate fire detection and suppressions systems shall be provided for the protection of hydraulic oil tank and pumps located below ground level for operation of car lifts.
7. Means of egress shall meet the requirements specified

Open Parking Structures (Including Multi-Level Parking & Stilt Parking)

- a. The term of open parking structure specifies the degree to which the structures exterior walls must have openings. Parking structures that meet the definition of the term open parking structure provide sufficient area in exterior walls to vent the products of combustion to a greater degree than enclosed parking structure.
- b. A parking structure having each parking level wall openings open to the atmosphere, for an area of not less than 0.4 m² for each linear meter of its exterior perimeter shall be constructed as open parking structure. Such openings shall be distributed over 40 percent of the building perimeter or uniformly over two opposing sides. Interior wall lines



shall be at least 20 percent open, with openings distributed to provide ventilation, else, the structure shall be deemed as enclosed parking structures.

NOTE :- A car park located at the stilt level of a building (not open to sky) can be considered an open or an unenclosed car park if any part of the car park is within 30 m of a permanent natural ventilation opening and any one of the following is complied with towards the permanent natural ventilation requirement :-

- c. 50 percent of the car park perimeter shall be open to permanent natural ventilation.
- d. At least 75 percent of car park perimeter is having the 50 percent natural ventilation opening.
8. All stilt parking are required to be provided with sprinkler system where such buildings are required to be sprinklered.
9. Open parking structures are not required to be provided with compartmentation.
10. Open car parking (open to sky) within building complex having fire hydrant systems shall also need to be protected with yard hydrant installation system in accordance with good practice.

Enclosed Parking Structures:-

1. Those car parking structures which are enclosed on all sides & on top, not falling within the definition of open car parking {see H-3(b) } & also those situated in the basements shall be known as enclosed car parking structures.
2. All sprinklers in car parking shall be standard response type with minimum K - factor of 80, area coverage of 9 m² & designed as per good practice {4 (20)} .
3. For basement car parking, compartmentation can be achieved, with fire barrier or with water curtain nozzle (K-23) or combination thereof. Automatic deluge system comprising deluge valve, piping, nozzles, etc shall be used to zone the compartment in case of water curtain system. In case of water curtain existing water storage shall be supplemented by water demand for water curtain nozzles for 60 min considering the largest compartment's perimeter out of all compartments.
4. The water supply for the water curtain nozzles shall be through independent electric pump of adequate capacity (flow & head) with piping/riser for the water supply to the nozzles.
5. The water curtain shall be operated by the actuation of flow switch actuating sprinkler system.
6. For smoke ventilation requirement of car parking see 4.6.2.
7. All fire exit doors from the car parking to exit shall be painted green & shall display exit signage.

Automated Car Parking Utilizing Mechanical or Computerized/Robotic Means:-

1. Automated car parking structure can be of open parking type or enclosed types.
2. Automated car parking facilities pose more hazards compared to manual parking due to following reasons.
 - a) High density of cars due to close stacking- one over another.
 - b) Lack of provision on fire separation/compartmentation-horizontal or vertical leading to rapid fire spread.
 - c) Non-availability of any person to notice/control the fire in initial stages.
 - d) Limited access to fire fighting personnel.
 - e) Extensive height & depth involved with highly combustible load.
3. Fire escape staircases, at least 1 250 mm wide shall be provided at appropriate locations so that no place is more than 45 m from the nearest staircase. Horizontal walkways, at least 1 000 mm wide for access to all the areas shall be provided at every parking level.
4. Travel distance & means of egress shall be governed by the respective sections of this code.
5. The hazardous areas like DG sets, transformers, HT/LT panels for the parking lot shall be suitably segregated from other areas as per requirements given in this code and all such areas shall be protected by suitable automatic fire suppressions systems.



C) The Entire Firefighting Requirements shall be summarized as follows:- The architect of the project provided two pump rooms

Sr. No.	Fire Fighting Installation	Requirements	Provision	Remarks
1.	Portable Fire Extinguishers	Required in all buildings on each floor.	IS: 15683 & 2190	Portable Fire Extinguisher should be installed confirming to IS 15683 & other I.S. codes
2.	Hose Reel	Required at prominent places.	At Various strategic Locations.	On each floor in the staircase landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm confirming to IS 884:1985
3.	Wet Risers cum Down comer	Required in entire building	In all staircases & fire escape staircases	Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed confirming to IS:5290.
4.	Yard Hydrant or Ring hydrant around the building	Required around the proposed building.	Required around the proposed building.	Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-14933-2001 along with Standard Branch (Universal) confirming to IS-2871. The distance between 2 Hydrants should not be more than 30 Mtrs. The guidelines should be followed as per IS 3844:1989.
5.	Manually Operated Electronic Fire Alarm System	Required in entire building	At every floor on strategic location	Manually Operated Fire Alarm should be provided; it should be connected to alternate power supply in case of emergency.
6.	Underground Static Storage Tank	Required 2,00,000 liters		This water storage should be used exclusively for Fire Fighting. Underground
7.	Terrace Level Tank	Required 20, 000 liters		Provided on terrace
8.	Fire Pumps (Submersible pumps cannot be allowed)	1 No. 2850 lpm electrical driven main pump for Hydrant 1 No. 2850 lpm electrical driven for Sprinkler System 1 No. 2850 lpm Diesel driven 2 No. 180 lpm electric driven 1 Nos. 900 lpm electric driven (Booster Pump)		Firefighting pumps shall be well maintained Booster pump should be provided on each terrace. Provide centrifugal type pumps only. Separate pump sets arrangement should be provided for each pump room with positive suction. Multistage Multi-outlet pumps should be provided. (MSMO)
9.	Fire Brigade Connection- For Static Water Tank and For Hydrant System			Required at the Main Gate
10.	Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs	Required at Prominent Places.		Sign indicators should provided at prominent places as per the guidelines given in IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.
11.	Fire Doors	Required on each floor		Fire Doors of 2 hrs. Fire Resistance Rating should be provided at the entrance of the staircase. Certification from the Competent Authority.
12.	Automatic Smoke Detection	Required on each floor, electrical ducts		Automatic Detection system should be provided. Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in

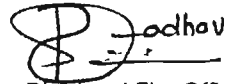
Sr. No.	Fire Fighting Installation	Requirements	Provision	Remarks
	System & Fire Alarm System	& electrical meter room also	Automatic Electrical Fire Alarm system. <u>Detection system for Cable Trench should be provided.</u>	Heat Detectors should be provided for Canteen Area as per the standards and guidelines given IS-2175-1988 specification for Heat sensitive Fire Detectors for use in Automatic Fire Alarm System.
13.	Automatic Sprinkler system	Required in entire building at all floors and Fire Pump Room	Sprinkler system should be provided on each floor. Separate Pumping arrangement should be provided for the basement.	Guidelines are given in IS 15105-2012 Design and installation of Fixed Automatic sprinkler fire Extinguishing system
14.	Fire Lift	Required	One lift in each lift bank should be a fire lift. The Detailed guidelines should be followed as given National Building Code – 2016	
15.	Manual Call Point	Required in all building.	Manual Call Point should be provided at prominent places in all buildings	
16.	Emergency Lights	Required		
17.	PA System with Talk Back Facility	Required		
18.	Auto D.G. Backup	Required	Required for all fire safety systems	

Please note that the entire pipe used for the fire fighting installation shall be of G.I. pipes and C class heavy duty and the material used shall be of standard material only. This shall be responsibility of the licensing agency executing the work

Remark/General Conditions:-

1. Please go through the provisional NOC issued and provide all the active & passive fire protection system to the structure.
2. Inflammable goods/explosives shall not be allowed to store in the premises.
3. The entire fire protection system must be painted in red colour.

The undersigned reserves the right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and the interest of the protection of structure. In case of any change of activity or future expansion made in the said project No-Objection Certificate is essential.



Divisional Fire Officer
Navi Mumbai Municipal Corporation

Note:- Fire Fighting work has to be carried out by licensing fire contractor authorized by Director of Maharashtra Fire Services only.

The NOC is issued in view of fire & life safety point of view only. The legality of plot & construction shall be confirmed with concerned department of NMMC.

CREDAI - **banm**

BUILDERS ASSOCIATION OF NAVI MUMBAI

Registration No. MH/371-2002/Thane

308 / 309, Persipolis Premises Co. op. Soc., Plot No. 74, Sector-17,
Vashi, Navi Mumbai - 400 705. www. banmnaimumbai.com

certificate of membership

This is to certify that

M/s. BKS Galaxy Realtors Pvt. Ltd.

1301/1302, Plot No. 1 & 2, Bhumiraj Costarica, Sector - 18, Sanpada, Palm Beach Road, Navi Mumbai - 400 705.

is Member of this Association.

Awarded under the Authority of the CREDAI - BANM

this 28th day of March'2013


Mr. M. C. SUNNY

PRESIDENT


Mr. DEVANG V. TRIVEDI

SECRETARY

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)

To,

The Director
BKS GALAXY REALTORS PVT LTD
Bhumiraj Costarica, 1001/1201/1301, Plot No. 1 and 2, Sector-18,
Sanpada, Palm Beach Road, Navi Mumbai 400705 -400705

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/406628/2022 dated 18 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B039MH178595
2. File No.	SIA/MH/INFRA2/406628/2022
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Environmental clearance for proposed residential cum commercial at plot bearing Survey no. 51 (2), 56 & 57 (2) village Digha Tal. Dist. Thane by M/s. BKS realtors Pvt. Ltd.
7. Name of Company/Organization	BKS GALAXY REALTORS PVT LTD
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 11/04/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/406628/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. BKS Realtors Pvt. Ltd.,
Survey no. 51(2), 56 & 57 (2),
Village: Digha, Tal. Dist. Thane.

Subject : Environmental clearance for proposed Residential-cum-Commercial building at plot bearing Survey no. 51(2), 56 & 57 (2) Village: Digha, Tal. Dist. Thane by M/s. BKS Realtors Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/406628/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 192nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/406628/2022	
2	Name of Project	Environmental Clearance to proposed Residential cum commercial project at Plot Bearing Survey Nos. 51(2), 56 & 57(2) village Digha, Navi Mumbai Tal. Dist. Thane by M/s. BKS Galaxy Realtors Pvt. Ltd	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. BKS Galaxy Realtors Pvt. Ltd
		Regd. Office address	1002/1202/1302, Bhimiraj Costarica, Plot no 1 & 2, Sector – 18, Palm Beach road, Sanpada, Navi Mumbai - 400705
		Contact number	+919821290585
		e-mail	bksgalaxy@gmail.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New Project	
8	Location of the project	Plot Bearing Survey Nos. 51(2), 56 & 57(2) village Digha, Tal. Dist. Thane	
9	Latitude and Longitude	Latitude: 19°10'55.09"N Longitude: 72°59'48.86"E	

10	Plot Area (Sq.m.)	20,000 Sq.m					
11	Deductions (Sq.m.)	0					
12	Net Plot area (Sq.m.)	20,000 Sq.m					
13	Ground coverage (m ²) & %						
14	FSI Area (Sq.m.)	1,11,301.22 Sq.m					
15	Non-FSI (Sq.m.)	53,456.22 Sq.m					
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	1,64,757.84 Sq.m					
17	TBUA (m ²) approved by Planning Authority till date	Approved Total Construction area: 1,64,757.84 sq. m					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	--					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	NA	NA	NA	Building A	lower St & upper St + 38 flrs	129.65 m	--
	NA	NA	NA	Building B	lower St & upper St + 38 flrs	129.65 m	--
	NA	NA	NA	Building C	lower St & upper St + 38 flrs	129.65 m	--
	NA	NA	NA	Building D	lower St & upper St + 38 flrs	129.65 m	
	NA	NA	NA	Building E	lower St & upper St + 38 flrs	129.65 m	
	NA	NA	NA	Building F	lower St & upper St + 33 flrs	120.35 m	
			Mhada Building	lower St & upper St +21 flrs	71.75 m		
21	No. of Tenements & Shops	Residential 1328 nos. Shops 17 nos. Mhada 82 nos.					
22	Total Population	7184 nos.					
23	Total Water Requirements CMD	1011 KLD					
24	Under Ground Tank (UGT) location	Below Ground					
25	Source of water	NMMC (Navi Mumbai Municipal Corporation)					
26	STP Capacity & Technology	910 KLD, MBBR					
27	STP Location	Ground					
28	Sewage Generation CMD & % of sewage discharge in the sewer line	905 KLD, 35% of sewage discharge in the sewer line.					
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal			

		Dry waste	10 kg/day	Will be handed over to a recycler	
		Wet waste	14 kg/day	Handed over to municipal waste collector	
		Construction waste	Topsoil	3000 Cum	Is being used for landscaping
			Debris	2500 Cum	Demolition work is already done. Approximately 2500 cum quantity we will use the in internal plot & road development
			Empty cement bags	100223 Nos.	To be handed over to local recyclers
			Steel	17 MT	To be handed over to local recyclers
			Aggregates	67 MT	To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	2785 sqm	Waste tiles to be used as china mosaics for terraces.
			Empty Paint Cans (20 liter/ can)	2506 nos	To be sold
30	Total Solid Waste Quantities with type during Operation. Phase & Capacity of OWC to be installed		Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	2,140 kg/day	Will be handed over to a recycler	
		Wet waste	1,426 kg/day	Composting by OWC- manure produced will be used at a site for landscaping, 1 OWC of total Capacity – 1200 kg/day	
		E-Waste	2,000 kg/ year	Will be collected and sent to MPCB authorized recyclers.	
		STP Sludge (dry)	40 kg/day	Dry sewage sludge will be used as	

				manure for gardening.						
31	R.G. Area in sq.m.	RG provided on Mother earth- 2000.27 sq. m. RG provided on podium: - 5285.33 sq.m Total: - 7285.60 sq.m Number of trees to be planted: 1095 nos. In RG area: 495 nos. In Miyawaki: 600 nos. Number of trees to be cut: 21 Number of trees to be transplanted: 81								
32	Power requirement	During Operation Phase: <table border="1"> <thead> <tr> <th>Details</th> <th>Torrentz.</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>26084 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>6667 KW</td> </tr> </tbody> </table>			Details	Torrentz.	Connected load (kW)	26084 KW	Demand load (kW)	6667 KW
Details	Torrentz.									
Connected load (kW)	26084 KW									
Demand load (kW)	6667 KW									
33	Energy Efficiency	a) Total Energy saving (%): 21% b) Solar energy (%): 5.01%								
34	D.G. set capacity	2 x 1000 KVA, MHADA 1 x 82.5 KVA								
35	No. of 4-W & 2-W Parking with 25% EV	Proposed no: 1983 (4-wheeler) Proposed no: 200 (2-wheeler)								
36	No. & capacity of Rain water harvesting tanks /Pits	248 cum, 147 cum, 35 cum								
37	Project Cost in (Cr.)	Rs. 446 Cr								
38	EMP Cost	Capital Cost- Rs. 1450 Lakhs, O and M cost- Rs. 94.76 Lakhs								
39	CER Details with justification if any...as per MoEF&CC circular dated 01/05/2018	With CER Shall be implemented as part of EMP as prescribed by EAC/SEAC as mentioned in OM F.NO. 22-65/2017-IA.III dated September 30,2020								
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA								

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 257th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
 - a) Water connection; b) Sewer connection; c) SWD NOC.
3. PP to submit revised ground water analysis report.

4. PP to submit undertaking regarding no change in project details uploaded on PARIVESH Portal and presented before SEAC-II.
5. PP to submit undertaking and Architect certificate mentioning that required RG is provided on mother earth as per order of the Hon'ble NGT.
6. PP to submit revised list of trees to be planted in the project and no of trees after development of the project.
7. PP to provide STP with 10% more capacity than the actual sewage generated in the project; PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
8. PP to submit revised layout of STPs for residential as well as MHADA building showing area provided for 40% open to sky.
9. PP to maintain 1.5 Mtr. distance between STP & OWC.

B. SEIAA Conditions-

1. This EC is restricted for building no F up to 104.85 m height as per CFO NOC.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI –1,11,301.22 m², Non FSI- 53456.62 m², Total BUA-1,64,757.84 m². (Plan approval No.NMMC/TPO/ADTP/3547/2022, dated-10.11.2022)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.

- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;

SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid

as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Thane.
6. Commissioner, Navi Mumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Navi Mumbai.

Validity unknown

Digitally signed by Shri Pravin C.
Darade, I.A.S.
Member Secretary

Date: 4/11/2023 1:02:11 PM

**FORMAT OF REQUEST LETTER TO BE OBTAINED FROM
THE BUILDER FOR
PROJECT TIE-UPS**

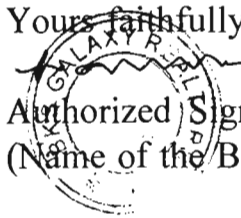
The Assistant General Manager (HLS Marketing),
Home Loan Sales Department,
State Bank of India,
Mumbai LHO

Dear Sir,

**REQUEST FOR TIE-UP ARRANGEMENTS FOR
PROJECT: Maplewoods**

We M/s BKS Galaxy Realtors LLP, a Company/Firm,
having its registered
office at **1002/1202/1302 Bhumiraj Costarica plot no 1 & 2
Sec-18 Sanpada Navi Mumbai** are willing to enter into a Tie-
up arrangement with your Bank for our Project Maplewoods
situated at (address) **Gut No. 51(2), 56 and 57, Digha, Airoli.**
2. On approval of the Tie-up, we undertake to execute a
Tripartite Agreement with
the Bank and the Borrower on the format approved by the Bank,
agreeing to
(a) deliver the Title Deeds in favour of the purchaser of the flat
directly to the Bank,
(b) insist on a No-objection Certificate (NOC) from the
Bank before the cancellation of the
Agreement of Sale and refund of payment(s) received, and
(c) to convey bank's security interest to the existing/proposed
Society for noting
Bank's charge in its records.

Yours faithfully,


Authorized Signatory
(Name of the Builder)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BRJMOHAN GUPTA

ACCHRU RAM GUPTA

25/10/1947
Permanent Account Number
AEGPG2425P


Signature



17052018





भारत सरकार
Government of India

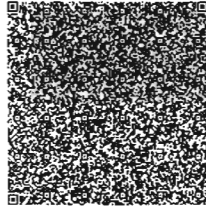
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक/ Enrolment No.: 2006/70103/84453

To
ब्रिज गुप्ता
Brij Gupta
A-2205 / 2305, Palm Beach Residency
Palm Beach Road
Sector 4, Nerul
Navi Mumbai
Thane Maharashtra - 400706
9821080063

Validity unknown

Digitally signed by Brij Gupta
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA IS
Date: 2023.12.12 10:30:56
UTC



आपला आधार क्रमांक / Your Aadhaar No. :

7752 1622 9645

VID : 9129 3306 9712 5822

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Issue Date: 29/10/2011



ब्रिज गुप्ता
Brij Gupta
जन्म तारीख/DOB: 25/10/1947
पुरुष/ MALE

7752 1622 9645

VID : 9129 3306 9712 5822

माझे आधार, माझी ओळख



Government of India



माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाइन XML/ ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- आधार कार्ड, पीव्हीसी कार्ड्स, ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ अंकी आधार क्रमांकाच्या जागी व्ह्यूअल आधार ओळख (VID) देखील वापरली जाऊ शकते.
- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar ॲप डाउनलोड करा.
- सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार या वैशिष्ट्यांचा वापर करा.
- आधारची मागणी करणाऱ्या योग्य संमती संस्थांनी शोध घेणे बंधनकारक आहे .
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

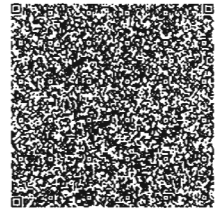


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
ए-2205 / 2305, पाम बीच रेसीडेन्सी, पाम बीच रोड,
सेक्टर 4, नेरुळ, नवी मुंबई, ठाणे,
महाराष्ट्र - 400706

Address:
A-2205 / 2305, Palm Beach Residency, Palm
Beach Road, Sector 4, Nerul, Navi Mumbai,
Thane,
Maharashtra - 400706



7752 1622 9645

VID : 9129 3306 9712 5822

1947 | help@uidai.gov.in | www.uidai.gov.in

Brij Gupta

आयकर विभाग
INCOME TAX DEPARTMENT
KULBIR DAYAL SINGH REKHI
DAYAL SINGH REKHI

भारत सरकार
GOVT. OF INDIA

14/04/1955
Permanent Account Number
AADPR1307A

Albi
Signature



Albi



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नोंदणी क्रमांक:/Enrolment No.: 1207/80157/16502

Kulbir Singh Dayal Singh Rekhi (कुलबीर सिंग दयाल सिंग रेखी)

सूचना

S/O: Dayal Singh Rekhi, 12th Floor, Sabari Basera,
Central Avenue Road, Opp Diamond Garden,
Chembur, Mumbai, Mumbai,
Maharashtra - 400071

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

तुमचा आधार क्रमांक/ Your Aadhaar No.:

4757 7676 9647



आधार-सामान्य माणसाचा अधिकार



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Signature Not Verified
Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.08.14 10:48:35 IST

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



कुलबीर सिंग दयाल सिंग रेखी
Kulbir Singh Dayal Singh
Rekhi
जन्म तारीख/ DOB: 14/04/1955
पुरुष / MALE

पत्ता:

S/O: दयाल सिंग रेखी,
बारावा मजला, सबरी बसेरा,
सेंट्रल अवेन्यू रोड, डायमंड
गार्डन समोर, चेंबूर, मुंबई,
मुंबई,
महाराष्ट्र - 400071

Address:

S/O: Dayal Singh Rekhi, 12th Floor,
Sabari Basera, Central Avenue Road,
Opp Diamond Garden, Chembur,
Mumbai, Mumbai,
Maharashtra - 400071

Kulbir



4757 7676 9647

4757 7676 9647

आधार-सामान्य माणसाचा अधिकार

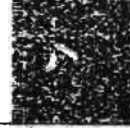
Aadhaar-Aam Admi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA



संजय मोतीलाल गावंडे
Sanjay Motilal Gawande
जन्म तारीख / DOB: 11/11/1964
पुल्ल / MALE



7739 2346 2311

माझे आधार, माझी ओळख

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्नी:

S/O मालीखान बिलाल गवारे, ए/1205,
पाम बीच रेसिडेन्सी, प्लॉट नं-24,
बारबेक्यू नेबन रेस्टोरंट इवक, सेक्टर-4,
नेरुल वेस्ट, नवी मुंबई, ठाणे,
महाराष्ट्र - 400708

Date: 01/06/2017

Address:

S/O Mottal Kisan Gawande,
A/1205, Palm Beach
Residency, Plot No-24, Near
Barbecue Nabon Restaurant,
Sector-4, Nerul West, Navi
Mumbai, Thane, Maharashtra
- 400708



1947
1486 506 1947

info@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Mammi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

S/ VJAY MOTILAL GAWANDE
MOTILAL KISAN GAWANDE

11/11/1964
Permanent Account Number
AASPG9453F

Signature



Hann

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABBFB0621Q

नाम / Name BKS GALAXY REALTORS LLP

निगमन/गठन की तारीख
Date of Incorporation / Formation 12/04/2023



Signature Not
Verified

Digitally signed by
Income Tax Deptt.
Date: 2023.04.16 07:34:49 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>ABBFB0621Q</p> <p>नाम / Name BKS GALAXY REALTORS LLP</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 12/04/2023</p>	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/वीटनरें: आयकर पैन सेवा इकाई, एन एस टी यूनिट 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
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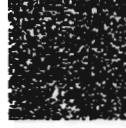
Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



भारत सरकार
Government of India



सिद्धांत संजय गावंडे
Siddhant Sanjay Gawande
जन्म तारीख/ DOB: 13/04/1992
पुरुष / MALE



6798 1337 1341

माझे आधार, माझी ओळख

Siddhant

Sanjay Motilal Gawande



भारत सरकार, आरक्षण प्रधिकरण

Government of India

पत्ता:

वडिलाचे/आईचे नांव: संजय मोतीलाल
गावंडे, ए/1205, पाम बीच रेसीडेन्सी,
प्लॉट न-24, बारबेक्यू नेशन रेस्टोरंट
समीर, सेक्टर-4, नेरुल वेस्ट, नवी मुंबई,
ठाणे,
महाराष्ट्र - 400706

Address:

S/O: Sanjay Motilal Gawande,
A/1205, Palm Beach Residency,
Plot No-24, Opposite Barbecue
Nation Restaurant, Sector-4,
Nerul West, Navi Mumbai,
Thane,
Maharashtra - 400706

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www

www.uidai.gov.in



Siddhant



भारत सरकार



कशिष ब्रिज गुप्ता

Kashish Brij Gupta

जन्म तारीख / DOB: 17/03/1984

पुरुष / MALE

Mobile No.: 9821532705



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माझे आधार, माझी ओळख



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारतीय विशिष्ट पहचान प्राधिकरण

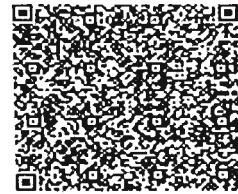
भारतीय विशिष्ट पहचान प्राधिकरण

Generation Date: 01/06/2017

पत्ता:
श्रीजमोहन अचुराम गुप्ता, फ्लॉट नॉ
2205., पालम्बेअच रेसीडेन्स्य, रोवटर-4,
नेरुल, नावी मुंबई, पालम्बेअच रस्ता, नावी
मुंबई, ठाणे,
महाराष्ट्र - 400706

Address:

S/O, Brijmohan Achuram Gupta, Flat No 2205., Palmbeach
Residency, Palmbeach Road, Sector-4, Nerul, Navi
Mumbai, Navi Mumbai, Thane, Maharashtra - 400706



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P.O. Box No. 1947,
Bengaluru-560 001

Handwritten signature

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

कशीद- ब्रज गुप्ता
KASHIHD- BRJ GUPTA

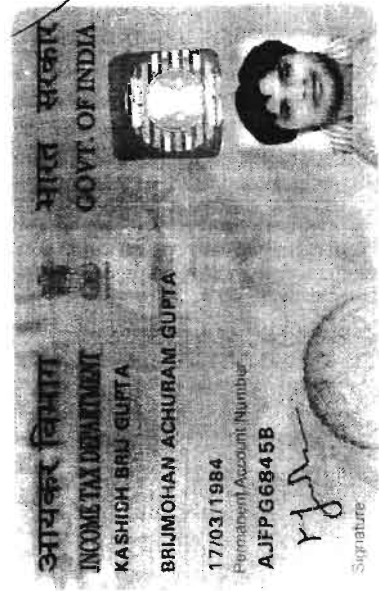
ब्रिजमोहन अचराम गुप्ता
BRIJMOHAN ACHURAM GUPTA

17/03/1984

Permanent Account Number
AJFP 66845B

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Signature



[Handwritten Signature]



Marketing Manager - I
Raigad Bhavan, 3rd Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078/1076

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

Reference No.7492/1000594 / 1413

Date : 25.03.2021

Customer No: 30148684

To,
Mr. BIREN BIPINCHANDRA SHAH ,
404 Adinath Tower Sudha Park,Vallabh Baug,
Lane EXT Ghatkoper East,
MUMBAI-400077.

Subject: Allotment of Plot No. 98, in Sector 27 at Node Kharghar, Navi Mumbai.

Reference: 1) Scheme No.MM-04-2020-2021

2) Your participation in Scheme No.MM-04-2020-2021

- Successful Bidder

Dear Sir/Madam,

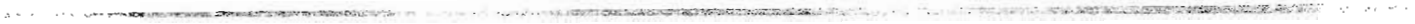
This is with reference to your successful bid in scheme no.MM-04-2020-2021 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

A. DETAILS OF PLOT ALLOTTED

- a) Plot Allotment date : 25.03.2021
b) Plot Number : 98
c) LAPO code : NMKG02700000098
d) Sector No : 27
e) Node : Kharghar
f) Area of Plot (In Sqm) : 499.2200
g) Rate Rs./Sqm : 107,000.00
h) Total Lease Premium (Rs) : 53,416,540.00
i) Permissible FSI/VPR : 1.1000
j) Use of Plot/Land Use : Residential

B. TOTAL PRICE OF PLOT

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
53,416,540.00	2,231,000.00	51,185,540.00



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
Allotment of Residential Plot
C. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	200,790.00	200,790.00	401,580.00	08.05.2021
BC1	25,392,457.98	2,285,321.22	2,285,321.22	29,963,100.42	08.05.2021
BC2	25,392,457.98	2,285,321.22	2,285,321.22	29,963,100.42	07.06.2021

Payment to be made on previous working day if due date for installment is a holiday.

D. TDS

Note: The buyer has to deduct applicable TDS rupees **400624.05**

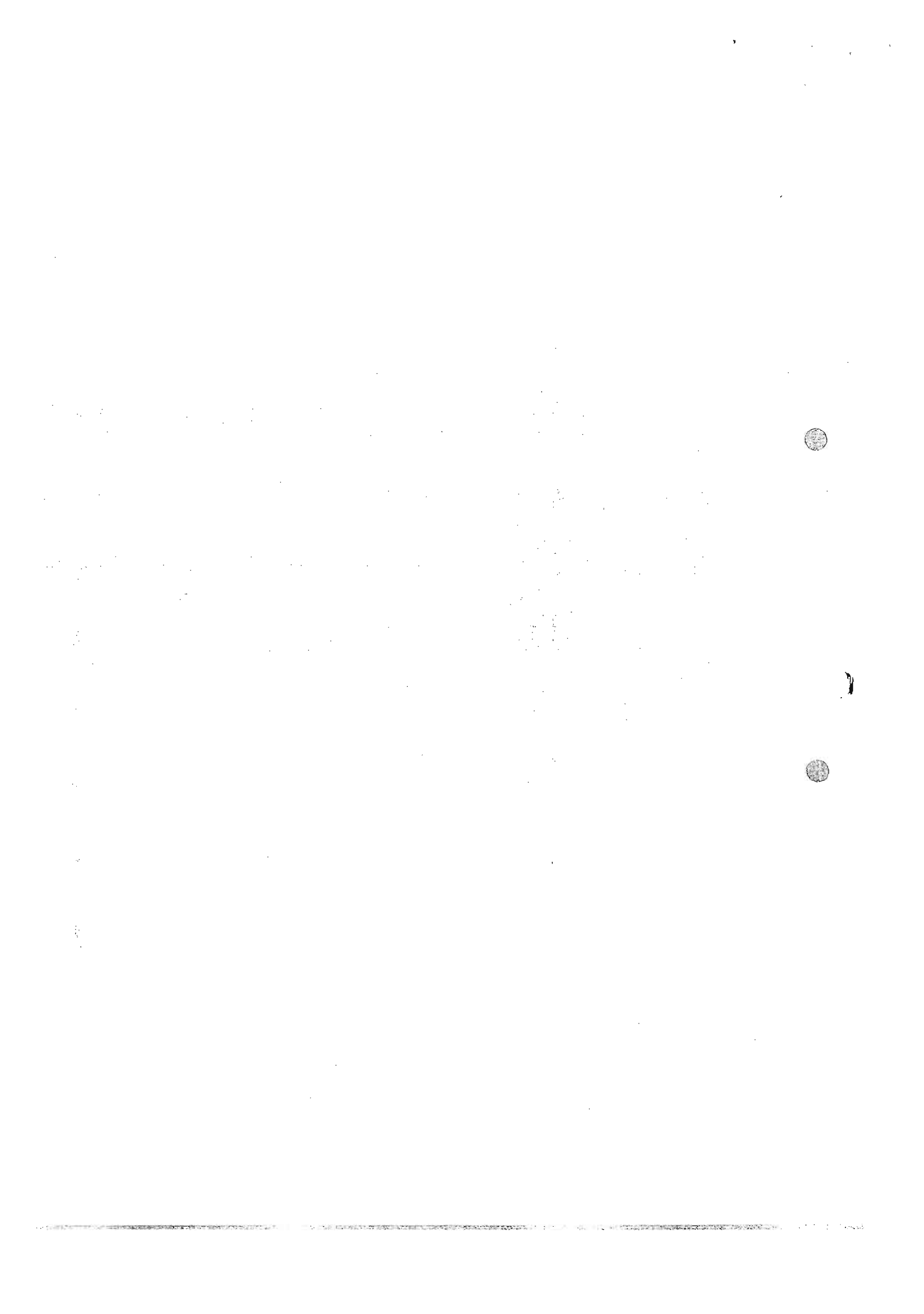
E. MISCELLANEOUS CHARGES

Particulars	Charges (Rate)	Amount in Rs.
1) Documentation Charges (Incl. GST @ 18%)	0.00	590.00
2) Annual Lease rent (Area)	0.00	0.00
3) Annual Lease rent (Fixed)	0.00	0.00
4) 60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%)	100.00 per year	7,080.00
5) Water Distribution Betterment Charges	310 per sqm	154,758.20
6) Power Supply Network Development Charges (If area <4000 = Area X FSI X 350 X 1.35 & If area >4000 = Area FSI X 225 X 1.35)	0.00	259,469.60
7) Power Connection Charges	0.00	0.00
8) Deposit Power Connection	0.00	0.00
9) Water Connection Charges	0.00	0.00
10) Deposit Water connection	0.00	0.00
11) Drainage Conn. Charges	0.00	0.00
12) Deposit Drainage Conn.	0.00	0.00
13) Other Charges	0.00	0.00
Total Miscellaneous Charges		421,897.80

F. Goods & Services Tax (GST):

a) If an allottee does not intend to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units to third parties, then GST shall be recovered by CIDCO @18%.

b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case

i) Affidavit cum Undertaking regarding, stating that they are developing project for sale of constructed apartments, shops, offices to prospective buyers, and if in future GST liability arises in respect of the subject plot, then they will pay the GST along with interest/ DPC thereon and will keep CIDCO indemnified from any liability in this regard.

ii) Letter on letterhead regarding developing project for sale of constructed apartments, shops, offices to prospective buyers.

iii) The GSTIN Registration Number

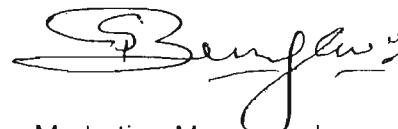
c) The Corporation reserves the rights to verify the representation and allow or deny the request of allottee as per applicable rules in this regards.

G. You are requested to pay all the installments within the stipulated time prescribed in the Allotment Letter. No time extension whatsoever will be given to the allottee by the Corporation under any circumstances.

H. The Unified Development Control & Promotion Regulations for Maharashtra State in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I which may be permitted as per the Unified Development Control & Promotion Regulations for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

I. We will be thankful to you if you dispatch acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in preceding Para. The terms and conditions of the concluded agreement by this letter of allotment are produced as attached annexure.

Yours Faithfully,



Marketing Manager - I
MARKETING MANAGER-I
CIDCO Ltd. CBD Belapur,
Navi Mumbai-400 514.





Marketing Manager -
Raigad Bhavan 3rd
Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078/076

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

1) Application of Law:

The above plot of land has been agreed to be leased to you under the Provisions of Section 118 of the Maharashtra Regional and Town Planning Act, 1966 and the Navi Mumbai Disposal of Lands (Amendment) Regulations 2008 made there-under as amended from time to time. The development of the land shall be governed by the provisions of the Unified Development Control and Promotion Regulation.

2) Registration of Society: (Applicable for a plot allotted to a Co-operative Housing Society)

The allotment of the plot is subject to registration of Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960. CIDCO will issue the NOC in this regard. This shall be done before execution of agreement.

3) Term of Lease:

The lease shall be granted in consideration of premium or rent or both premium and rent, for a term not exceeding 60 years. Provided that in special circumstances the term of the lease may be extended beyond 60 years but not beyond 99 years for reasons to be recorded in writing.

4) Land Use:

The land is to be used for erection of building for **Residential** purpose only. In case of a plot allotted to a Co-operative Housing Society, the Society shall utilize the land only for purpose of constructing purely residential accommodation for the members of the Society (as per list attached) and the land or any part thereof shall not be utilized by the Society or by any of its members directly or indirectly for any commercial business, professional purpose and no other use is permissible.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

5) F.S.I.:

The Floor Space Index permitted to be consumed is 1.1 The General Development Control Regulations in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I. which may be permitted as per Unified Development Control & Promotion Regulation for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

6) User of land and consumable FSI:

The user and the FSI permitted to the demised premises, which shall not be changed/ increased without the prior written permission of the Corporation and without the payment of prescribed Additional Premium and other charges.

7) Mode of Payment:

Payment of lease premium, GST on lease premium, Water Distribution Betterment charges and the documentation charges shall be paid separately through online payment mode only. For details, the allottee should visit the website www.cidco.maharashtra.gov.in. The Goods and Service Tax, if applicable on the amount of EMD shall be paid immediately after receipt of the allotment letter.

8) Other Charges:

In addition to lease premium, the intending lessee shall also bear and pay charges such as scrutiny fee for the plans etc., which are required to be paid according to the General Development Control Regulation 1975 or the Unified Development Control and Promotion Regulation and other statutory charges payable under Maharashtra Regional Town Planning Act, 1966 or any other act being in force from time to time.

9) Payment of rents, taxes and other charges:

The Lessee shall, during the continuance of the lease pay all rates, taxes and other charges due and becoming due in respect of the demised land by the Corporation or Lessee thereof.



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Navi Mumbai 400614.
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

10) Payment of land revenue:

The Lessee shall, during the continuance of the lease pay the land revenue and cesses assessed or which may be assessed on the demised land.

11) Payment of documentation charges:

Documentation charges of Rs.500/- shall be payable before execution of lease agreement. In addition to the payment of Documentation Charges to the Corporation.

12) Payment of Lease Rent:

The lessee shall pay to the Corporation annual lease rent of Rs. 100.00 in respect of the above plot of land for each financial year or part thereof. The lessee shall start paying before 30th April in each financial year such annual lease rent to the Corporation from the date of execution of Agreement to Lease.

13) Extension of time: (For Payment of Installment)

You are requested to pay all the installments within the stipulated time prescribed in the Allotment Letter. No time extension whatsoever will be given to the allottee by the Corporation under any circumstances.

14) Grant of "No Objection Certificate" to enable the intending lessee to mortgage the plot of land for borrowing loan:

The Corporation may grant "No Objection Certificate" to enable the intending lessee to mortgage the land to obtain loan. Such No Objection Certificate shall be granted subject to the following conditions:

- A. The intending lessee shall apply to the Corporation along with a letter from the Financial Institution promising the intending lessee to grant him loan.
- B. The Financial institution promising to grant loan to the intending lessee shall be as listed in the scheme booklet.
- C. The No Objection Certificate shall enable the intending lessee to mortgage the land from list of Financial Institutions approved by CIDCO only after the payment of entire lease premium and other charges and after execution of Agreement.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

15) Final Demarcation Plan:

On payment of full amount of lease premium and other charges, the land will be demarcated and such demarcation plan will be enclosed with the agreement to lease. During the course of final demarcation, the possibility of some variation in the area cannot always be denied. In case such variation to the extent of 10% from the area indicated with offer document subject to a maximum of 250 sq. mtrs it shall have to be accepted by the intending lessee. If the area is increased, the intending lessee shall be required to pay for the difference in area at the rate quoted by him. However, in case the area is decreased, the difference in lease premium shall be refunded without any interest. If the area is excess by more than 10% or by more than 250.00 sq. mtrs whichever is more, the Corporation reserved rights to demarcate the plot and carved out an additional plot which shall be separately disposed by the Corporation at its sole discretion. In case the possession of the plot is delayed by the Corporation for any reason. no compensation in the form of interest or otherwise shall be payable by the Corporation to the intending lessee.

16) Execution of Agreement:

Immediately after full and final payment of agreed amount of lease premium and other charges, the Corporation shall call the Intending Lessee for execution of Agreement to Lease. The Intending Lessee shall, within a period of Thirty days from the date of issue of letter thereto, execute with the Corporation the Agreement to Lease and shall obtain the license and authority to enter upon the plot for the purpose of erecting a building or buildings thereon. The Managing Director may, on request of the Intending Lessee, extend the foregoing period by Three months, on the condition that the Intending Lessee shall pay to the Corporation the Watch and Ward Charges at the rate of Rs.5/- per sq. mtrs. per calendar month or part thereof. Provided that if the Agreement to Lease is not executed and the possession of the plot is not taken within specified period, the agreement concluded between the Corporation and Intending Lessee shall stand terminated. In the event of termination of the concluded agreement, the Earnest Money Deposit along with the 25% of the installments of lease premium paid, shall be forfeited without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

17) Time being essence of the contract:

The time prescribed for making payment of the installment of the agreed premium, submission of plans, commencement of erection of intending building and completion of erection of such building shall be intended to be the essence of the contract.

18) Default in Payment of Agreed Lease Premium:

Provided further that if there shall be default by the Intending Lessee in the payment of first installment or the payment of second installment of the lease premium, the agreement concluded between the Corporation and the Intending Lessee shall stand determined and the Earnest Money Deposited by the Intending Lessee shall stand forfeited in full. In addition to the Earnest Money Deposit, 25% of the installment or installments of lease premium paid by the Intending Lessee shall also stand forfeited to the Corporation, without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default. Non-availability of physical infrastructure for the time being will not be considered as an excuse for non-payment of lease premium on due dates or for submission of plan. Infrastructure will be developed in suitable phase in due course.

19) Submission of Plans & Construction:

The lessee shall submit plan of the intended building to be erected on the above plot of land to the concerned Planning Authority for approval within a period of six months from the date of execution of Agreement to Lease. You shall not undertake work until the plans are approved. The lessee shall commence construction work within a period of 12 months from the date of execution of Agreement to Lease. The lessee shall complete erection of intending building in accordance with the plans so approved within a period of Four years from the date of execution of agreement and obtain occupancy certificate from the NMMC/PCMC certifying that the building or buildings erected is fit for occupation.

20) Extension of Time: (For construction).

Without prejudice to the rights, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the lessee of his intention to enforce the lessee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in the clause 3(d) above, if he is satisfied that the building and works could not be

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

completed within the prescribed time for reason beyond the control of the lessee and if the lessee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the Navi Mumbai Disposal of Lands (Amendment) 2008 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the lessee to complete the building and accept the lease shall be taken to refer to such extended period.

21) Execution of Lease Deed:

Upon completion of erection of the intended building as per plans approved and after obtaining Occupancy Certificate from the concerned Planning Authority certifying that the building/s so erected are fit for occupation, the Corporation will execute with the lessee a Lease Deed for period of 60 years in respect of the above land from the date of execution of Agreement, provided that the lessee shall have abided by all the terms and conditions contained in the Agreement to Lease.

22) Fencing during Construction:

The lessee shall fence within a period of two months from the date of execution of Agreement, the plot agreed to be leased by the Corporation. The lessee shall not encroach upon any adjoining land, road pathway or footpath of the Corporation in any manner whatsoever.

23) Development Conditions:

- I) The plots are offered on 'as is where is basis'.
- II) Sub-division of the plots shall not be permitted.
- III) The maximum permissible F.S.I. will be 1.1.
- IV) The building shall be constructed for **Residential** use only.
- V) (a) The building on plots reserved for Residential + Commercial purpose shall be constructed for business, Mercantile and Residential use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive. However, the upper floors proposed for residential apartments shall be starting from the



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

upper most floor and shall not have any other use on the same floors. Access area such as staircase, lifts and lobbies shall be separately provided for residential floors.

The building on plots reserved for Commercial purpose shall be constructed for business and Mercantile use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive.

V) (b) A maximum 30% of the permissible FSI shall be used for Mercantile and Business uses. However, CIDCO may issue NOC for minimum 10% component for commercial use on request of lessee who would be required to obtain approval of local authority himself. Mercantile and business use in the plot shall be provided in accordance with GDCRs provision in force.

In addition to above, the following conditions are applicable for a plot allotted to a Co-operative Housing Society:

- i. Notwithstanding anything containing in the Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 as applicable, the society shall not transfer or assign by sale mortgage or sub lease the land or any part thereof lease or agreed to be leased to it by the Corporation.
- ii. The total apartments to be constructed should be strictly equal to the total number of certified members.
- iii. The Secretary of the society as the case may be shall be personally responsible for any unauthorised transfer of members or flat which may take place in the society. Unauthorised transfer may result into forfeiture of the entire amount paid by the members towards his share in the society plot. Otherwise he will be evicted from the premises. The Secretary shall also be liable to be prosecuted for allowing unauthorized transfer or for failure to take precautionary measure in this matter.
- iv. The Society shall construct number of flats equal to the number of the members of the society and the Carpet area of construction shall not be more than 100 sq.m. per flat.
- v. The society shall be liable to be evicted and land, building resumed to Corporation without payment of any compensation in case there is breach of any of the conditions of these Regulations and failure on the part of the society to remedy the said breach within a period of six months from the date of issue of notice by the Corporation communicating the said breach.
- vi. The Bye laws shall not be modified or varied or deleted except with the previous written permission of CIDCO and any modification or variation or deletion made without such permission, shall be treated as breach of the condition of lease entitling CIDCO to forfeit the lease premium and to enter upon the land.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

Every member of the society shall be bound to observe the conditions and covenants stipulated by CIDCO, while leasing or agreeing to lease land to society in Navi Mumbai for erection of the building for the benefit of the members as contained in the agreement to Lease to be executed by Society and Corporation.

- vii. The society will obtain exemption under the Urban Land (Ceiling & Regulation) Act, 1975 from Competent Authority or as applicable.

23-A) Parking Requirements:

The Intending Lessee Shall Provide the Parking as per the Provisions of the Prevailing Development Control Regulation

24) To build according to the building regulations or municipal regulations or development control rules in force from time to time:

At any time during the period of lease, the Lessee shall not erect any building or structure on any portion of the demised land except with the prior written permission of the Corporation and in accordance with the building regulations or development control rules framed by the Corporation from time to time or the municipal regulations or any other regulations in force from time to time.

25) Grant of Lease:

Soon after the Intending Lessee obtains the Occupancy Certificate from the designated Officer of the Planning Authority certifying that the building / work has been completed in accordance with the terms and conditions stipulated in the Agreement to lease and if the Intending Lessee shall have observed all the stipulations and the conditions of the Agreement to lease, the Corporation will grant and the Intending Lessee will accept a lease of the plot and the building erected thereon. The period of lease shall commence from the date of Agreement to lease at a yearly rent of Rs. 100/- only. Provided the Licensee shall abide by all terms and condition contained in Agreement to Lease.

26) Payment of Stamp Duty and Registration charges:

The lessee will bear and pay wholly and exclusively the stamp duty and the registration charges payable in accordance with the Bombay Stamp Act, 1958 on the Agreement to Lease and Lease Deed to be executed between our Corporation of one part and the lessee of the other part.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

27) Transfer or Assignment of Rights:

The Intending lessee shall not transfer wholly or partly the rights, benefits and interest he derives in respect of the plot agreed to be leased to him, provided that nothing contained herein shall apply if the Intending lessee, after execution of Agreement to lease, shall perform to the satisfaction of the Corporation the allowing conditions:

- a) Before transferring the demised land, the lessee shall pay to the Corporation the Transfer charges as may be determined by the Corporation from time to time, subject to a minimum of Rs.5000/-.
- b) In the instruments by which the Intending Lessee transfers his rights, benefits and interest in respect of the plot agreed to be leased to him, he shall impose upon the person to whom such rights are transferred, to perform and observe all the conditions stipulated in the Agreement to lease. Transfer of the demised land, shall mean and include the transfer of share or shares by the shareholders of a Company registered under the Company Act,1956 (I of 1956) or by the members of a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 or by the partners of a Partnership Firm registered under the Indian Partnership Act,1932, in which case the Transfer Charges as is allocable to the extent of the share or shares so transferred or at the rate as may be determined by the Corporation from time to time shall be recovered.

Explanation: The Intending Lessee may, with the prior written permission of the Managing Director, mortgage the plot to the Central government, State Government, Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Nationalized Bank, Employer of the Intending Lessee or any other Financial Institutions as may be approved by the Corporation from time to time, for obtaining a loan for paying the lease premium to the Corporation in respect of the said plot and for constructing the building / buildings, on the said plot in accordance with the plan approved by the Town Planning Officer, provided that such mortgage can only be created after the execution of Agreement to lease. However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Housing Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act., 1963.



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CBD Belapur,
Navi Mumbai 400614.
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

In case of a plot allotted to a Co-operative Housing Society, during the period of construction as permissible and thereafter the further period of 5 years commencing with the grant of certificate to the society by Planning Authority for occupation of the building constructed by it on the land leased or agreed to be leased by the Corporation, the society shall not, permit its member to transfer his membership. Provided that such transfer may be permitted with the approval of the Managing Director of the Corporation only if required by an event of VIS MAJOR. Upon the efflux of such period the society may permit the transfer of membership with the prior written permission of the Managing Director of the Corporation.

In case of change of membership transfer charges as per prevailing policy will be levied.

28) Indemnity:

The intending lessee shall keep the Corporation indemnified against any claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of work and also against all the payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said work or anything done under the authority herein contained.

29) Nuisance:

The intending lessee shall not at any time do, cause or permit any nuisance in or upon the said land agreed to be leased.

30) Insurance:

The intending lessee shall as soon as any building to be erected on the land agreed to be leased shall be erected, insure and keep insured the same in his name against damage by fire, tempest, hurricane or otherwise and on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of the last premium and shall forthwith apply all money received by virtue of such insurance in rebuilding or reinstating the building in case of any such damage.



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Allotment of Residential Plot

31) Sanitation:

The intending lessee shall observe and conform to the CIDCO General Development Control Regulation for Navi Mumbai, 1975. Upon erection of the intended building in accordance with the plans approved, the intending lessee will be permitted to connect the sewer line of the building erected to the main sewer line subject to the following conditions:

- A. The intending lessee shall obtain from the Health Dept. of CIDCO or the Health Dept. of NMMC CBD-Belapur, Navi Mumbai, as case may be No Objection certificate. Such NOC shall be given provided the site has been cleared of all debris and that the fencing has been erected.
- B. The intending lessee shall apply alongwith the above No Objection Certificate to the Executive Engineer for getting the sewer line of building/s connected to the main sewer line.

32) Recovery of premium or rent as land revenue:

Whenever, any premium, other than the lease premium specified in Regulation 6 above, or rent or service charges or any other amount due to the Corporation under the lease shall be in arrears, it may be recovered as arrears of land revenue under the provisions of Para 6 of the Schedule of the Maharashtra Regional and Town Planning Act, 1966 or any modification thereof.

33) Water Connection:

Water supply will be made available on payment of necessary water connection and water consumption charges to the CIDCO/NMMC/PCMC from time to time by completing formalities of CIDCO/NMMC/PCMC in this behalf.

34) Power Connection:

Power connection, consumption deposits and electrical energy resource development charges / service line charges are to be paid to MSEB directly. It is your responsibility to take power connection from the MSEB by completing their formalities in this behalf.



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a. Background:

CIDCO has entered into an agreement with MSEB ON 1st August 2003 for Development power supply distribution infrastructure at Kharghar node with following objectives:

- i) To make available power supply to prospective consumers on demand
- ii) To derive and apply uniform rate for power supply distribution infrastructure development for the entire Kharghar node.
- iii) To provide a single window clearance to the prospective consumers at the time of actually taking power connection.

b. Role of CIDCO:

In order to achieve the objective, CIDCO has prepared the Master Plan for the power supply distribution infrastructure. It has been planned to provide infrastructure with High Tech innovations such as:

- i) 33KV & 11KV underground cable network in pipe/RCC duct.
- ii) SF6 and VCB panels for controlling the power at high voltage.
- iii) 11KV SF6 Ring main units for hazard free operations.
- iv) Cable looping system for reduced interruptions
- v) SCADA for automation.

The power supply infrastructure for plot sizes upto 4000 sq.mtr. shall consist of LT power cable to the meter room whereas for plot sizes above 4000 sq.mtr. the HT cable of 11KV shall be provided upto the substation of the plot.

c. Role of MSEB:

After receipt of NOC from CIDCO:

- I) Issue quotation for service connection and security deposit, accept the payment and release the power connection to the consumer having plot area upto 4000 sq.mtrs.
- II) For plots more than 4000 sq. mtrs MSEB to prepare the scheme for transformer and other equipments in line with CIDCO's scheme and get the same executed to release the power supply to the applicant on collection of security deposit & service connection charges as per the procedure.



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Allotment of Residential Plot

d. Modalities of payment:

- i) For providing the power supply distribution infrastructure, recovery will be made from the prospective property buyers @ prevailing rate of PSID charges at the time of issue of allotment letter.
- ii) **Categorization:**
The Plot holders will be categorized on following basis:
 - a) The Plot size x FSI if it is less than 4000 sq.mtrs.
 - b) The Plot size x FSI if it is equal or more than 4000 sq. mtrs.
- iii) **Recovery of PSID Charges:**
For Category (a) i.e. where plot size x FSI is less than 4000 sq.m. will be Rs.350/per sq.mtr. and formula for PSIDC will be:
$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.}350/-$$

For category (b) i.e. where plot size x FSI if it is equal or more than 4000 sq.m. will be Rs.225/- per sq.mtr. and formula for PSIDC will be
$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.} 225/-$$

The recovery of PSIDC as above will be made as one time recovery by Marketing Section along with other recoveries and charges.
- iv) **Construction of Substation**
For the plot holders falling in categories (b) i.e. where plot size x permissible FSI is equal than 4000 sq.mtr., developer will be required to construct substation as per MSEDCL's norms and will also be required to pay necessary supervision charges and other charges directly to MSEDCL.
- v) The built up area will be considered as given by the A.T.P.O. (building permission) The Built up area will be considered on the basis of entire plot area only.
- vi) The N.O.C. and further particular can be obtained from the office of the Executive Engineer Electrical), CIDCO LTD., 6th floor, (South Wing). CIDCO Bhavan, CBD, Belapur, Navi Mumbai-400 614. Tel No. 5591 8618.



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Allotment of Residential Plot

vii) Arrangement of the feeder pillar for power distribution:

- A. The Corporation/Municipal authority reserves the right to place feeder pillar and mini pillars within the plot permanently.
- B. The Corporation/Municipal authority also reserves the right to decide the locations of the same along the compound wall. However, the location of these would be along the footpath and will not protrude inside the plot by more than 0.6 mtrs.
- C. The plot holders should permit free access for its maintenance as and when required to the Corporation/Municipal authority.

35) Solid Waste Management:

The intending lessee shall observe scrupulously the following conditions in order to ensure the directions and recommendations of the Hon'ble Supreme Court regarding solid waste management.

- a) The intending lessee shall keep two streams of waste one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.
- b) The intending lessee shall identify locations for composting and disposal to waste within their complex.
- c) The intending lessee shall make sure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) Intending lessee shall make separate arrangement for disposal of toxic or hazardous
- e) Household waste such as used batteries. Containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.
- f) The intending lessee shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste, bio-degradable waste and recyclable waste.



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Allotment of Residential Plot

36) Provisions for installation of Solar Energy Assisted System:

- a) Definitions: Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.
- i. Solar Assisted Water Heating System (SAWHS): A devise to heat water using solar energy as heat source.
 - ii. Auxiliary Back up: Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
 - iii. New Building: Such buildings of categories specified in Regulation no. 32.2 for which construction plans have been submitted to competent authority for approval
 - iv. Existing Building: Such buildings which are licensed to perform their respective business
- b) Solar Assisted Water Heating Systems (SAWHS): Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System(SAWHS).
- i. Hospitals and Nursing Homes
 - ii. Hotels, Lodges and Guesthouses
 - iii. Hostels of Schools, Colleges, Training Centers
 - iv. Barracks of armed forces, paramilitary forces and police
 - v. Individual residential buildings having more than 150 sq.mt. plinth area.
 - vi. Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
 - vii. Community Centers, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use.

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Allotment of Residential Plot

- c) Installation of Solar Assisted Water Heating System (SAWHS) The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.
- i) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution point, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- ii) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- iii) The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.
- iv) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning /Local Authority concerned. The recommended minimum capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- v) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- vi) Building permissions for all the new construction/buildings of the aforesaid categories shall be granted only if they have been compiled with these provisions.
- d) In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above, provided there is already system or installation for supplying hot water.



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e) Solar Assisted Electric Equipment (Photo voltaic equipment). In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

f) The construction space required for providing any or all the equipment/storage space required for batteries of the solar assisted systems shall not be counted towards computation of FSI.

37) The following provisions shall be applicable for installation of Rain Water Harvesting Structures (RWHS):

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction's/additions on plots having area not less than 300sq.mtr. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in sub regulation 2 of Reg. 33, given here below. Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater, at all times.

c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq. mtr. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bye-laws.

d) Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

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e) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

i) Open well of a minimum of 1.00 mtr diameter and 6 mtr in depth into which rainwater may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mtr and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mtr Width x 1.20 mtr Length x 2.00 mtr to 2.50 mtr Depth. The trenches can be of 0.60 mtr Width x 2.00 to 6.00 mtr Length

v) x 1.50 to 2.00 mtr Depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filed with filter media comprising the following materials.

1) 40 mm stone aggregate as bottom layer upto 50% of the depth;

2) 20 mm stone aggregate as lower middle layer upto 20% of the depth;

3) Coarse sand as upper middle layer upto 20% of the depth;

4) A thin layer of fine sand as top layer.

5) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top waterfalls on the splash pad.



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6) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

7) Perforated concrete slabs shall be provided on the pits / trenches.

8) If the open space surrounding the building is not paved, top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

9) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.

10) The terrace shall be connected to the open well / bore well / storage tank / recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mtr. for a roof area of 100 sq. mtr.

11) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

12) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

38) Internal Development:

That he/they/it or the lessee will carry internal Development of the above plot at his/their/its or the lessee own cost. Approach road will be provided upto the boundary of the plot.



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39) Not to affix or display Sign-Boards, Advertisement etc.:

That he/they/it or the lessee shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

40) Payment of Taxes/Service Charges:

- A. In case the plot is situated at Kharghar, Panvel, Ulwe, Kalamboli and Dronagiri nodes, the intending lessee shall pay to the Corporation Service Charges at the rate as may be prescribed by the Corporation from time to time taking into consideration permissible use of the land.
- B. In case the above nodes are at a later date brought under the jurisdiction of a Municipal Corporation/Council, the Service Charges shall cease to become payable to the Corporation one year after the civic amenities are transfer to such local authority and the Property Taxes and Other Taxes as levied by the such local authority Municipal Corporation/Council, shall become payable to the said Local.

41) Application of General Development Control Regulation for Navi Mumbai:

The allotment of land to the he/they/it is governed by the prevailing provisions contained in the Unified Development Control & Promotion Regulation for Maharashtra State. Please note that any modification to the said Regulation and in particular to the Floor Space Index and change of use of land shall not be automatically applicable by you. However, if you so desire, you may apply for the application of the modified regulation of the Unified Development Control & Promotion Regulation for Maharashtra State to the Corporation. The Corporation may at its sole discretion apply the modification of such regulation on payment of (i) Development charges (ii) Additional premium and (iii) other charges if any as may be decided by the Corporation from time to time.



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42) Termination of Agreement to Lease and revocation of License:

In case the Intending Lessee (a) fails to obtain the development permission, commence and complete the construction of a building or buildings, factory, structure or other works within the period stipulated for the same in the Regulation 7 of Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 or within the period as may be extended by the Corporation, (b) fails to observe any of the conditions of the Agreement to lease, (c) fails to proceed with the construction work with due diligence, the Corporation shall have the powers to terminate the Agreement to lease and revoke the license granted herein to the Intending Lessee for entering upon the plot, in which case all erections and materials, plant and things upon the said plot shall belong to the Corporation without making any compensation or allowance on account of such erection materials, plants, things and without making any payment to the Intending Lessee for refund or repayment of any premium paid by such Intending Lessee or otherwise to continue the allotment of the said plot with the Intending Lessee on payment of such fine or premium, over and above the additional premium which shall be payable under these Regulations, as may be decided by the Corporation. However, while doing so Earnest Money Deposit in full plus 25% of the installments of lease premium paid shall be forfeited. The Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the compensation so claimed, from any sum having become or becoming due to you.

43) Summary eviction of persons unauthorizedly occupying the lands on determination of lease:

If, on determination of the lease, any person unauthorizedly occupying or wrongfully in possession of the land, it shall be lawful for the Managing Director to secure summary eviction of such person in the manner as provided in the Bombay Government premises (Eviction) Act, 1955.



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Allotment of Residential Plot

44) Determination of lease and power of re-entry:

In case (a) the Managing Director is satisfied that it is beyond the capacity of the lessee to use the demised land in the prescribed manner, (b), the Lessee fails or neglects to pay the premium or rent or commits a breach of any of these regulations or any of the conditions of the lease, (c) the Lessee renounces his character as such by setting a title in a third person or by claiming title in himself or (d) the Lessee is adjudicated as insolvent, the Corporation shall be entitled to determine the lease And re-enter upon the demised land without making any compensation or allowance on account of the building or improvements built or carried out on the demised premises and without making any payment to the Lessee for refund or repayment of lease premium or any premium paid by him.

45) Interpretation of general terms and conditions for disposal of plots of land in case of dispute as regards interpretation of the General terms and conditions of disposal of plots of land and of the invitation of offer or anything there from, the final decision rests with Managing Director of CIDCO and will be binding on all parties as the award of Arbitrator.

46) If you fail to pay above lease premium herein before mentioned on the due dates or upon payment of total lease premium by you, if you fail to submit to the Corporation plans of the intending plot within a period of 6 months from the date of execution of agreement or to commence erection of the intended building/buildings within a period of 12 months from the date of execution of such agreement to lease or to complete erection of the intended Residential plot in accordance with approved plans and obtain Occupancy Certificate from the Corporation, our Corporation shall be entitled to rescind or terminate the Agreement so concluded or to be formalized in the standard form and revoke the license granted or to be granted to you to enter upon above plot of land for the purpose of erecting the intending Residential Building and to forfeit entire Earnest Money deposit paid by you and plus 25% of the agreed premium. However, in addition to the forfeiture of Earnest Money deposit and 25% of the agreed lease premium, the Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of the agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the Compensation so claimed, from any sum having become or becoming due to you.



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Allotment of Residential Plot

47) Recovery of any sum due to the Corporation:

Where any sum payable to the Corporation by the intending lessee under the agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue.

48) The Unified Development Control and Promotion Regulation, at the time of Submission of development proposal and plan to Town Planning Officer, shall be applicable in addition to above conditions.

49) The intending lessee shall provide necessary infrastructure, including electric substation for electric supply as per the requirement of MSEB within the plot, if necessary.

50) Disputes:

In case of dispute as regards interpretation of the terms of this scheme or anything arising there from the final decision will rest with the Managing Director, CIDCO and will be binding on all parties as the award of the Arbitrator.

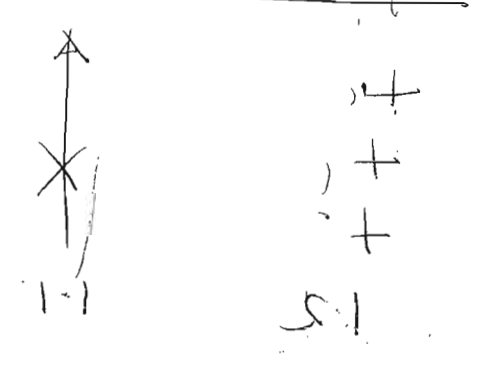
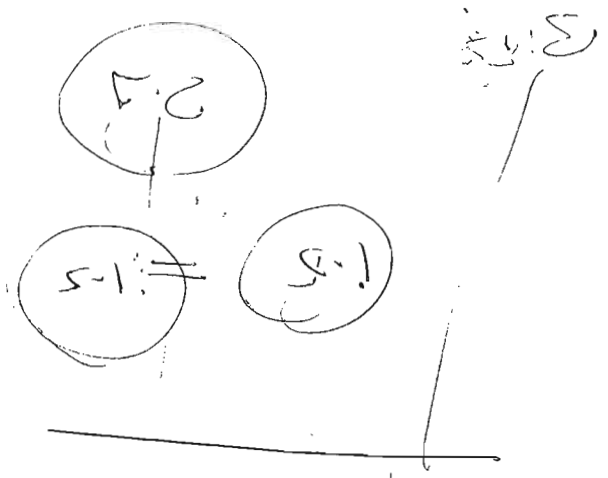
All other terms and conditions mentioned in the scheme booklet are also binding on the lessee.

We will be thankful to receive acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in preceding paragraph.

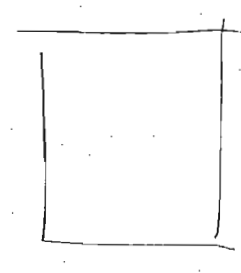
Yours Faithfully,

Marketing Manager - I

MARKETING MANAGER-I
CIDCO Ltd. CBD Belapur,
Navi Mumbai-400614.



1.25



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

Reference No.7491/1000593 / 1410

Date : 25.03.2021

Customer No: 30148684

To,
Mr. BIREN BIPINCHANDRA SHAH,
404 Adinath Tower Sudha Park,Vallabh Baug,
Lane EXT Ghatkoper East,
MUMBAI-400077.

Subject: Allotment of Plot No. 97, in Sector 27 at Node Kharghar, Navi Mumbai.

Reference: 1) Scheme No.MM-04-2020-2021

2) Your participation in Scheme No.MM-04-2020-2021

- Successful Bidder

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-04-2020-2021 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

A. DETAILS OF PLOT ALLOTTED

a) Plot Allotment date	: 25.03.2021
b) Plot Number	: 97
c) LAPO code	: NMKG02700000097
d) Sector No	: 27
e) Node	: Kharghar
f) Area of Plot (In Sqm)	: 499.9300
g) Rate Rs./Sqm	: 107,000.00
h) Total Lease Premium (Rs)	: 53,492,510.00
i) Permissible FSI/VPR	: 1.1000
j) Use of Plot/Land Use	: Residential

B. TOTAL PRICE OF PLOT

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
53,492,510.00	2,235,000.00	51,257,510.00

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice to ensure transparency and accountability.

2. In the second section, the author outlines the various methods used for data collection and analysis. This includes both primary and secondary research techniques, as well as the use of statistical software to process large datasets.

3. The third part of the report focuses on the results of the study. It details the findings from the data analysis, highlighting key trends and patterns that emerged during the research process.

4. Finally, the conclusion summarizes the overall findings and provides recommendations for future research. It suggests that further exploration of the identified trends could provide valuable insights into the underlying causes and potential solutions.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
Allotment of Residential Plot
C. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	201,150.00	201,150.00	402,300.00	08.05.2021
BC1	25,428,158.09	2,288,534.23	2,288,534.23	30,005,226.55	08.05.2021
BC2	25,428,158.09	2,288,534.23	2,288,534.23	30,005,226.55	07.06.2021

*Payment to be made on previous working day if due date for installment is a holiday.

D. TDS

Note: The buyer has to deduct applicable TDS rupees **401193.83**

E. MISCELLANEOUS CHARGES

Particulars	Charges (Rate)	Amount in Rs.
1) Documentation Charges (Incl. GST @ 18%)	0.00	590.00
2) Annual Lease rent (Area)	0.00	0.00
3) Annual Lease rent (Fixed)	0.00	0.00
4) 60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%)	100.00 per year	7,080.00
5) Water Distribution Betterment Charges	310 per sqm	154,978.30
6) Power Supply Network Development Charges (If area <4000 = Area X FSI X 350 X 1.35 & If area >4000 = Area FSI X 225 X 1.35)	0.00	259,838.62
7) Power Connection Charges	0.00	0.00
8) Deposit Power Connection	0.00	0.00
9) Water Connection Charges	0.00	0.00
10) Deposit Water connection	0.00	0.00
11) Drainage Conn. Charges	0.00	0.00
12) Deposit Drainage Conn.	0.00	0.00
13) Other Charges	0.00	0.00
Total Miscellaneous Charges		422,486.92

F. Goods & Services Tax (GST):

a) If an allottee does not intend to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units to third parties, then GST shall be recovered by CIDCO @18%.

b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective





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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case

i) Affidavit cum Undertaking regarding, stating that they are developing project for sale of constructed apartments, shops, offices to prospective buyers, and if in future GST liability arises in respect of the subject plot, then they will pay the GST along with interest/ DPC thereon and will keep CIDCO indemnified from any liability in this regard.

ii) Letter on letterhead regarding developing project for sale of constructed apartments, shops, offices to prospective buyers.

iii) The GSTIN Registration Number

c) The Corporation reserves the rights to verify the representation and allow or deny the request of allottee as per applicable rules in this regards.

G. You are requested to pay all the installments within the stipulated time prescribed in the Allotment Letter. No time extension whatsoever will be given to the allottee by the Corporation under any circumstances.

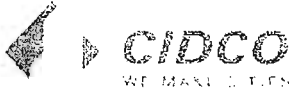
H. The Unified Development Control & Promotion Regulations for Maharashtra State in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I which may be permitted as per the Unified Development Control & Promotion Regulations for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

I. We will be thankful to you if you dispatch acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in preceding Para. The terms and conditions of the concluded agreement by this letter of allotment are produced as attached annexure.

Yours Faithfully,

Marketing Manager - I
MARKETING MANAGER-I
CIDCO Ltd. CBD Belapur,
Navi Mumbai-400614.





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1) Application of Law:

The above plot of land has been agreed to be leased to you under the Provisions of Section 118 of the Maharashtra Regional and Town Planning Act, 1966 and the Navi Mumbai Disposal of Lands (Amendment) Regulations 2008 made there-under as amended from time to time. The development of the land shall be governed by the provisions of the Unified Development Control and Promotion Regulation.

2) Registration of Society: (Applicable for a plot allotted to a Co-operative Housing Society)

The allotment of the plot is subject to registration of Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960. CIDCO will issue the NOC in this regard. This shall be done before execution of agreement.

3) Term of Lease:

The lease shall be granted in consideration of premium or rent or both premium and rent, for a term not exceeding 60 years. Provided that in special circumstances the term of the lease may be extended beyond 60 years but not beyond 99 years for reasons to be recorded in writing.

4) Land Use:

The land is to be used for erection of building for **Residential** purpose only. In case of a plot allotted to a Co-operative Housing Society, the Society shall utilize the land only for purpose of constructing purely residential accommodation for the members of the Society (as per list attached) and the land or any part thereof shall not be utilized by the Society or by any of its members directly or indirectly for any commercial business, professional purpose and no other use is permissible.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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5) F.S.I.:

The Floor Space Index permitted to be consumed is 1.1 The General Development Control Regulations in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I. which may be permitted as per Unified Development Control & Promotion Regulation for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

6) User of land and consumable FSI:

The user and the FSI permitted to the demised premises, which shall not be changed/ increased without the prior written permission of the Corporation and without the payment of prescribed Additional Premium and other charges.

7) Mode of Payment:

Payment of lease premium, GST on lease premium, Water Distribution Betterment charges and the documentation charges shall be paid separately through online payment mode only. For details, the allottee should visit the website www.cidco.maharashtra.gov.in. The Goods and Service Tax, if applicable on the amount of EMD shall be paid immediately after receipt of the allotment letter.

8) Other Charges:

In addition to lease premium, the intending lessee shall also bear and pay charges such as scrutiny fee for the plans etc., which are required to be paid according to the General Development Control Regulation 1975 or the Unified Development Control and Promotion Regulation and other statutory charges payable under Maharashtra Regional Town Planning Act, 1966 or any other act being in force from time to time.

9) Payment of rents, taxes and other charges:

The Lessee shall, during the continuance of the lease pay all rates, taxes and other charges due and becoming due in respect of the demised land by the Corporation or Lessee thereof.



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10) Payment of land revenue:

The Lessee shall, during the continuance of the lease pay the land revenue and cesses assessed or which may be assessed on the demised land.

11) Payment of documentation charges:

Documentation charges of Rs.500/- shall be payable before execution of lease agreement. In addition to the payment of Documentation Charges to the Corporation.

12) Payment of Lease Rent:

The lessee shall pay to the Corporation annual lease rent of Rs. 100.00 in respect of the above plot of land for each financial year or part thereof. The lessee shall start paying before 30th April in each financial year such annual lease rent to the Corporation from the date of execution of Agreement to Lease.

13) Extension of time: (For Payment of Installment)

You are requested to pay all the installments within the stipulated time prescribed in the Allotment Letter. No time extension whatsoever will be given to the allottee by the Corporation under any circumstances.

14) Grant of "No Objection Certificate" to enable the intending lessee to mortgage the plot of land for borrowing loan:

The Corporation may grant "No Objection Certificate" to enable the intending lessee to mortgage the land to obtain loan. Such No Objection Certificate shall be granted subject to the following conditions:

- A. The intending lessee shall apply to the Corporation along with a letter from the Financial Institution promising the intending lessee to grant him loan.
- B. The Financial institution promising to grant loan to the intending lessee shall be as listed in the scheme booklet.
- C. The No Objection Certificate shall enable the intending lessee to mortgage the land from list of Financial Institutions approved by CIDCO only after the payment of entire lease premium and other charges and after execution of Agreement.



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15) Final Demarcation Plan:

On payment of full amount of lease premium and other charges, the land will be demarcated and such demarcation plan will be enclosed with the agreement to lease. During the course of final demarcation, the possibility of some variation in the area cannot always be denied. In case such variation to the extent of 10% from the area indicated with offer document subject to a maximum of 250 sq. mtrs it shall have to be accepted by the intending lessee. If the area is increased, the intending lessee shall be required to pay for the difference in area at the rate quoted by him. However, in case the area is decreased, the difference in lease premium shall be refunded without any interest. If the area is excess by more than 10% or by more than 250.00 sq. mtrs whichever is more, the Corporation reserved rights to demarcate the plot and carved out an additional plot which shall be separately disposed by the Corporation at its sole discretion. In case the possession of the plot is delayed by the Corporation for any reason, no compensation in the form of interest or otherwise shall be payable by the Corporation to the intending lessee.

16) Execution of Agreement:

Immediately after full and final payment of agreed amount of lease premium and other charges, the Corporation shall call the Intending Lessee for execution of Agreement to Lease. The Intending Lessee shall, within a period of Thirty days from the date of issue of letter thereto, execute with the Corporation the Agreement to Lease and shall obtain the license and authority to enter upon the plot for the purpose of erecting a building or buildings thereon. The Managing Director may, on request of the Intending Lessee, extend the foregoing period by Three months, on the condition that the Intending Lessee shall pay to the Corporation the Watch and Ward Charges at the rate of Rs.5/- per sq. mtrs. per calendar month or part thereof. Provided that if the Agreement to Lease is not executed and the possession of the plot is not taken within specified period, the agreement concluded between the Corporation and Intending Lessee shall stand terminated. In the event of termination of the concluded agreement, the Earnest Money Deposit along with the 25% of the installments of lease premium paid, shall be forfeited without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default.

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Allotment of Residential Plot

17) Time being essence of the contract:

The time prescribed for making payment of the installment of the agreed premium, submission of plans, commencement of erection of intending building and completion of erection of such building shall be intended to be the essence of the contract.

18) Default in Payment of Agreed Lease Premium:

Provided further that if there shall be default by the Intending Lessee in the payment of first installment or the payment of second installment of the lease premium, the agreement concluded between the Corporation and the Intending Lessee shall stand determined and the Earnest Money Deposited by the Intending Lessee shall stand forfeited in full. In addition to the Earnest Money Deposit, 25% of the installment or installments of lease premium paid by the Intending Lessee shall also stand forfeited to the Corporation, without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default. Non-availability of physical infrastructure for the time being will not be considered as an excuse for non-payment of lease premium on due dates or for submission of plan. Infrastructure will be developed in suitable phase in due course.

19) Submission of Plans & Construction:

The lessee shall submit plan of the intended building to be erected on the above plot of land to the concerned Planning Authority for approval within a period of six months from the date of execution of Agreement to Lease. You shall not undertake work until the plans are approved. The lessee shall commence construction work within a period of 12 months from the date of execution of Agreement to Lease. The lessee shall complete erection of intending building in accordance with the plans so approved within a period of Four years from the date of execution of agreement and obtain occupancy certificate from the NMMC/PCMC certifying that the building or buildings erected is fit for occupation.

20) Extension of Time: (For construction).

Without prejudice to the rights, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the lessee of his intention to enforce the lessee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in the clause 3(d) above, if he is satisfied that the building and works could not be

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

completed within the prescribed time for reason beyond the control of the lessee and if the lessee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the Navi Mumbai Disposal of Lands (Amendment) 2008 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the lessee to complete the building and accept the lease shall be taken to refer to such extended period.

21) Execution of Lease Deed:

Upon completion of erection of the intended building as per plans approved and after obtaining Occupancy Certificate from the concerned Planning Authority certifying that the building/s so erected are fit for occupation, our Corporation will execute with the lessee a Lease Deed for period of 60 years in respect of the above land from the date of execution of Agreement, provided that the lessee shall have abided by all the terms and conditions contained in the Agreement to Lease.

22) Fencing during Construction:

The lessee shall fence within a period of two months from the date of execution of Agreement, the plot agreed to be leased by the Corporation. The lessee shall not encroach upon any adjoining land, road pathway or footpath of the Corporation in any manner whatsoever.

23) Development Conditions:

- I) The plots are offered on 'as is where is basis'.
- II) Sub-division of the plots shall not be permitted.
- III) The maximum permissible F.S.I. will be 1.1.

IV) The building shall be constructed for **Residential** use only.

V) (a) The building on plots reserved for Residential + Commercial purpose shall be constructed for business, Mercantile and Residential use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive. However, the upper floors proposed for residential apartments shall be starting from the



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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upper most floor and shall not have any other use on the same floors. Access area such as staircase, lifts and lobbies shall be separately provided for residential floors.

The building on plots reserved for Commercial purpose shall be constructed for business and Mercantile use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive.

V) (b) A maximum 30% of the permissible FSI shall be used for Mercantile and Business uses. However, CIDCO may issue NOC for minimum 10% component for commercial use on request of lessee who would be required to obtain approval of local authority himself. Mercantile and business use in the plot shall be provided in accordance with GDCRs provision in force.

In addition to above, the following conditions are applicable for a plot allotted to a Co-operative Housing Society:

- i. Notwithstanding anything containing in the Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 as applicable, the society shall not transfer or assign by sale mortgage or sub lease the land or any part thereof lease or agreed to be leased to it by the Corporation.
- ii. The total apartments to be constructed should be strictly equal to the total number of certified members.
- iii. The Secretary of the society as the case may be shall be personally responsible for any unauthorised transfer of members or flat which may take place in the society. Unauthorised transfer may result into forfeiture of the entire amount paid by the members towards his share in the society plot. Otherwise he will be evicted from the premises. The Secretary shall also be liable to be prosecuted for allowing unauthorised transfer or for failure to take precautionary measure in this matter.
- iv. The Society shall construct number of flats equal to the number of the members of the society and the Carpet area of construction shall not be more than 100 sq.m. per flat.
- v. The society shall be liable to be evicted and land, building resumed to Corporation without payment of any compensation in case there is breach of any of the conditions of these Regulations and failure on the part of the society to remedy the said breach within a period of six months from the date of issue of notice by the Corporation communicating the said breach.
- vi. The Bye laws shall not be modified or varied or deleted except with the previous written permission of CIDCO and any modification or variation or deletion made without such permission, shall be treated as breach of the condition of lease entitling CIDCO to forfeit the lease premium and to enter upon the land.



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Every member of the society shall be bound to observe the conditions and covenants stipulated by CIDCO, while leasing or agreeing to lease land to society in Navi Mumbai for erection of the building for the benefit of the members as contained in the agreement to Lease to be executed by Society and Corporation.

- vii. The society will obtain exemption under the Urban Land (Ceiling & Regulation) Act, 1975 from Competent Authority or as applicable.

23-A) Parking Requirements:

The Intending Lessee Shall Provide the Parking as per the Provisions of the Prevailing Development Control Regulation

24) To build according to the building regulations or municipal regulations or development control rules in force from time to time:

At any time during the period of lease, the Lessee shall not erect any building or structure on any portion of the demised land except with the prior written permission of the Corporation and in accordance with the building regulations or development control rules framed by the Corporation from time to time or the municipal regulations or any other regulations in force from time to time.

25) Grant of Lease:

Soon after the Intending Lessee obtains the Occupancy Certificate from the designated Officer of the Planning Authority certifying that the building / work has been completed in accordance with the terms and conditions stipulated in the Agreement to lease and if the Intending Lessee shall have observed all the stipulations and the conditions of the Agreement to lease, the Corporation will grant and the Intending Lessee will accept a lease of the plot and the building erected thereon. The period of lease shall commence from the date of Agreement to lease at a yearly rent of Rs. 100/- only. Provided the Licensee shall abide by all terms and condition contained in Agreement to Lease.

26) Payment of Stamp Duty and Registration charges:

The lessee will bear and pay wholly and exclusively the stamp duty and the registration charges payable in accordance with the Bombay Stamp Act, 1958 on the Agreement to Lease and Lease Deed to be executed between our Corporation of one part and the lessee of the other part.



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27) Transfer or Assignment of Rights:

The Intending lessee shall not transfer wholly or partly the rights, benefits and interest he derives in respect of the plot agreed to be leased to him, provided that nothing contained herein shall apply if the Intending lessee, after execution of Agreement to lease, shall perform to the satisfaction of the Corporation the allowing conditions:

- a) Before transferring the demised land, the lessee shall pay to the Corporation the Transfer charges as may be determined by the Corporation from time to time, subject to a minimum of Rs.5000/-.
- b) In the instruments by which the Intending Lessee transfers his rights, benefits and interest in respect of the plot agreed to be leased to him, he shall impose upon the person to whom such rights are transferred, to perform and observe all the conditions stipulated in the Agreement to lease. Transfer of the demised land, shall mean and include the transfer of share or shares by the shareholders of a Company registered under the Company Act,1956 (I of 1956) or by the members of a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 or by the partners of a Partnership Firm registered under the Indian Partnership Act,1932, in which case the Transfer Charges as is allocable to the extent of the share or shares so transferred or at the rate as may be determined by the Corporation from time to time shall be recovered.

Explanation: The Intending Lessee may, with the prior written permission of the Managing Director, mortgage the plot to the Central government, State Government, Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Nationalized Bank, Employer of the Intending Lessee or any other Financial Institutions as may be approved by the Corporation from time to time, for obtaining a loan for paying the lease premium to the Corporation in respect of the said plot and for constructing the building / buildings, on the said plot in accordance with the plan approved by the Town Planning Officer, provided that such mortgage can only be created after the execution of Agreement to lease. However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Housing Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act., 1963.



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In case of a plot allotted to a Co-operative Housing Society, during the period of construction as permissible and thereafter the further period of 5 years commencing with the grant of certificate to the society by Planning Authority for occupation of the building constructed by it on the land leased or agreed to be leased by the Corporation, the society shall not, permit its member to transfer his membership. Provided that such transfer may be permitted with the approval of the Managing Director of the Corporation only if required by an event of VIS MAJOR. Upon the efflux of such period the society may permit the transfer of membership with the prior written permission of the Managing Director of the Corporation.

In case of change of membership transfer charges as per prevailing policy will be levied.

28) Indemnity:

The intending lessee shall keep the Corporation indemnified against any claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of work and also against all the payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said work or anything done under the authority herein contained.

29) Nuisance:

The intending lessee shall not at any time do, cause or permit any nuisance in or upon the said land agreed to be leased.

30) Insurance:

The intending lessee shall as soon as any building to be erected on the land agreed to be leased shall be erected, insure and keep insured the same in his name against damage by fire, tempest, hurricane or otherwise and on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of the last premium and shall forthwith apply all money received by virtue of such insurance in rebuilding or reinstating the building in case of any such damage.



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31) Sanitation:

The intending lessee shall observe and conform to the CIDCO General Development Control Regulation for Navi Mumbai, 1975. Upon erection of the intended building in accordance with the plans approved, the intending lessee will be permitted to connect the sewer line of the building erected to the main sewer line subject to the following conditions:

- A. The intending lessee shall obtain from the Health Dept. of CIDCO or the Health Dept. of NMMC CBD-Belapur, Navi Mumbai, as case may be No Objection certificate. Such NOC shall be given provided the site has been cleared of all debris and that the fencing has been erected.
- B. The intending lessee shall apply alongwith the above No Objection Certificate to the Executive Engineer for getting the sewer line of building/s connected to the main sewer line.

32) Recovery of premium or rent as land revenue:

Whenever, any premium, other than the lease premium specified in Regulation 6 above, or rent or service charges or any other amount due to the Corporation under the lease shall be in arrears, it may be recovered as arrears of land revenue under the provisions of Para 6 of the Schedule of the Maharashtra Regional and Town Planning Act, 1966 or any modification thereof.

33) Water Connection:

Water supply will be made available on payment of necessary water connection and water consumption charges to the CIDCO/NMMC/PCMC from time to time by completing formalities of CIDCO/NMMC/PCMC in this behalf.

34) Power Connection:

Power connection, consumption deposits and electrical energy resource development charges / service line charges are to be paid to MSEB directly. It is your responsibility to take power connection from the MSEB by completing their formalities in this behalf.



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Allotment of Residential Plot

a. Background:

CIDCO has entered into an agreement with MSEB ON 1st August 2003 for Development power supply distribution infrastructure at Kharghar node with following objectives:

- i) To make available power supply to prospective consumers on demand
- ii) To derive and apply uniform rate for power supply distribution infrastructure development for the entire Kharghar node.
- iii) To provide a single window clearance to the prospective consumers at the time of actually taking power connection.

b. Role of CIDCO:

In order to achieve the objective, CIDCO has prepared the Master Plan for the power supply distribution infrastructure. It has been planned to provide infrastructure with High Tech innovations such as:

- i) 33KV & 11KV underground cable network in pipe/RCC duct.
- ii) SF6 and VCB panels for controlling the power at high voltage.
- iii) 11KV SF6 Ring main units for hazard free operations.
- iv) Cable looping system for reduced interruptions
- v) SCADA for automation.

The power supply infrastructure for plot sizes upto 4000 sq.mtr. shall consist of LT power cable to the meter room whereas for plot sizes above 4000 sq.mtr. the HT cable of 11KV shall be provided upto the substation of the plot.

c. Role of MSEB:

After receipt of NOC from CIDCO:

- I) Issue quotation for service connection and security deposit, accept the payment and release the power connection to the consumer having plot area upto 4000 sq.mtrs.
- II) For plots more than 4000 sq. mtrs MSEB to prepare the scheme for transformer and other equipments in line with CIDCO's scheme and get the same executed to release the power supply to the applicant on collection of security deposit & service connection charges as per the procedure.



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d. Modalities of payment:

- i) For providing the power supply distribution infrastructure, recovery will be made from the prospective property buyers @ prevailing rate of PSID charges at the time of issue of allotment letter.
- ii) **Categorization:**
The Plot holders will be categorized on following basis:
 - a) The Plot size x FSI if it is less than 4000 sq.mtrs.
 - b) The Plot size x FSI if it is equal or more than 4000 sq. mtrs.
- iii) **Recovery of PSID Charges:**
For Category (a) i.e. where plot size x FSI is less than 4000 sq.m. will be Rs.350/per sq.mtr. and formula for PSIDC will be:
$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.}350/-$$

For category (b) i.e. where plot size x FSI if it is equal or more than 4000 sq.m. will be Rs.225/- per sq.mtr. and formula for PSIDC will be
$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.}225/-$$

The recovery of PSIDC as above will be made as one time recovery by Marketing Section along with other recoveries and charges.
- iv) **Construction of Substation**
For the plot holders falling in categories (b) i.e. where plot size x permissible FSI is equal than 4000 sq.mtr., developer will be required to construct substation as per MSEDCL's norms and will also be required to pay necessary supervision charges and other charges directly to MSEDCL.
- v) The built up area will be considered as given by the A.T.P.O. (building permission) The Built up area will be considered on the basis of entire plot area only.
- vi) The N.O.C. and further particular can be obtained from the office of the Executive Engineer Electrical), CIDCO LTD., 6th floor, (South Wing). CIDCO Bhavan, CBD, Belapur, Navi Mumbai-400 614. Tel No. 5591 8618.



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vii) Arrangement of the feeder pillar for power distribution:

- A. The Corporation/Municipal authority reserves the right to place feeder pillar and mini pillars within the plot permanently.
- B. The Corporation/Municipal authority also reserves the right to decide the locations of the same along the compound wall. However, the location of these would be along the footpath and will not protrude inside the plot by more than 0.6 mtrs.
- C. The plot holders should permit free access for its maintenance as and when required to the Corporation/Municipal authority.

35) Solid Waste Management:

The intending lessee shall observe scrupulously the following conditions in order to ensure the directions and recommendations of the Hon'ble Supreme Court regarding solid waste management.

- a) The intending lessee shall keep two streams of waste one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.
- b) The intending lessee shall identify locations for composting and disposal to waste within their complex.
- c) The intending lessee shall make sure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) Intending lessee shall make separate arrangement for disposal of toxic or hazardous
- e) Household waste such as used batteries. Containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.
- f) The intending lessee shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste, bio-degradable waste and recyclable waste.



Marketing Manager - I
Raigad Bhavan, 3rd Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078/1076

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

36) Provisions for installation of Solar Energy Assisted System:

a) **Definitions:** Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

- i. **Solar Assisted Water Heating System (SAWHS):** A device to heat water using solar energy as heat source.
- ii. **Auxiliary Back up:** Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
- iii. **New Building:** Such buildings of categories specified in Regulation no. 32.2 for which construction plans have been submitted to competent authority for approval
- iv. **Existing Building:** Such buildings which are licensed to perform their respective business

b) **Solar Assisted Water Heating Systems (SAWHS):** Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System(SAWHS).

- i. Hospitals and Nursing Homes
- ii. Hotels, Lodges and Guesthouses
- iii. Hostels of Schools, Colleges, Training Centers
- iv. Barracks of armed forces, paramilitary forces and police
- v. Individual residential buildings having more than 150 sq.mt. plinth area.
- vi. Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- vii. Community Centers, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use.



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Allotment of Residential Plot

- c) Installation of Solar Assisted Water Heating System (SAWHS) The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.
- i) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution point, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- ii) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- iii) The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.
- iv) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning /Local Authority concerned. The recommended minimum capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- v) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- vi) Building permissions for all the new construction/buildings of the aforesaid categories shall be granted only if they have been compiled with these provisions.
- d) In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above, provided there is already system or installation for supplying hot water.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

e) Solar Assisted Electric Equipment (Photo voltaic equipment). In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

f) The construction space required for providing any or all the equipment/storage space required for batteries of the solar assisted systems shall not be counted towards computation of FSI.

37) The following provisions shall be applicable for installation of Rain Water Harvesting Structures (RWHS):

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction's/additions on plots having area not less than 300sq.mtr. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in sub regulation 2 of Reg. 33, given here below. Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater, at all times.

c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq. mtr. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bye-laws.

d) Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

- e) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
- i) Open well of a minimum of 1.00 mtr diameter and 6 mtr in depth into which rainwater may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mtr and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mtr Width x 1.20 mtr Length x 2.00 mtr to 2.50 mtr Depth. The trenches can be of 0.60 mtr Width x 2.00 to 6.00 mtr Length x 1.50 to 2.00 mtr Depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filed with filter media comprising the following materials.
- 1) 40 mm stone aggregate as bottom layer upto 50% of the depth;
 - 2) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
 - 3) Coarse sand as upper middle layer upto 20% of the depth;
 - 4) A thin layer of fine sand as top layer.
 - 5) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top waterfalls on the splash pad.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

6) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

7) Perforated concrete slabs shall be provided on the pits / trenches.

8) If the open space surrounding the building is not paved, top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

9) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.

10) The terrace shall be connected to the open well / bore well / storage tank /recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mtr. for a roof area of 100 sq. mtr.

11) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

12) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

38) Internal Development:

That he/they/it or the lessee will carry internal Development of the above plot at his/their/its or the lessee own cost. Approach road will be provided upto the boundary of the plot.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

39) Not to affix or display Sign-Boards, Advertisement etc.:

That he/they/it or the lessee shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

40) Payment of Taxes/Service Charges:

- A. In case the plot is situated at Kharghar, Panvel, Ulwe, Kamboli and Dronagiri nodes, the intending lessee shall pay to the Corporation Service Charges at the rate as may be prescribed by the Corporation from time to time taking into consideration permissible use of the land.
- B. In case the above nodes are at a later date brought under the jurisdiction of a Municipal Corporation/Council, the Service Charges shall cease to become payable to the Corporation one year after the civic amenities are transfer to such local authority and the Property Taxes and Other Taxes as levied by the such local authority Municipal Corporation/Council, shall become payable to the said Local.

41) Application of General Development Control Regulation for Navi Mumbai:

The allotment of land to the he/they/it is governed by the prevailing provisions contained in the Unified Development Control & Promotion Regulation for Maharashtra State. Please note that any modification to the said Regulation and in particular to the Floor Space Index and change of use of land shall not be automatically applicable by you. However, if you so desire, you may apply for the application of the modified regulation of the Unified Development Control & Promotion Regulation for Maharashtra State to the Corporation. The Corporation may at its sole discretion apply the modification of such regulation on payment of (I) Development charges (ii) Additional premium and (iii) other charges if any as may be decided by the Corporation from time to time.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

42) Termination of Agreement to Lease and revocation of License:

In case the Intending Lessee (a) fails to obtain the development permission, commence and complete the construction of a building or buildings, factory, structure or other works within the period stipulated for the same in the Regulation 7 of Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 or within the period as may be extended by the Corporation, (b) fails to observe any of the conditions of the Agreement to lease, (c) fails to proceed with the construction work with due diligence, the Corporation shall have the powers to terminate the Agreement to lease and revoke the license granted herein to the Intending Lessee for entering upon the plot, in which case all erections and materials, plant and things upon the said plot shall belong to the Corporation without making any compensation or allowance on account of such erection materials, plants, things and without making any payment to the Intending Lessee for refund or repayment of any premium paid by such Intending Lessee or otherwise to continue the allotment of the said plot with the Intending Lessee on payment of such fine or premium, over and above the additional premium which shall be payable under these Regulations, as may be decided by the Corporation. However, while doing so Earnest Money Deposit in full plus 25% of the installments of lease premium paid shall be forfeited. The Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the compensation so claimed, from any sum having become or becoming due to you.

43) Summary eviction of persons unauthorizedly occupying the lands on determination of lease:

If, on determination of the lease, any person unauthorizedly occupying or wrongfully in possession of the land, it shall be lawful for the Managing Director to secure summary eviction of such person in the manner as provided in the Bombay Government premises (Eviction) Act, 1955.



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Allotment of Residential Plot

44) Determination of lease and power of re-entry:

In case (a) the Managing Director is satisfied that it is beyond the capacity of the lessee to use the demised land in the prescribed manner, (b), the Lessee fails or neglects to pay the premium or rent or commits a breach of any of these regulations or any of the conditions of the lease, (c) the Lessee renounces his character as such by setting a title in a third person or by claiming title in himself or (d) the Lessee is adjudicated as insolvent, the Corporation shall be entitled to determine the lease And re-enter upon the demised land without making any compensation or allowance on account of the building or improvements built or carried out on the demised premises and without making any payment to the Lessee for refund or repayment of lease premium or any premium paid by him.

45) Interpretation of general terms and conditions for disposal of plots of land in case of dispute as regards interpretation of the General terms and conditions of disposal of plots of land and of the invitation of offer or anything there from, the final decision rests with Managing Director of CIDCO and will be binding on all parties as the award of Arbitrator.

46) If you fail to pay above lease premium herein before mentioned on the due dates or upon payment of total lease premium by you, if you fail to submit to the Corporation plans of the intending plot within a period of 6 months from the date of execution of agreement or to commence erection of the intended building/buildings within a period of 12 months from the date of execution of such agreement to lease or to complete erection of the intended Residential plot in accordance with approved plans and obtain Occupancy Certificate from the Corporation, our Corporation shall be entitled to rescind or terminate the Agreement so concluded or to be formalized in the standard form and revoke the license granted or to be granted to you to enter upon above plot of land for the purpose of erecting the intending Residential Building and to forfeit entire Earnest Money deposit paid by you and plus 25% of the agreed premium. However, in addition to the forfeiture of Earnest Money deposit and 25% of the agreed lease premium, the Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of the agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the Compensation so claimed, from any sum having become or becoming due to you.



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Navi Mumbai 400614.
Tel. 67121078/1076

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

47) Recovery of any sum due to the Corporation:

Where any sum payable to the Corporation by the intending lessee under the agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue.

48) The Unified Development Control and Promotion Regulation, at the time of Submission of development proposal and plan to Town Planning Officer, shall be applicable in addition to above conditions.

49) The intending lessee shall provide necessary infrastructure, including electric substation for electric supply as per the requirement of MSEB within the plot, if necessary.

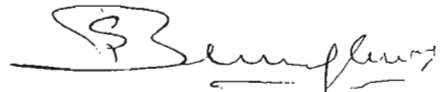
50) Disputes:

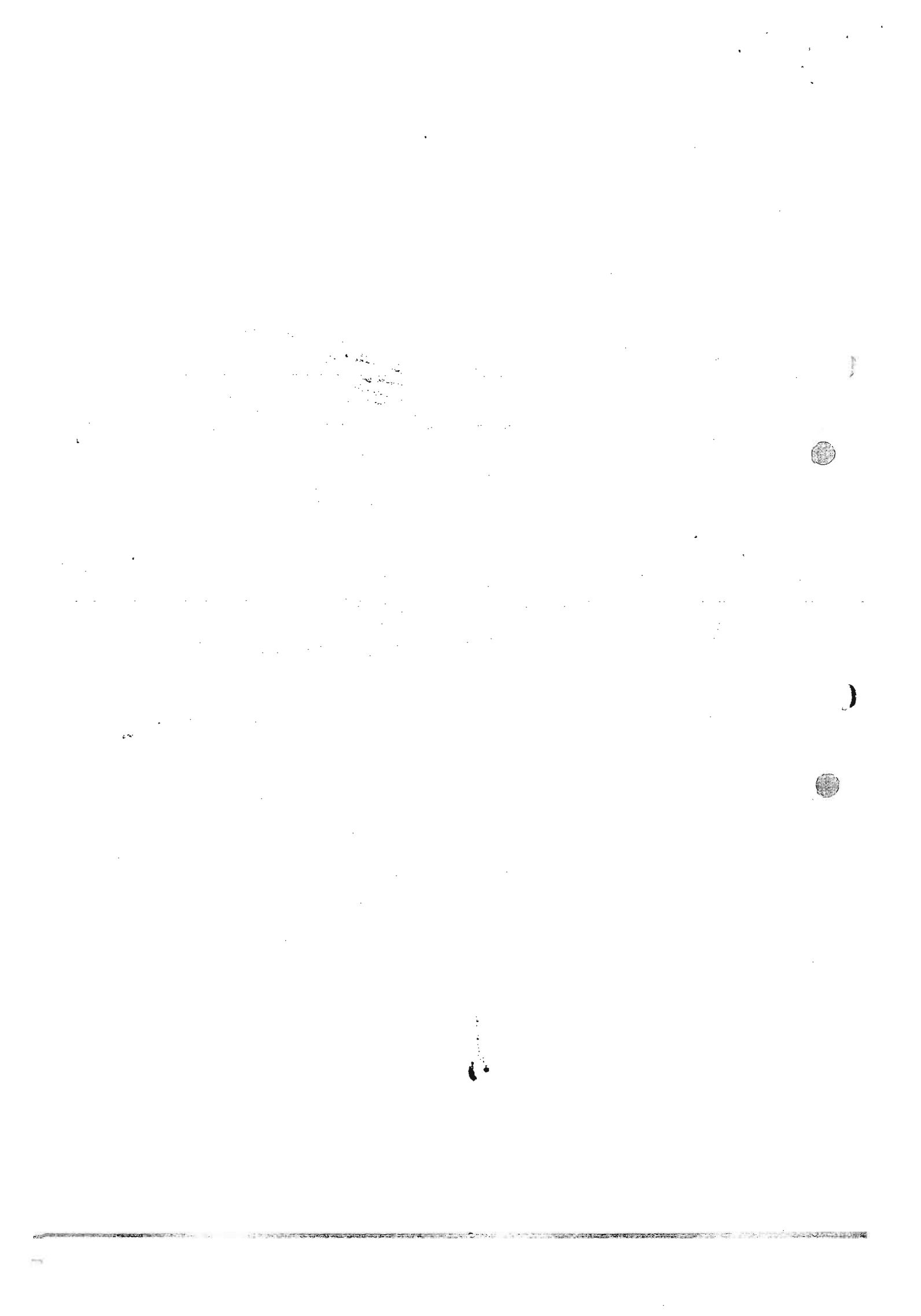
In case of dispute as regards interpretation of the terms of this scheme or anything arising there from the final decision will rest with the Managing Director, CIDCO and will be binding on all parties as the award of the Arbitrator.

All other terms and conditions mentioned in the scheme booklet are also binding on the lessee.

We will be thankful to receive acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in preceding paragraph.

Yours Faithfully,


Marketing Manager - I
MARKETING MANAGER-I
CIDCO Ltd. CBD Belapur,
Navi Mumbai-400 614.



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 : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No. CIDCO/ESTATE-3/2022/ 924

08.02.2022

Date :

To,
BIREN BIPINCHANDRA SHAH
404 Adinath Tower Sudha Park, Vallabh Baug Lane
EXT Ghatkoper East Navi Mumbai 400077

Subject : Amalgamation of Plot No. 97 and Plot no. 98, Sector 27, Kharghar, Navi
Mumbai.

Reference : Your CFC Application number 8000139813

Sir/Madam,

Since you have paid a sum of Rs.118,000.00 (including 18% GST) towards the administrative charges for amalgamation of subject plot. Our Corporation will have no objection to amalgamation in respect of subject plot on following terms and conditions :-

- All the terms & Conditions stipulated in the Agreement to Lease dt. 07.10.2021 in respect of Plot No. 97 and Plot No. 98 shall remain unchanged and shall be binding upon you.
- Sixty years lease period granted for Plot No. 97 and Plot no. 98, Sector 27, Kharghar, Navi Mumbai shall be computed from the date of execution of Agreement.
- You shall observe the terms & conditions of GDCR/UDCPR in force at the time submission of plans of the indenting building.
- In the event of transfer of plots, the transfer charges shall be recovered considering as per the area of the amalgamated plots.
- You shall execute the modified Agreement immediately and shall get it registered with the Sub-Registrar of Assurance on or before 09.05.2022.
- You shall obtain any other permission, as may be required by any other statutory authorities.

Thanking You

Yours Faithfully,



Manager (Town Services-III)

C.C to – ATPO, CIDCO Ltd.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)



REGD. OFFICE
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Mumbai - 400021
Phone: 00-91-22-6650 0900
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HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Payment Letter

Ref. No. CIDCO/ESTATE-3/KG//2022/8000139813

Date : 03.02.2022

To,
BIREN BIPINCHANDRA SHAH (Customer No: 30148684)
404 Adinath Tower Sudha Park, Vallabh Baug Lane EXT Ghatkoper East
Navi Mumbai 400077
(GSTN No: Unregistered Dealer (URD))
(PAN No: AFZPS3244L)

Subject : Amalgamation of Plots/Flats

Reference : Application number 8000139813

In respect of plot no. 97 Road No. 00 Sector 27 at Kharghar, Navi Mumbai

Sir/Madam,

With reference to your Application for **Amalgamation of Plots/Flats** cited above, you are requested to make payment for following. ONLY online payments shall be accepted by the Corporation. Kindly visit <https://cidco.maharashtra.gov.in/es> and select office as **Head Office**.

No	Description	Amount	CGST	SGST	Total	Document No.
1	Amalgamation Charges (SAC Code:998594)	100,000.00	9,000.00	9,000.00	118,000.00	90071686
Grand Total					118,000.00	

Total amount in words : Rupees **ONE LAKH EIGHTEEN THOUSAND** and **ZERO** Paise only.

Kindly note that your application will be processed only after receiving the above payment/s.

Kindly note that this payment letter shall only be valid upto 13.02.2022. You are requested to make the payment on or before this date. In case you fail to make the payment on or before the specified date, this payment letter shall be revoked and your application shall be closed.

Thanking You

Yours Faithfully,

ASHA
RAJENDRA
BANSODE

Digitally signed by ASHA
RAJENDRA BANSODE
Date: 2022.02.03 17:35:44
+05'30'

Asst. Estate Officer/Estate Officer

Disclaimer: " CIDCO Ltd will not be responsible for denial of GST input Tax Credit (ITC) to service recipient, in case, GST number is not mentioned or wrongly mentioned by service recipient."

VIVE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

NOC for Transfer

Date : 03.03.2022

Ref. No. CIDCO/ESTATE-3/2022/8000141054

To,
BIREN BIPINCHANDRA SHAH
404 Adinath Tower Sudha Park, Vallabh Baug Lane EXT Ghatkoper East
Navi Mumbai 400077

Subject : Your Request for Transfer of Plots
Reference : Application number 8000141054 (NMKG02700000097)
In respect of Plot no. 97+98, Road No. 00, Sector 27 at Kharghar, Navi Mumbai

Sir/Madam,

Since you have paid a sum of Rs.428,104.00 /- (including GST Rs.65,304.00 /-) being Transfer charges, the Corporation is pleased to permit you to transfer and assign the right & benefits you derive in respect of Plot No. 97+98, Road No. 00, Sector 27, Kharghar, from Transferor BIREN BIPINCHANDRA SHAH to Transferee SILVERKY VENTURES LLP subject to the following terms and conditions: -

a) You shall execute the Tripartite Agreement / Conveyance Deed / Deed of Assignment register the same with the Sub-Registrar of Assurance on or before 01.06.2022.

b) The Certified true copy of the registered Tripartite Agreement / Conveyance Deed / Deed of Assignment shall be deposited with the Asst. Estate Officer of the Corporation within the period of seven days from the date of its registration.

c) You shall obtain any other permission, as may be required by any other statutory authority.

d) The Tripartite Agreement / Conveyance Deed / Deed of Assignment shall contain the following covenant -

The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation. Which permission shall not be refused if the Transferee performs or is willing to perform the following conditions, that is to say -

1) The Transferee pays to the Corporation, the necessary Transfer Charges.
2) In the instrument by which the Transferee shall subsequently transfer the said premises the Transferee binds the subsequent transferee not to sell, assign, mortgage, underlet, or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.

e) The permission hereby granted shall lapse and shall be of no effect if the Tripartite Agreement/ Conveyance Deed / Deed of Assignment in respect of the said premises is not executed and lodged for registration with the Sub Registrar of Assurance on or before 01.06.2022 and true certified copy with its registration No. and date is not deposited with the Corporation undersigned within 7 days thereafter for effecting consequent changes in our record.

f) You shall quote the reference no 8000141054 for issue of Final Order after complying with the above conditions.

Thank You

Yours Sincerely,

ASHA RAJENDRA
RAJENDRA BANSODE
BANSODE
Asst. Estate Officer/Estate Officer

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)**REGD. OFFICE**
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509**HEAD OFFICE**
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166**Payment Letter**

Ref. No. CIDCO/ESTATE-3/KG//2022/8000141054

Date : 24.02.2022

To,
BIREN BIPINCHANDRA SHAH (Customer No: 30148684)
404 Adinath Tower Sudha Park, Vallabh Baug Lane EXT Ghatkopar East
Navi Mumbai 400077
(GSTN No: Unregistered Dealer(URD))
(PAN No: AFZPS3244L)

Subject : Transfer of Plots

Reference: Application number 8000141054

In respect of plot no. 97 Road No. 00 Sector 27 at Kharghar, Navi Mumbai

Sir/Madam,

With reference to your Application for **Transfer of Plots** cited above, you are requested to make payment for following. ONLY online payments shall be accepted by the Corporation. Kindly visit <https://cidco.maharashtra.gov.in/es> and select office as **Head Office**.

No	Description	Amount	CGST	SGST	Total	Document No.
1	Transfer Charges (SAC Code: 998599)	362,800.00	32,652.00	32,652.00	428,104.00	90073394
Grand Total					428,104.00	

Total amount in words : Rupees **FOUR LAKH TWENTY-EIGHT THOUSAND ONE HUNDRED FOUR** and **ZERO** Paise only.

Kindly note that your application will be processed only after receiving the above payment/s.

Kindly note that this payment letter shall only be valid upto 06.03.2022. You are requested to make the payment on or before this date. In case you fail to make the payment on or before the specified date, this payment letter shall be revoked and your application shall be closed.

Thanking You

Yours Faithfully,

ASHA
RAJENDRA
BANSODE
Date: 2022.02.24
14:58:19 +05'30'

Asst. Estate Officer/Estate Officer

Disclaimer: " CIDCO Ltd will not be responsible for denial of GST input Tax Credit (ITC) to service recipient, in case, GST number is not mentioned or wrongly mentioned by service recipient."

