

Ram
SBI HLST

06/12/2023

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16/11

BUILDER	BKS GALAXY REALTORS LLP
PROJECT	MAPLEWOODS PHASE I
RERA NUMBER	P51700050973
PROJECT ADDRESS	MAPLEWOODS Phase I-51(2) 56 AND 57(2) at Thane (M Corp.), Thane, Thane, 400708;
BUILDER CONTACT PERSON & EMAIL ID	Swati Shinde – 8591356838 bksgalaxy@gmail.com
PROJECT TIE UP SOURCED BY	<u>EAST MUMBAI ZONE</u> Anuj Mehrotra - 9987527007 <u>a_mehrotra@sbi.co.in</u>

Ops | HR | ...
भा...
16 Nov 2023
उप महाप...
DGM
प्राप्त / RECEIVED

भारतीय स्टेट बैंक / State Bank of India
स्वास्थ्य संस्था एवं आवास व्यवसाय विभाग
मुंबई (मेट्रो) ए एन यू
दिनांक
RECD 27 SEP 2023
Real Estate & Housing Business Unit
Mumbai (Metro) A & BU

भारतीय स्टेट बैंक / State Bank of India
स्वास्थ्य संस्था एवं आवास व्यवसाय विभाग
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दिनांक
RECD 22 NOV 2023
Real Estate & Housing Business Unit
Mumbai (Metro) A & BU



प्रशासनिक कार्यालय, आंचल- मुंबई पूर्व, वृद्ध मंजिन,
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

17.11.2023

Dear Sir,

NEW PROJECT TIE UP : MAPLEWOODS PHASE I
BUILDER - BKS GALAXY REALTORS LLP

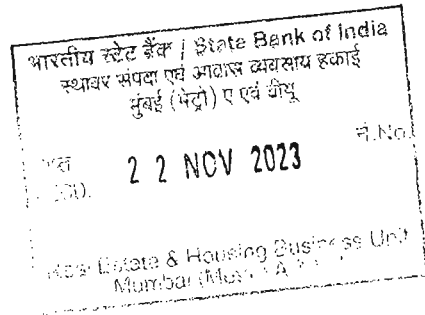
We have received an application from the captioned builder for tie-up of their project, 'MAPLEWOODS PHASE I', located at Airoli

The documents have been submitted physically at LHO by the builder for project tie -up

We recommend the tie- up of the captioned project.

Yours faithfully,

Manager (Builder Relation)



Mr. Anuj Mehrotra
Manager BRT
AO East Mumbai.

No. MMR/BRT/BP/2023-24/

Date: 08.11.2023

Sir/Madam,

RETURN OF APF FILE
NAME OF BUILDER: BKS GALAXY REALTORS LLP
NAME OF PROJECT: MAPLEWOODS PHASE I
RERA NO-P517000050973

With reference to the above, we have to advise that we are unable to proceed with the approval of the above project, as despite repeated reminders you did not submitted the required documents.

Therefore, we would request to re-submit the file once you complete the file.

Yours faithfully,


Assistant General Manager
Home Loan Sales

Encl: Original APF file along with all documents

SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT :MAPLEWOODS PHASE-I BY BKS GALAXY REALTORS LLP

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Thu 05-10-2023 19:32

To:Anuj Mehrotra <a_mehrotra@sbi.co.in>

Cc:AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

Dear Sir,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME – BKS GALAXY REALTORS LLP
PROJECT NAME – MAPLEWOODS PHASE-I

We are happy to inform you that the Project "MAPLEWOODS PH-I" is under initial stage of process for tie-up. In this regard we request you provide the following documents to complete the task on time bound manner.

We will have to comply the process of tie up which requires the following documents and information from your end.

Requirement from Builder:

1. Builder Tie-up Request Letter
2. Builder Profile : Promoters Total Experience
3. Details of expected Business to SBI from this project
4. 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)
5. KYC of Individuals: Self Attested Copy of PAN card and AADHAR card of the Partners / Directors/ proprietor of the Firm.
6. Address proof of Business: Electricity Bill, Tel Bill, and Rent Agreement in the name of firm.
7. Screen shot of Home page of builder's website.
8. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification
9. Copy of Indenture of Mortgage,
10. Details of Litigation with hard/soft Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
11. Fire NOC
12. Water NOC & Pollution NOC
13. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any)
14. RERA bank account (100% Master collection Account) confirmation on letter head. (Please mention as " This is our RERA Account for Project *****")
15. Cost sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

Requirement from Sourcing Staff:

1. Site Inspection Report along with selfie photos

2. Any adverse finding viz. delay in execution of project and delivery of flats
Verification of RBI Defaulters list.
3. KYC Verified with Original: Individual & Firm KYC to be verified with original

Thanks & Regards,

Bhausahab Patil
Manager
Builder Relation Team
Home Loans Sales Department
State Bank Of India
Local Head Office (Mumbai Metro), "Synergy"
BKC, Bandra (East) Mumbai - 400051



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

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

Ref. No. SBI/BRT/2023-2024/ 1158

26.09.2023

Dear Sir,

NEW PROJECT TIE UP : MAPLEWOODS PHASE I
BUILDER – BKS GALAXY REALTORS LLP

We have received an application from the captioned builder for tie-up of their project, 'MAPLEWOODS PHASE I', located at Airoli

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 already given 3horre loan 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 हकाई	
मुंबई (मेट्रो) ए एवं वीयू	
प्राप्त RECD.	27 SEP 2023 नं. No.
Real Estate & Housing Business Unit Mumbai (Metro) A & BU	



bank.sbi
+91 22 2752 4303
+91 22 2252 4302
dgm.zoeastmum@sbi.co.in

प्रशासनिक कार्यालय, पूर्व मुंबई
पांचवा मजला, टॉवर क्र. २
सी.बी.डी. बेलापूर रेल्वे स्टेशन कॉम्प्लेक्स
नवी मुंबई - 400 614, भारत

प्रशासनिक कार्यालय, पूर्व मुंबई
पांचवी मंजिल, टॉवर क्र. २
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नवी मुंबई - 400 614, भारत

Administrative Office, East Mumbai Zone
5th Floor, Tower No. 2,
C.B.D. Belapur Rly. Station Complex,
Navi Mumbai - 400 614, India

LETTER FROM THE BUILDER FOR PROJECT TIE UP

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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT:

We M/s, **Sanjay Motilal Gavande**

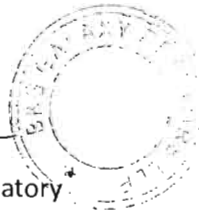
a Company/Firm, having its registered office at 1002/1202/1302, Bhumiraj Costarica, Sec-18, Sanpada, Navi Mumbai - 400 705

are willing to enter into a Tie arrangement with your Bank for our Project **Maplewoods** situated at (address) **Gut No. 51(2), 56 and 57(2), Digha, Airoli Behind Krishna Business Park**

Yours faithfully,



Authorized Signatory
(Name of the Builder)



INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	M/s BKS Galaxy Realtors LLP		
2	Registered Address	<ul style="list-style-type: none"> Office no 1002 1202 & 1302 Plot no 1 Sec 18 Sanpada Navi Mumbai Navi Mumbai 4000705 		
3	Address for correspondence	Office no 1002 1202 & 1302 Plot no 1 Sec 18 Sanpada Navi Mumbai Navi Mumbai 4000705		
4	Contact Person Name, Mob.No, Email id	Swati shinde & Snehal Chavan 8591356838 bksgalaxy@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes/No		
5	Website url, if any	Galaxygroup.co		
6	Date of establishment (MM/DD/YYYY)	18/04/2023		
7	Constitution(Proprietor/Partnership, Company)	LLP Firm		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	CREDAI		
9	Ratings from CRISIL/ICRA etc.	NA		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
	Sanjay Motilal Gawande	59	Graduate	
	Siddhant Sanjay Gawande	31	Graduate	
	Brij Gupta	76	Graduate	
	Kashish Gupta	39	Graduate	
	Rekhi	68	Graduate	
11	Details of latest 3 completed residential projects executed by the same firm/company/promoters			
Project Name		Greenwoods	Sai Proviso Ashlesha	Sai Proviso county
Location		Kharghar	Koparkhairane	Panvel
Whether approved by SBI?				
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank,furnish names of HFCs/Banks		HDFC, SBI, ICICI, Axis, LIC,	HDFC, SBI, ICICI, Axis, LIC,	HDFC, SBI, ICICI, Axis, LIC,
Month & Year of Commencement of Construction		2015	2015	2015
Present Status (Completed/Partially completed)		Completed on June'2023 (Month& Year)	Completed on June'2019 (Month& Year)	Completed on May 2023 (Month& Year)
		Full completion	Full completion	Full completion



Total built up area of the project, in Sq.Mtr.	2,64,745	1,37,988	3,49,858
Number of floors	G+30	G+19	G+4
No. of Dwelling Units in the project	196	98	416
No. of units sold in the project	196	98	416
Hsg.Loan taken Through SBI (No. of flats)	-	-	-
Date of Occupancy Certificate	01 June 2023	04 June 2019	02 May 2023
Date of conveyance			
Total units Financed by SBI	23	8	50
12	Details of the Present Project		
Project Name	Maplewoods		
Location with Survey Nos.	Gut No. 51(2), 56 and 57, Digha, Airoli Behind Krishna Business Park		
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	Company name / Account name: BKS Galaxy Realtors LLP Name of the Bank: Indian Overseas Bank Branch name: Vashi ,Navi Mumbai Account no.: 211002000004890 IFSC Code: 10BA0002110 MICR Code :		
Status of encumbrance of the project land	DMI Finance Ltd.		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC, Bajaj Finance		
Month & Year of Commencement of Construction	11-04-2023		
Present Stage of Construction	Project launch and now will start construction		
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	No. of phases – 3 No. of buildings in each phase - 2 No. of floors – G+38 No. of dwelling Units in each building. – 6 to 8 Planned Schedule of completion of each building, Project – Dec'2030		

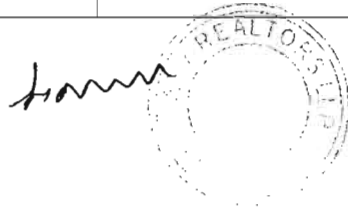
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REALTOR

building, phase, Project.)	
Total built up area of the project, in Sq. Mt.	108748.18 Sq.mtr.
No. of Dwelling Units in the project	
No. of units sold in the project	342
No. of units Funded by SBI in this project and	0
Expected business from this project	0
Details of Development Agreement and POA if any	0
Status of receipt of approvals from Local Bodies/ Urban Development Authority	0

	No. of bedrooms	Actual carpet area in sq.ft. to be mentioned in the sale agreement	Carpet area [inclusive of enclosed areas, if any]	Saleable area In sq.ft.	Minimum price in Rs. (Lacs/Cr)	Maximum price in Rs. (Lacs/Cr)
Apartment	1	421	-	694	63 Lac	65 Lac
Apartment	2	630, 643,	-	1039, 1061	95 Lac	97 Lac
Apartment	3	834, 829,844,826	-	1376, 1369, 1392, 1363	1.24 Cr	1.26 Cr
Apartment	4	987	-	1629	148 Cr	150 Cr

13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
Total Project Value		Rs.	
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 – DMI Finance Pvt Ltd - Loan Account No - - Loan Amount - 150 Cr - Last date of Loan disbursement – 29 March 2023 	
15. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code		Account Name: BKS GALAXY REALTORS LLP COLLECTION ESCROW ACCOUNT Account Number : 923020034032079 Bank / Branch : Axis Bank, Sanpada Branch IFSC code : UTIB0000641	



Signature with stamp of Authorized person

"Resolved that the authorized Employee//Partner/ Director of the Company Mr Sanjay Motilal Gawande, 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 "Maplewoods" at ,Survey No 51/2,56&57/2, Thane Belapur Road next to mukund company road behind Krishna business park,Ramu Limaje nagar Dighe Navi Mumbai Maharashtra-4000708

"Resolved that the authorized Employee /Partner/ Director of the Company Mr.Sanjay Motilal Gawande, 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."

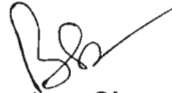
Dated this 2nd date of August 2023.

For Company name



1)Directors Signature
Sanjay Gawande

For Company name



2)Directors Signature
Brij Mohan Gupta

For Company name



3)Directors Signature
Kulbir Singh Rekhi



J. B. LODHA & CO.
Chartered Accountants

C.A. Jitendra Lodha
B.Com., F.C.A.

Popular Jagdishwari Palace, 4th Floor, Office No. 401, 45/4, Abdul Rahman Street,
Above Corporation Bank, Mumbai - 03. M: 9867306803/ E-mail: cajblodha@yahoo.com

To
State Bank of India

CERTIFICATE

We write to inform you that we have examined and verified the accounts, records and all relevant documents of **BKS Galaxy Realtors LLP (ABBFB0621Q)** having its registered office at **1002,1202,1302 Plot no 1 & 2 ,Bhumiraj Costarica, Sector- 18,Sanpada , Navi Mumbai** _and do hereby state as follows:

Currently the total investment in the Project "Maplewood Phase I " by the **BKS Galaxy Realtors LLP** is Rs. **33.83** Crores as per Form 3 filed by the LLP under RERA, out of which Rs. **28.58** Crores is collected from customers. The balance investment of Rs **5.25.** crores in the project is through Promoters contribution which is equal to 15.52% of the total project cost which is estimated at Rs. **33.83** Crores.

The aforesaid facts stated by us are certified to be true and correct.

For J. B. Lodha & Co.
Chartered Accountant



Jitendra Lodha
Proprietor
Membership No.: 150382
FRN: 135132W
Place: Mumbai
Date: 28.08.2023
UDIN: 23150382BGSJKY1435

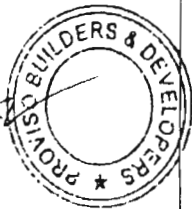
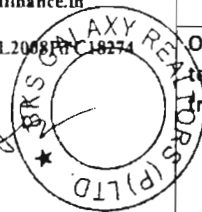
Sanction Letter

Date	December 17, 2021																																															
S. No.	DMI/SL/DMI0010238769/03																																															
Lender/ Investor	DMI Finance Private Limited																																															
Advisor	DMI Capital Private Limited																																															
Borrower (s)	BKS Galaxy Realtors Private Limited																																															
Instrument	Term loan ("Rupee Facility")																																															
Background																																																
<p>1. The Borrower is engaged in the business of promotion, development and construction of real estate.</p> <p>2. The Borrower has approached the Advisor for seeking a financial assistance for an amount of Rs. 1,29,50,00,000/- (Rupees One hundred and twenty-nine crore and fifty lakhs only) ("Rupee Facility").</p> <p>3. The Advisor will organise and be responsible for coordinating and commissioning necessary legal and technical due diligences</p> <p>4. The Advisor has identified the Lender and the Lender is willing to grant the Rupee Facility as per the broad terms and conditions specified in this Sanction Letter.</p>																																																
The Transaction																																																
Rupee Facility	The lender shall grant to the Borrower a Rupee Facility of Rs. 1,29,50,00,000/- (Rupees One hundred and twenty-nine crore and fifty lakhs only) as per the terms and conditions stated below. The peak exposure of the facility will be Rs 84,50,00,000.00 (Rupees Eighty-four crore and fifty lakhs only).																																															
Other Key terms of the transaction	<p>Entity Owning Land & land payments – The Dighe Land will be owned and conveyed in the name of borrower. The total land parcel admeasuring ~5 acres and is referred as "Project Land" herein after.</p> <p>Out of the total land payments (sale consideration) of ~Rs 47 cr., the partners have already infused ~Rs 8.38 crore towards land. Out of the remaining land payment of ~Rs 38.62 crore –</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Party</th> <th>Total amount payable (excluding already paid)</th> <th>Payable on conveyance</th> <th>Payable at after receipt of payment for approval, after aviation clearance and settlement</th> <th>Payable at end of 6th month from date of conveyance</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Payment towards Dighe land</td> <td>Landowner</td> <td>27.21</td> <td>27.21</td> <td>-</td> <td>-</td> </tr> <tr> <td>Lalwani</td> <td>10.00*</td> <td>-</td> <td>2.00</td> <td>8.00</td> </tr> <tr> <td></td> <td>Ramnik Gala</td> <td>1.41</td> <td>-</td> <td>-</td> <td>1.41</td> </tr> <tr> <td>Total</td> <td></td> <td>38.62</td> <td>27.21</td> <td>2.00</td> <td>9.41</td> </tr> </tbody> </table> <p>Means of Finance on date of payment</p> <table border="1"> <tbody> <tr> <td>Debt</td> <td></td> <td></td> <td>22.12</td> <td>2.00</td> <td>4.41</td> </tr> <tr> <td>Promoter</td> <td></td> <td></td> <td>5.09</td> <td>-</td> <td>-</td> </tr> <tr> <td>Customer advances*</td> <td></td> <td></td> <td>-</td> <td>-</td> <td>5.00</td> </tr> </tbody> </table>	Particulars	Party	Total amount payable (excluding already paid)	Payable on conveyance	Payable at after receipt of payment for approval, after aviation clearance and settlement	Payable at end of 6 th month from date of conveyance	Payment towards Dighe land	Landowner	27.21	27.21	-	-	Lalwani	10.00*	-	2.00	8.00		Ramnik Gala	1.41	-	-	1.41	Total		38.62	27.21	2.00	9.41	Debt			22.12	2.00	4.41	Promoter			5.09	-	-	Customer advances*			-	-	5.00
Particulars	Party	Total amount payable (excluding already paid)	Payable on conveyance	Payable at after receipt of payment for approval, after aviation clearance and settlement	Payable at end of 6 th month from date of conveyance																																											
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Debt			22.12	2.00	4.41																																											
Promoter			5.09	-	-																																											
Customer advances*			-	-	5.00																																											

*Out of total Rs 11 crore payable to Mr Lalwani, Rs 1 crore have already been paid by

Registered Office:
Express Building, 3rd
Floor, 9-10, Bahadur
Shah Zafar Marg, New
Delhi-110002
T: +91 11 41204444
F: +91 11 41204000
email:
dmi@dmifinance.in

U65929DL2008PTC18274
9



Registered Office:
Express Building, 3rd
Floor, 9-10, Bahadur
Shah Zafar Marg, New
Delhi-110002
T: +91 11 41204444
F: +91 11 41204000
email:

dmi@dmifinance.in

U65929DL2008PTC18274
 9



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the promoters.

* In case of shortfall in customer advances, the funds will be infused by promoters.

The lender will disburse the facility in BKS Galaxy Private Limited and Proviso Builders & Developers.

Payment to Sharp Properties (Land arranger) – As per the understanding with Sharp Properties and its stake holders, the borrower is required to pay an total sum of Rs 28.71 crore. Out of this Rs 16.61 crore have already been paid

Particulars	Total payable (excluding already paid) at end of 8 th month from date of conveyance
Payable – Sharp	12.10
Mans of Finance	
Debt	7.10
Customer advances	5.00

* In case of shortfall in customer advances, the funds will be infused by promoters.

However, in case the approval under unified DCR is delayed beyond six months from date of conveyance, the entire amount payable to Sharp Properties, shall be paid by funds infusion by promoters.

In addition to above 101,700 sq. ft saleable area is to be given (equally in all the three phases). This understanding shall be part of settlement documents to be signed.

Additionally, the developer has spent Rs 22.40 crore, primarily towards land related approvals.

Project Developing Entity – Borrower. The project is proposed to be developed under the name and style of "Maplewood".

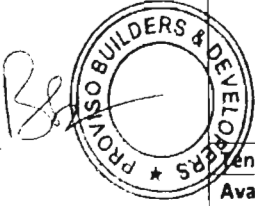
Purpose of Facility in BKS Galaxy Realtors Private Limited	Total facility aggregating Rs 1,29,50,00,000/-
	<p>a) Facility to be disbursed before settlement deeds and related documents with all the stake holders are executed and litigation is withdrawn, subject to satisfaction of DMI - An amount of upto Rs. 4,50,00,000/- (Rupees four crore and fifty lakh only)</p> <p>b) Facility to be disbursed after settlement (as mentioned in point a) and against the approval challan received under UDCPR & after receiving full clarity on Aviation NoC - An amount of upto Rs. 15,00,00,000/- (Rupees fifteen crore only)</p> <p>In case, the UDCPR approval payment is higher than Rs 15,00,00,000/-, same will have to be infused by the promoters/partners. In case, the borrower takes the installment facility for approval payments then lenders disbursement will be on</p>

Registered Office:
 Express Building, 3rd
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proportionate basis.

The amount would be disbursed only against the presentation on demand notes issued by Navi Mumbai Municipal Corporation (NMMC).

c) Facility to be disbursed after fulfillment of conditions under point a & b (above) and payment for approval have been made – An amount of upto Rs 9,59,00,000/- (Rupees Nine Crores Fifty Nine Lakh Only) as reimbursement to borrower and amount of upto Rs. 2,00,00,000/- (Rupees Two Crores Only) for payment to Mr Lalwani. DMI will directly make payments to authority and Mr Lalwani.

d) Remaining Facility to be disbursed in multiple tranches after conditions under point a, b and c above are met subject to DMI satisfaction.

The building plans for development for Collateral 1 Land parcel shall have been approved and Commencement Certificate should have been received.

It is clarified that the Lender can at its sole discretion change the amounts of the tranches or the purpose of drawdown of such tranche.

The peak exposure of rupee facility will be capped at Rs. 84.50 crore with a sanctioned amount of upto Rs. 129.50 crores.

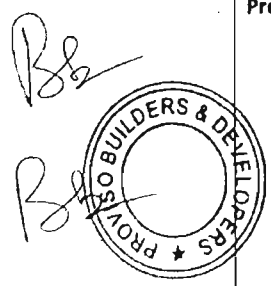
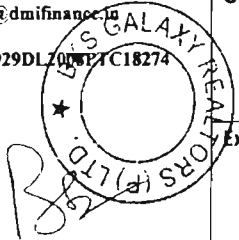
This is subject to some restrictions including 1) no dues to promoters, directors or any other entities/persons related to promoters or directors may be repaid with this money, and 2) this money shall not be utilized in investing in the stock market or acquiring the securities of another company except in the normal course of the business of real estate development.

Interest	The Company shall, until the Rupee Facility is fully repaid, pay to the Lender, interest on the amounts of the Rupee Facility outstanding from time to time at the rate of 16.75% p.a. The interest shall be paid in monthly installments commencing from day of disbursement. Additional interest will be charged in case following are not completed - <ul style="list-style-type: none"> • Execution of all the settlement deeds (including all ancillary documents) within three months from the date of first disbursement. • Receipt of all approvals (reflecting to sanction of entire FSI area) within six months from the date of conveyance.
Tenure	78 months
Availability Period	42 months, at lenders discretion
Repayment	Repayment will begin amortizing after month 42 from the day of the first disbursement in following manner



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	<ul style="list-style-type: none"> From 43 to 48 months - Rs 1.50 crore per month towards principal repayment From 49 to 54 months – Rs 2.50 crore per month towards principal repayment. From 55th month payments will be made in equated monthly installments.
Penal Interest	Penal interest at the rate of 6% per annum in addition to the applicable interest rate shall be charged on all outstanding amounts and the defaulted amount.
Additional Interest	If conditions of an event of default other than the default in the payment of any due amount exist, the lender, at its sole discretion, may choose to impose an additional interest of 3% p.a. on all outstanding amounts instead of invoking default for the period during which the conditions persist.
Interest tax, other levies and duties	All rates of interest mentioned in this Sanction Letter are exclusive of interest tax and/or any such other levies / duties. Such interest tax / other levies / duties, if any, applicable, shall be payable by the Borrower to the Lender over and above the rates mentioned herein above.
Processing Fees:	The Borrower shall pay to the Advisor a onetime non-refundable and non-adjustable processing fee of 1% of the sanctioned Rupee Facility. Applicable taxes will be charged extra will be paid each time such fee is being paid.
Upfront Fees:	The Borrower shall pay to the Advisor non-refundable fees of 0.25% of the Rupee Facility on signing of this Sanction Letter. Remaining processing fee shall be payable before the first disbursement of the loan. The upfront fee paid shall be adjusted against the Processing Fee.
Expenses:	All expenses related to advisors for diligences (legal, technical, valuation, financial) and any other expenses related to diligences shall be borne by the Borrower and the same are non-refundable. Such expenses shall not be adjusted against the Processing Fee. In case, there is any shortfall in the deposit vis-à-vis diligence expenses, then the Borrower shall pay the shortfall.
Prepayment	<p>No prepayment will be allowed during 18 months from the date of the first disbursement. The Borrower may prepay the outstanding amount of the Rupee Facility in full or in part at any time after 18 months, subject to the following conditions.</p> <ol style="list-style-type: none"> The Borrower shall issue a minimum of forty-five (45) days prior written notice to the Lender. The Borrower shall prepay subject to a prepayment penalty of 2% (two percent) of the amount prepaid and an amount equal to Interest Loss Amount. Interest Loss Amount shall be calculated as Interest which would have been payable on the Amount Prepaid for the Notice Shortfall Period.



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Escrow Mechanism

The Project Greenwoods is developed under a JV where borrower have 80%, Proviso Builders and Developers have 15% and Rekhi Sai Realty have 5% profit share.

The hypothecation will be removed after receipt of the approved building plans (under UDCPR) and crystallization of entire FSI on collateral 1 and perfection of all the security (s).

- vii. Pledge of 100% shares of the BKS Galaxy Private Limited in dematerialized form. If the entity is converted into LLP, the lender will have Exclusive and first charge by way of deed of charge on the partners' interest in LLP.
- viii. Personal Guarantees of Brijmohan Gupta, Suman Brij Gupta, Kashish Brij Gupta, Sanjay Motilal Gawande, Jayashree Sanjay Gawande, Preeti Gajanan Gawande and Kulbir Dayal Singh Rekhi. In case of change in the partnership structure / designated partners, the new partner to give the personal guarantee.
- ix. Shortfall Undertaking of Proviso Builders and Developers.
- x. DSRA for 3 months of subsequent payment created upfront. After receipt of approval under UDCPR (subject to review by DMI team), DSRA shall be maintained for 3 months – for 2 months in form lien marked FD's and 1 month as undisbursed limit.
- xi. NACH/ Payment Cheques from Borrower and Guarantor(s).
- xii. Demand Promissory Note for the repayment amounts of interest and Principal.

The Borrowers shall get the Collateral Security and Additional Security (if any) appraised by a reputed valuer, as confirmed by the Lender, within 30 (thirty) days of each anniversary of this Agreement.

The Borrower shall open a lien marked Escrow Account (**Borrower_Maplewood_Collection Escrow Account**) "Master Collection Account" with a scheduled bank, approved by the Lender within 5 days from receipts of approval under UDCPR, and all the receivables of the project shall be deposited in that account. All collections for the project shall be made by the Borrower in the Escrow Account.

Details of such account shall be mentioned in the Agreement to Sell/Builder Buyer agreement entered by the Borrower. Borrower will send a letter to all existing Customers and Home Loan Lenders to ensure all future payments are made in the escrow account only. Borrower will submit proof of such

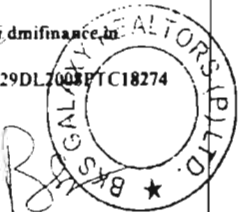
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communication to Lender.

Borrower will open a 'Project Current Account by the name of **Maplewood Expense Account**'. All expenses related to the project will be met out of the said account. For all project related expenses, Lender will transfer money from Escrow account to the 'Project Current Account' based on the Business Plan only. Borrower will not use the money from the 'Project Current Account' for any purpose other than the 'Project Expenses' as approved in the Business Plan.

A certain % of the collection will be used towards repayment of Lender's dues.

Every month, expenses shall be verified by the Lender on the basis of construction cost incurred and bills submitted by the Borrower subsequent to the drawdown from the Escrow account.

For details refer Annexure 3

Project Related Conditions

i) **Construction Milestones:** Borrower shall comply to construction cost and construction schedule as stated in the definitive agreement. This shall be jointly reviewed by the Borrower and Lender on monthly basis.

No Payment in any form to the Promoter/partner or person related to the Promoter/partner shall form part of Development Cost, Sales Expenses and Administrative Costs.

On quarterly basis, technical evaluation of the project shall be undertaken by the Lender/its representatives. All costs relating to such evaluation shall be borne by the Borrower.

ii) **Business Plan:** Borrower shall comply with sales, collection, promoter/partner contribution schedule as mandated in the Business Plan as provided in definitive agreements. This shall be jointly reviewed by the Borrower and Lender on monthly basis. In case of any deviation in sales or collection for a quarter, the promoters shall infuse the collection shortfall within 30 days from the end of quarter.

Furthermore, if the variation in sales and collections is more than 20% for a quarter, the Lender will have a right to sell the units at a price determined by the Lender or take any other action as provided in definitive agreements including stopping the escrow.

For other details refer Annexure 1

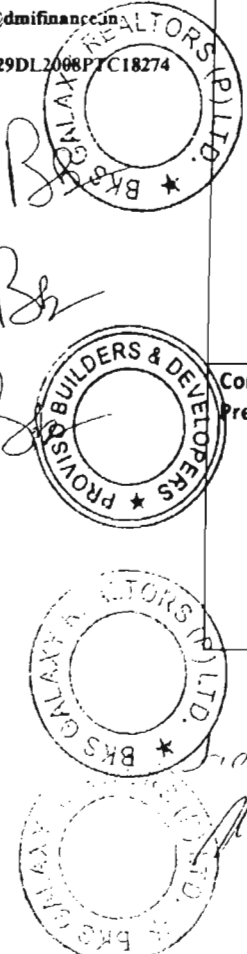
iii) **Approval Timelines:** All timelines as provided in Annexure 2 to be complied.

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6.03 lakh sq.ft.).

Out of total area, 1,01,700 sq.ft. of residential saleable area will be equally distributed in all the three phases of the Project. The units to be allocated, as part of settlement to be identified by the Obligors before Drawdown beyond INR 32,00,00,000.00 under this Agreement.

In case, the total area approved under unified DCR is lesser than 14.29 lakh sqft or in case same is not approved within 6 (six) months from date of registration of conveyance deed, the Lender at its sole discretion may revise the Loan Facility amount or exercise any of its rights under this Agreement.

x) The borrower/ security provider/Guarantor shall not be allowed to launch project on Collateral 2 & Collateral 3 land parcels till the time a written prior approval is taken from the lender.

xi) Escrow account to be opened within 30 days from date of receipt of approval of plans under UDCPR and the relevant account numbers to be mentioned in the definitive agreements. Master Collection account to be updated in RERA within 5 days from the date of RERA registration.

xii) Borrower will not undertake buyback/assured return scheme for sale of any unit in the project Maplewood.

xiii) Lender/ Investor's encumbrance shall be reported with RERA in all the projects with 5 days from RERA registration.

xiv) Investor/ Lender has a right to conduct title diligence of the Security, to be undertaken by legal firm as confirmed by Lender. All costs relating to such evaluation shall be borne by the Borrower.

xv) Lender's name should be displayed at conspicuous parts of the site of the collateral mortgaged to Investor, mentioning that the project is financed by Investor and is mortgaged to the Lender.

Conditions Precedent

Conditions Precedent for disbursement upto Rs 4.50 crore

i) Completion of Satisfactory Due Diligence

ii) For Collateral 2, 3 and 4 - The borrower and security providers will execute all documents including deed of hypothecation, mortgage deed, authority letter etc. as may be required by the Lender to create and perfect the charge in favor of the Lender and shall also take all such actions as may be required by the Lender to perfect the charge of the Lender including intimation to requisite authority of the charge etc.



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- iii) The original registered signed land purchase agreement to be deposited with lender for Collateral 1.
- iv) Final Draft Conveyance Deed to be submitted with lender and same shall be reviewed and approved by lender before execution of the same.
- v) Creditworthiness certificate from all the existing secured term loan lenders.
- vi) The borrower shall submit the permission obtained from the relevant authorities under Section 281 of the Income Tax Act, 1961 in relation to Project Land.
- vii) The borrower shall submit the proof of payment of complete income tax dues in relation to Project Land

Conditions Precedent for further disbursement upto Rs 15 crore towards approval

- i) For Collateral 1 (Project Land/ Dighe Land) - The borrower and security providers will execute all security documents including deed of hypothecation, mortgage deed, requisite board resolution, authority letter etc. within 5 days from date of first disbursement as may be required by the Lender to create and perfect the charge in favor of the Lender and shall also take all such actions as may be required by the Lender to perfect the charge of the Lender including intimation to requisite authority of the charge etc.
- ii) Registered conveyance deed for the Collateral 1 land to be submitted and verified by lender.
- iii) Submit copy challan/demand note as issued by concerned authority towards commencement certificate in respect of the Collateral 1. The borrower and guarantors to submit the receipt towards the payment of challan within 2 days from disbursement towards this challan. In case, the UDPCR approval payment is higher than Rs 15 crore, same will have to be infused by the promoters/ partners. In case, the borrower takes the installment facility for approval payments then lenders disbursement will be on proportionate basis.
- viii) Signed and executed deed of settlement with Sharp Properties and other stake holders to be submitted to DMI. Before execution, the final drafts of all the settlement deeds and other relevant documents shall be approved by lender. The units to be allocated under settlement shall have been identified and demarcated.
- ix) Full clarity is received on Aviation NOC
- x) CA certified trail balance of the borrower till September 30, 2021, to be submitted. Certificate to be submitted within 30 days.
- xi) Personal Guarantee related documents for Kashish Brij Gupta shall be executed within 15 days from date of first disbursement.
- xii) Personal Guarantee related documents for Suman Brij Gupta, Jayashree Sanjay Gawande and Preeti Gajanan Gawande shall be executed within 90 days from date of first disbursement.



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PROPERTY BUILDERS & DEVELOPERS

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Conditions Precedent for further disbursement upto Rs 11.59 crore towards approval

- i) Payment for approvals have been made and Aviation NOC is received

Conditions Precedent for further disbursement from remaining facility -

- i) The building plans for development for Collateral 1 Land parcel shall have been approved and Commencement Certificate should have been received.

Any other condition, as specified under transaction documents.

Conditions Subsequent

- i) The security charge should be registered with ROC within 20 days of execution of security documents.
- ii) Conditions Precedent for next tranche will be condition subsequent to earlier tranche.
- iii) The Borrower shall make an application for the updation of 7/12 extracts and the PR card of Collateral 1, to reflect the name of Borrower and the current shareholders/ partners as the Owner and the requisite documents in this behalf should be furnished to the lender upon the updation of 7/12 extracts and Property Card. Timeline for submitting the application – Within 2 days from date of Conveyance and Timeline for furnishing the updated PR card – 90 days from date of Conveyance.
- iv) Within a period of 15 (fifteen) days from the first Drawdown, the Borrowers shall apply to update the records of the Navi Mumbai Mahanagar Palika pertaining to the property tax paid in relation to the Project Land and ensure that the name of the Borrower and Security Provider is updated in such records.
- v) Existing Commencement certificate to be endorsed in name of "Borrower" with one month from date of conveyance.
- vi) Environmental Clearance certificate to be received within six months date of conveyance
- vii) All the other existing bank accounts in Borrower except for Project Greenwoods and IDBI and IOB current accounts to be closed within 30 days from date of disbursement. The Greenwoods accounts shall also be closed within 30 days from date on which the entire project receivables are collected.
- viii) In case the borrower entity is converted into an LLP subject to prior written consent of lender. Before conversion the LLP agreement will be reviewed by lenders team. The agreement shall cover following clauses - Lender's rights in terms of appointment/ change of auditor/ Company secretary, appointment of directors and signatories, opening of new bank accounts and other updations as may be

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	<p>required by lender. Also, the agreement shall clear mention the following – In case a partner brings in the shortfall as mandated under this sanction; the partner will have right earned an interest of 15%. The interest will be accumulated. The interest and principal will be paid after the lender's facility is entire paid off.</p>
<p>Other Terms and Conditions</p>	<p>i) The shareholders of the BKS Galaxy Private Limited (as are holding stake/ shares at the date of this Sanction Letter) shall not dilute their stake in the Borrower and below their existing stake/shareholding. Further, the partners/ promoters of the Borrower are not allowed to pledge their shares in the Borrower. In case the entity is converted into LLP, the partners share in the entity will not be changed without prior consent of lender.</p> <p>ii) The Borrower/Guarantors shall not be eligible to take any further loans or borrowings or grant any corporate guarantee or launch any new project without obtaining the NOC from the Lender. The issuance of NOC shall be at sole discretion of lender. However, the Borrower shall be allowed to raise LAP/LRD loans on the existing properties (non DMI security properties) of upto Rs 15 crore. The amount raised shall be utilized only towards project related expenses for Maplewood project till the time full payment is made against the Collateral 1 land, to Sharp Properties & other stake holders (under settlement deed).</p> <p>iii) The borrower shall not buyback shares or provide Dividend and/or profits to partners/ shareholders during the currency of Investor's facility.</p> <p>iv) Obtain undertaking from the Borrower that the funds brought in the form of unsecured loan of Rs 6,98,53,411 crore shall be maintained during the currency of Lenders facility.</p> <p>v) All the vendor payments shall be directly made to the vendors from project expense account established with the escrow bank by the Borrower to the satisfaction of the Lender. In case the vendors are related parties, the terms of engagement shall be pre-approved by the Lender.</p> <p>vi) Undertaking to be taken from unsecured lenders in Borrower as per prescribed format within 15 days from date of first disbursement.</p> <p>vii) The unsecured loans in the borrower/ guarantors will be subordinated to the lender's facility.</p> <p>viii) No repayment of principal or interest shall be made to the unsecured lenders and/ or partners' capital during the currency of lenders facility by borrower and Guarantors.</p> <p>ix) Borrower and Guarantors to take written consent of Lender for taking any further unsecured loans from parties other than Promoters.</p> <p>x) The borrower entity will not launch any new project. Phase II of the project (Maplewood) will be registered in RERA, only after verification of</p>

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	<p>Notice Shortfall Period shall mean the number of days by which the prepayment notice falls short.</p> <p>Notwithstanding anything contained above, no prepayment penalty or Notice will be applicable on amount Swept by Lender from sale proceeds of Project deposited in Escrow.</p>
<p>Security</p>	<p>The Rupee Facility along with interest thereon, further interest, penal interest, costs, expenses and all other money, whatsoever, shall be secured by</p> <ol style="list-style-type: none"> i. Registered legal mortgage of land parcel admeasuring ~5 acres located on Thane Belapur Road, Village Dighe, Navi Mumbai and present and future considerations thereon. Referred to as Collateral 1 herein after The security cover for the Rupee Facility shall, at all times, be not less than 2 times of the outstanding amount. In case of shortfall in cover, Borrower shall repay the loan of equivalent amount or provide additional security to the satisfaction of the Lender, within 30 days from the date when such shortfall is notified. ii. Exclusive Charge on the FSI and/or TDR (including the TDR purchased by borrower) generating out of the Collateral 1 land. iii. Hypothecation of the receivables (arising out of sold and unsold units from the project) and movables from all Securities. iv. Escrow of Project receivables. v. Registered legal mortgage of land parcel (owned by Proviso Builders and Developers and/or Sai Proviso Developers) and present and future considerations thereon - <ul style="list-style-type: none"> • Admeasuring ~3.87 acres located at Borle, Maharashtra, referred to as Collateral 2 • Admeasuring ~12.36 acres located at Barvai, Maharashtra, referred to as Collateral 3 • Collateral 2 and Collateral 3 will be cross collateralized with the facility extended to Proviso Builders and Developers. vi. Hypothecation of receivables from OC applied Project Greenwoods. The project has sold receivables Rs 11.90 cr and unsold area aggregating 3,909 sqft. Referred to as Collateral 4. The project has been constructed on leasehold plot of CIDCO bearing plot number 9, 10, 11, 12, 13, 13A and 13B admeasuring 6,549.57 sq meters situated in sector 35 E, Owe-Kharghar, Navi Mumbai.

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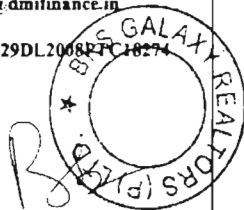
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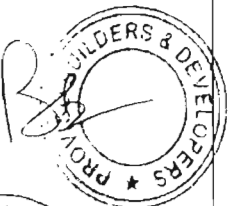
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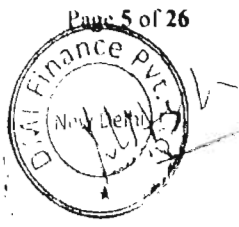


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following achievement by lender, subject to Lender's NOC –

- Minimum Rs 190 crore sales have been crystalized and registered in Phase I of the project.
- Minimum of Rs 125 crore have been collected from sales of Phase I inventory which have been registered.
- Satisfactory construction of MHADA building (EWS). To be verified by lenders technical team.

Phase III of the project will not be launched before obtaining NOC from lender.

- xi) The administrative expenses for the Project shall be capped at Rs 10 lakhs per month. No personal expenses of the partners/ promoters shall be paid out from the project cashflows till the currency of lenders loan facility.
- xii) The borrower shall not open any other bank account without the approval of the Lender.
- xiii) The borrower shall furnish a CA certified declaration within 75 days of the end of the financial year that during the year no other bank account was operational other than those mentioned.
- xiv) The Borrower/Guarantors shall furnish to the lender the audited/unaudited financial information at the end of each quarter in the format provided.
- xv) No change in Auditors of the Borrower shall be allowed without prior approval of the Lender. The lender will have right to appoint/ change the Auditors and Company Secretary at any point during the currency of loan facility.
- xvi) No new shareholder/partners/ signatories will be appointed in the borrower till the time the same is approved by the lender.
- xvii) Personal Guarantors shall submit CA-certified Net Worth statement (with individual details of all assets and liabilities) within 180 days of every Financial Year end.
- xviii) Borrower/ Guarantors / Security Providers to provide regular information to the Lender, as detailed in definitive agreements..
- xix) All notices, agenda, explanatory notes of Board meetings to be shared with the Lender

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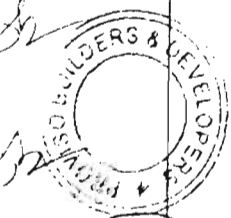

Representations and Covenants by the Borrower	Customary representations, warranties and covenants as are standard in the transactions of this nature regarding the organization, capacity, consequence etc.
Insurance	All the assets charged to the issuer should always be fully insured by the borrower against fire, lightning, riots, strikes, floods, cyclones, earthquakes, civil commotion and other natural calamities, etc. with a company approved by the issuer, at your cost for full market value or issuer's interest whichever is higher. The policies/cover notes should be lodged with the issuer. The policies should be kept alive during the currency of the advance. In the event of non-compliance the issuer reserves the right (but not be bound to exercise) to take the insurance cover as required by the issuer by debit to the borrower's account. The insurance should mandatorily be endorsed to the Lender.
Consequences of Default	<p>On and any time after Default, the Lender shall have the right to terminate its Commitments under the Agreements and take one or more of the following actions:</p> <ol style="list-style-type: none"> I. declare unpaid Interest and all other amounts payable to be forthwith due and payable; II. Recall entire outstanding Facility along with interest and other charges; III. exercise rights to enforce all of the Security Interest created pursuant to the Security Documents and/or invoke the Guarantees; IV. The Lender shall have the right to appoint nominee director(s); on the Board of the Borrower at the cost of Borrower; V. The Lender shall have right to review the management set-up or organization of the Borrower and require the Borrower to restructure it as may be considered necessary, if in the opinion of the Lender the business of the Borrower is conducted in a manner opposed to public policy or in a manner prejudicial to the interest of Lender. Further any person exercising substantial powers of management shall not be paid any commission in any year unless all the dues of the Lender in that year have been paid. In case of any difference between the partners, the decision of lender would prevail. VI. Lender shall have the option to convert the entire or any portion of the outstanding Facility and any interest receivable thereon into equity shares of the Borrower, as determined by a reputed third party valuer, appointed by the Lender.

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- VII. All expenses incurred after de'ault has occurred in connection with preservation of the Borrower's assets (as on date of default) and Collateral Security and collection of amounts due under this Agreement shall be payable by the Borrower;
- VIII. Exercise such other remedies as permitted or available under Applicable Law in the sole discretion of the Lender.
- IX. Not recall the loan at its sole discretion but impose Additional Interest as defined earlier.

Due Diligence

The transaction contemplated herein shall be subject to legal and financial due diligence by the Lender / its representatives / advisors to its satisfaction. The terms of this Sanction Letter shall be valid for 60 days from signing of this Sanction Letter. The Due Diligence and Definitive Agreements have to be closed within 60 days of signing this Sanction Letter.

Confidentiality & Non-Disclosure

Each Party to this Sanction Letter shall at all times keep confidential (and to procure that its respective associates, employees, sub-contractors and agents shall keep confidential) any confidential information disclosed or made available by the other party in the course of completion of the transaction contemplated herein and shall not use or disclose such information except for the purpose of implementing the transaction contemplated herein or with the consent of the other Party (ies) or in accordance with the order of a court of competent jurisdiction.

The above obligation shall not be applicable to information which (a) is or becomes available in public domain without breach of its obligation by the receiving party under this Sanction Letter (b) can be shown by the receiving party to the reasonable satisfaction of the disclosing party to have been known to the receiving party prior to it being disclosed by the disclosing party to the receiving party or (c) subsequently comes lawfully into the possession of the receiving party from a third party without any obligation of maintaining confidentiality.

Neither Party shall disclose to any person the contents of this Sanction Letter or the fact of its execution or make any public announcement in respect of the same without the consent of the other party, except to the extent such disclosure or announcement is required to give effect to the transaction contemplated herein or is required under applicable laws or regulatory requirements.

The above restrictions shall cease to apply to the Lender in the event a financing transaction is consummated between parties.

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Governing Law This Sanction Letter and the Definitive Agreements shall be governed by and construed in accordance with the laws of India and courts at Delhi shall have exclusive jurisdiction over any matter arising from the same

Non-Binding Agreement This Sanction Letter summarizes the proposed terms of borrowing to be made by the Borrower from the Lender. Other than this clause and the clauses entitled Confidentiality and Governing Law included herein (which are legally binding obligations of the signatories hereto), this Sanction Letter shall not constitute a binding agreement among the parties hereto or a binding commitment of the Lender to grant the loan as proposed hereby, but rather is solely for the purpose of outlining the terms pursuant to which definitive lending and security agreements/ documents (collectively "Definitive Agreements") regarding the borrowing ultimately may be entered into between the Lender and the Borrower.

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dmi@dmifinance.in

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Communication details of Borrower	Name: Email id: Address: Phone:
Validity	The Sanction Letter shall be valid till January 10, 2022.

For DMI Finance Private Limited

Nitesh Dhot

Authorized Signatory

Date:

For Borrower (BKS Galaxy Realtors Private Limited)



Authorized Signatory

Date:

For Proviso Builders and Developers


Nitesh Dhot

Mr. Brijmohan Gupta
 Sign *Brij*
 Date _____

Mr. Kulbir Dayal Singh Rekhi
 Sign *Kulbir*
 Date _____

Mr. Sanjay Motilal Gawande
 Sign *Sanjay*
 Date _____

Mr. Brijmohan Gupta



For Proviso Builders and Developers

Authorized Signatory
Date

For Rekhi Sai Realty

Authorized Signatory
Date

Mr. Brijmohan Gupta

Sign *Bjg*

Date _____



Mr. Kulbir Dayal Singh Rekhi

Sign *KD*

Date _____

Mr. Sanjay Motilal Gawande

Sign *Sanjay*

Date _____

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Personal Guarantor
Kulbir Dayal Singh Rekhi

Brijmohan Gupta

Suman Brij Gupta

Kashish Brij Gupta

Sanjay Motilal Gawande

Jayashree Sanjay Gawande

Preeti Gajanan Gawande

Sign *KD*

Sign *Bjg*

Sign _____

Sign _____

Sign *Sanjay*

Sign _____

Sign _____



Annexure 1 - Business plan -

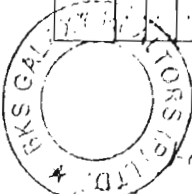
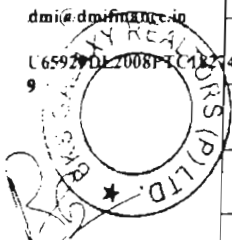
Particulars	Jan-22	Apr-22	Jul-22	Oct-22	Jan-23	Apr-23	Jul-23	Oct-23	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Oct-25	Jan-26	Apr-26	
Residential - Phase I																			
Units sold			9	24	24	27	30	23	20	26	20	22	26	26	28	28	27	30	
Area sold			6,739	19,286	19,286	21,401	23,122	17,792	15,677	15,677	15,677	17,482	20,302	20,302	22,106	22,106	21,401	24,107	
Cumulative area sold			6,739	26,025	45,311	66,712	89,833	1,07,625	1,23,303	1,38,980	1,54,657	1,72,139	1,92,440	2,12,742	2,34,847	2,56,953	2,78,354	3,02,461	
Sales Price		7,000	7,000	7,000	7,000	7,195	7,250	7,357	7,500	7,500	7,574	7,750	7,750	7,907	8,000	8,079	8,250	8,276	
Sales value			51	145	145	161	173	133	118	118	118	131	152	152	166	166	161	181	
Collections			1	13	36	74	94	124	119	163	158	218	226	289	246	166	161	181	
Commercial																			
Units sold			11	12	12	4													
Area sold			8,462	9,231	9,231	3,077													
Sales value			85	92	92	31													
Collections			51	55	69	35		15	15	23	22	15							
Total Collections					52	69	105	94	139	134	180	233	226	289	246	166	161	181	
Land payments	272	20	214																
Approval Cost		150																	
Construction Cost (incl GST)	12	24	39	64	94	94	94	123	122	118	118	118	94	100					
Development cost										5	5	5	5						
Administrative/Overhead Cost	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Marketing Costs		15	16	4	4	4	6	5	7	7	9	9	12	10	7	7	8		
Total cost excluding interest, DSRA and PF	287	212	272	71	101	100	102	131	133	133	135	135	114	113	10	10	11		

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Signature

Signature



Annexure 2 - Construction & Approval timelines

Approval	Date of application	Date of receipt of approval under Unified DCR
Approved building plans with Full CC	Immediately	June 30, 2022
EC from MOEF	Within 5 days from CC	June 30, 2022
Construction start date	July 01, 2022	
OC of Phase I	November 2025	December 2025
OC of MHADA Building	August 2025	September 2024

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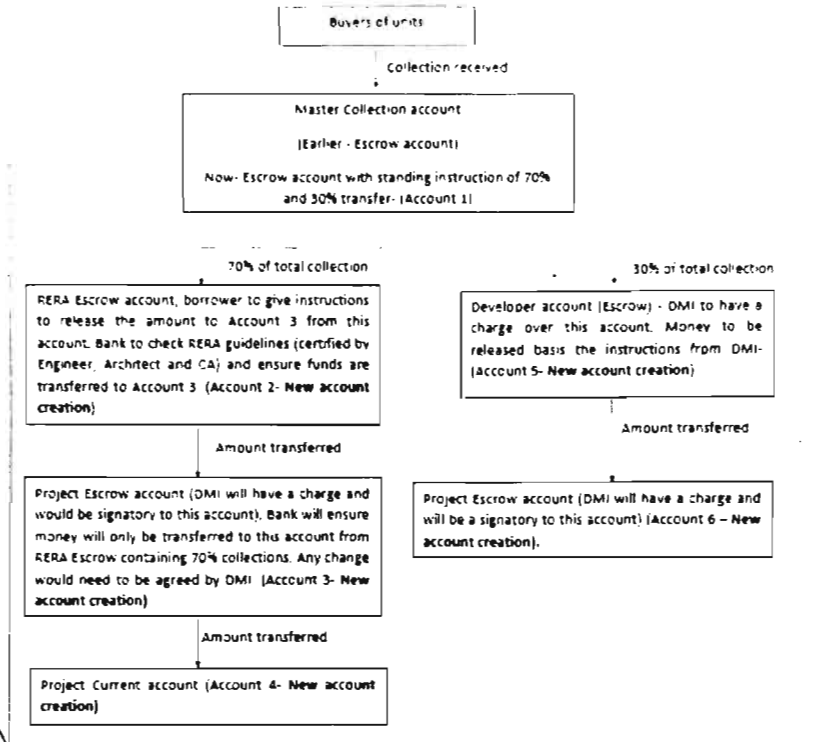
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**Annexure 3
Escrow Arrangement**

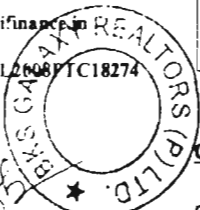


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Cashflow Sweep –

For all project cashflows received, a certain percentage shall be compulsorily allocated to accrued interest and principal prepayment or towards project Expenses.

If the amount is allocated towards project expenses, then there would be no further disbursement to that extent.

The percentage of allocations will be decided by the Lender from time to time at its sole discretion.

Utilization- In case of prepayment through Escrow mechanism, the utilization would be made in the following manner -

- 1) Accrued interest would be settled.
- 2) Rest would reduce the principal obligation.



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Annexure 4 – Inventory of Maplewoods

List of Unsold Units – Plans yet to be approved under Unified DCR. The list shall be submitted once plans are approved.

List of booked units with committed receivables – None.

Annexure 5 – Inventory of Greenwoods as on July 31, 2021
Unsold Inventory

Unit Number	Type	Saleable area
A-303	3BHK	1725
A-2002	2BHK	1220
B-29	Shop	964
Total		3909

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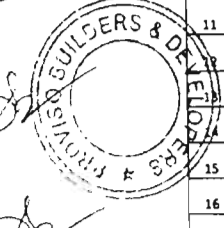
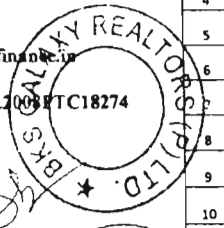
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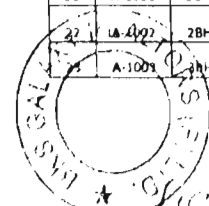
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Receivables from sold inventory

SN	Flat No	Type	Booking Date	Name	RERA CA	Area	AV	Received	Receivable
1	A-301	2BHK	11-Oct-18	Nikhil Gadewal	44.217	1325	8210526	7604801	605725
2	A-302	2 BHK	18-Oct-10	Rana Pratap Singh	43.028	1210	4867570	4678578	188992
3	A-401	2BHK	12-Aug-18	Ranjit Shete & Ankita Shete	44.217	1290	6052630	5482840	569790
4	A-402	2BHK	27-Jun-19	Pankaj Solanki	43.028	1220	7822431	7823137	-706
5	A-403	3BHK	21-Feb-17	Shabeena Khan	56.717	1705	13728500	12900506	827994
6	A-501	2BHK	9-Feb-18	Mrs/ Monika Tyagi	44.217	1325	6026316	5802138	224:78
7	A-502	2BHK	30-Oct-20	Mr. Dhondu Parte	43.028	1210	6701923	6162680	539243
8	A-503	3BHK	29-Aug-20	Neha Sharma	56.717	1725	9089423	8796970	292453
9	A-601	2BHK	9-Apr-18	Jemy Romany	44.217	1290	8830500	8665550	164950
10	A-602	2BHK	26-Jun-20	Ajit Patil	43.028	1220	6250000	6252500	-2500
11	A-603	3BHK	28-Sep-18	Sudhir Gune	56.717	1705	8745614	8448263	297351
12	A-701	2BHK	9-Jul-21	Rubina Khan	44.217	1325	11550747	100000	11450747
13	A-702	2BHK	13-Mar-20	Karan Salunkhe	43.028	1210	9800000	2200920	7599080
14	A-703	3BHK	11-Mar-19	Nadeem Kundlik	56.717	1725	11998168	11283077	715091
15	A-801	2BHK	9-Nov-20	Mr. Abhishek Pandey	44.217	1290	11413462	10885525	527937
16	A-802	2BHK	9-Nov-20	Mr. Abhishek Pandey	43.028	1220	11413462	11297852	115610
17	A-803	3BHK	24-Sep-18	Naveen Sharma	56.717	1705	9192983	8851005	341978
18	A-901	2BHK	20-Aug-18	Gopichand Chappati	44.217	1325	8084130	7585866	498264
19	A-902	2BHK	14-Aug-17	Komal Gujrathi	43.028	1210	10000000	8448000	1550000
20	A-903	3BHK	23-Jan-19	Yasir Kundlik	56.717	1725	8751402	9020502	-269100
21	A-1001	2BHK	19-Mar-18	Raunak Singh	44.217	1290	9140351	8762963	377388
22	A-1002	2BHK	1-Mar-21	Vishal Malaye	43.028	1210	11066667	8213428	2853239
23	A-1003	3BHK	27-Dec-17	Suhas Phadke	56.717	1705	11724000	10531806	1196264



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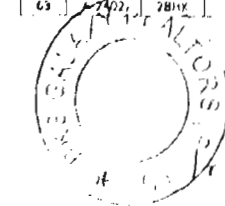
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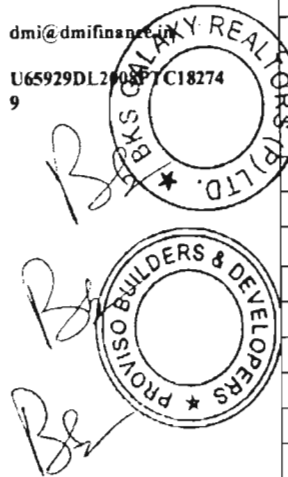
24	A-1101	2BHK	3 Nov 10	Deepshikha Kavita Jain	44.217	1325	5500000	3235911	1154089
25	A-1102	2BHK	15 Feb 18	Vipul Narendra Soni	43.028	1210	6210900	5937316	272984
26	A-1103	3BHK	18 Apr 18	Hemant Nemade	56.717	1725	8856000	8847265	13735
27	A-1201	2BHK	25-Oct-10	Mahendra Pahadiya	44.217	1290	5315500	3935805	1399695
28	A-1202	2BHK	15 Nov 16	Sanaulah Deshmukh	43.028	1220	17007000	10676510	136490
29	A-1203	3BHK	15-Feb-18	Balram Jagger	56.717	1705	11770000	11260560	459440
30	A-1301	2BHK	27-Dec-17	Rajendra Singh Solanki	44.217	1325	9010000	8673978	136677
31	A-1302	2BHK	3-Mar-20	Shabbir Lokhandwala(Jahir Ahmed Abdul Patel)	43.028	1210	6400000	6400000	?
32	A-1303	3BHK	2-Jan-15	Nooral Gulam Hussein Sahibole	56.717	1725	10623375	5395182	5228733
33	A-1401	2BHK	28-Dec-17	Anand Tripathi & Smriti Tripathi	44.217	1290	8076000	7788955	287045
34	A-1402	2BHK	5-Jan-18	Gurbaksh Kumar	43.028	1220	8220000	7394711	825289
35	A-1403	3BHK	28-Jun-18	Vivek Nair	56.717	1705	9865000	9880189	15189
36	A-1501	2BHK	26-Dec-17	Vivek Badwaik	44.217	1325	9713000	9217597	495403
37	A-1502	2BHK	15-Jan-18	Nanabhau Indore	43.028	1210	7707095	7424314	28277
38	A-1503	3BHK	19-Nov-10	Ashwini Salunkhe	56.717	1725	4955000	4016313	938687
39	A-1601	2BHK	14-Feb-18	Avinash Jadhav	44.217	1290	8184210	7790115	394095
40	A-1602	2BHK	29-Oct-18	Nitin Shivaji Kakad	43.028	1220	7710526	7423695	286831
41	A-1603	3BHK	18-Jan-18	Dontu Pandurangiah	56.717	1705	10000000	9660000	340000
42	A-1701	2BHK	5-Jun-18	Vivek Ghule	44.217	1325	8745614	7933016	812598
43	A-1702	2BHK	20-Feb-18	Shankar Rao	43.028	1210	8000000	7705760	294240
44	A-1703	3BHK	11-May-19	Ziya Namre	56.717	1725	13846847	9167070	4679777
45	A-1801	2BHK	18-Jan-18	Piyali Sikdar	44.217	1290	8364894	7631822	733072
46	A-1802	2BHK	21-May-18	Sandeep Kumar & Ashok Kumar	43.028	1220	7389830	6990776	399054
47	A-1803	3BHK	2-Nov-10	Dharmendra Vasdeo	56.717	1705	6984250	6251650	732600
48	A-1901	2BHK	27-Dec-17	Rashmi Vinod Mali	44.217	1325	8261000	8300006	-47086
49	A-1902	2BHK	20-Feb-18	Prakash Kadam	43.028	1210	8195749	8282295	-86546
50	A-1903	3BHK	23-Jan-18	Mr/ Sukumar	56.717	1725	11815789	11231011	584778
51	A-2001	2BHK	17-Feb-18	Suresh Jadhav	44.217	1290	7864733	6451103	1413630
52	A-2003	3BHK	17-Mar-17	Rohit Kunwar	56.717	1705	16968000	14981292	1886708
53	A-2101	2BHK	14-Feb-18	Vivek Thakare	44.217	1325	6857810	6889816	-32006
54	A-2102	2BHK	21-Jun-19	A/ Sattar Hamid Patel	43.028	1210	6742991	6742991	0
55	A-2103	3BHK	15-Oct-18	A/ Sattar Hamid Patel	56.717	1725	9125000	9007839	117161
56	A-2201	2BHK	12-Jun-18	Taresh Varshney	44.217	1290	9211864	8716573	495291
57	A-2202	2BHK	30-Mar-19	Prashant Sonavane	43.028	1220	8759813	8325326	434487
58	A-2203	3BHK	19-Oct-20	Sayed Zillee	56.717	1705	15126923	14041350	1085573
59	A-2301	2BHK	11-Aug-11	Sharad Kale	44.217	1325	7500000	2176712	5323288
60	A-2302	2BHK	27-Nov-15	Prabhu Chavan	43.028	1210	7600000	6626225	973775
61	A-2303	3BHK	28-Jan-19	Rehan Wangde	56.717	1725	9528038	9191606	316417
62	A-2401	2BHK	4 Dec-18	Asha Pawar	44.217	1290	8486486	8486486	3656
63	A-2402	2BHK	1-Nov-18	Savita M/ Bhagat	43.028	1220	6508772	6508772	1747115

Handwritten signature/initials

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64	A-2403	3BHK	28-Oct-10	Capt/ Sukant kumar	56.717	1705	7163275	6900883	262392
65	A-2501	2BHK	15-Apr-18	Deepesh Barne	44.217	1325	9339040	9312246	26754
66	A-2502	2BHK	1-Aug-18	Vijay Nikam	43.028	1210	6559650	6336625	223025
67	A-2503	3BHK	28-Jan-19	Abhay Jagtap	56.717	1725	11927928	11953519	75591
68	A-2601	2BHK	19-May-19	Priyanka Rawat	44.217	1290	9130841	8772107	358734
69	A-2602	2BHK	9-Jul-19	Sreenivas Puttagunta	43.028	1220	10000000	9604000	396000
70	A-2603	3BHK	20-Jun-18	Balkrishna Chaudhary	56.717	1705	10243243	9229152	1014091
71	A-2701	2BHK	16-Aug-18	Siddharth Goutam	44.217	1325	10236842	9888785	348057
72	A-2702	2BHK	14-Sep-18	Govind Kautkar	43.028	1210	6492000	6141432	350568
73	A-2703	3BHK	22-Jan-19	Haroon Patel	56.717	1725	9115000	8212495	902505
74	A-2801	2BHK	24-Sep-18	Surekha Arun Wedhikar	44.217	1290	8908772	8577365	331407
75	A-2802	2BHK	9-Aug-19	Uddhav Phalke	43.028	1220	6700935	6435579	265356
76	A-2803	3BHK	2-May-18	Mohammedji Jakirhusain Dalal	56.717	1705	9621500	9293410	328090
77	A-2901	2BHK	2-Nov-18	Manoj Sahoo	44.217	1325	10228070	9818948	409122
78	A-2902	2BHK	13-Feb-20	Chandra Pratap Pal	43.028	1210	10626168	10205372	420796
79	A-2903	3BHK	20-Oct-18	Prashant Panigrahi	56.717	1725	9184220	8977081	207139
80	A-3001	2BHK	31-Oct-20	Rabindra Pathak	44.217	1290	6500000	6290861	209139
81	A-3002	2BHK	16-Oct-19	Siraj Hakim	43.028	1220	7088785	7308032	-219247
82	A-3003	3BHK	1-Mar-19	Ashok Thete	56.717	1705	9200000	7241700	1958300
83	B-301	2BHK	3-Apr-17	Amol Mahadev Pawar	44.217	1325	9000000	8639928	360072
84	B-302	2BHK	12-Oct-10	Vandana Arakkal	43.028	1210	4273850	3702645	571205
85	B-303	3BHK	13-Nov-10	Anthony Arakkal	56.717	1725	5914125	5341254	572871
86	B-401	2BHK	4-Jul-19	Priyanshu Vajpeyi	44.217	1290	10556040	10138019	418021
87	B-402	2BHK	9-Oct-10	Gopal Krishna Balimane	43.028	1220	4348400	4052478	295922
88	B-403	3BHK	4-Jul-19	Navin Balliyya	56.717	1705	14971154	14971156	-2
89	B-501	2BHK	20-Oct-10	Rejy John & Donna Mathai	44.217	1325	9754386	9422738	331648
90	B-502	2BHK	25-Feb-19	Tejaswini Punje	43.028	1210	9359649	9041421	318228
91	B-503	3BHK	3-Jul-19	Sanjay Waskar	56.717	1725	14177570	14443170	-265600
92	B-601	2BHK	28-Oct-10	Smita Janak Patel & Mr/ Janak Patel	44.217	1290	4985500	4746137	239363
93	B-602	2BHK	5-Apr-19	Padam Lama	43.028	1220	10250336	10226964	23372
94	B-603	3BHK	24-Nov-10	Samal Biswas	56.717	1705	6011750	5352762	658988
95	B-701	2BHK	15-Oct-18	Anil Kaul	44.217	1325	9754386	9381906	372480
96	B-702	2BHK	15-Oct-18	Sunil Kaul	43.028	1210	9008772	8644818	363954
97	B-703	3BHK	13-Mar-18	Moin Shaikh	56.717	1725	12228070	11485746	742324
98	B-801	2BHK	20-Oct-10	Abdul Kuber Jilani Hanif Hakam	44.217	1290	4754400	4557609	196791
99	B-802	2BHK	9-Oct-10	Seema Kasana	43.028	1220	4519200	4647119	-127919
100	B-803	3BHK	11-Oct-10	MVP Raju	56.717	1705	6348800	5791477	557323
101	B-901	2BHK	4-Oct-10	Rajib Das	44.217	1325	4916250	5198252	-282002
102	B-902	2BHK	24-Nov-20	Mohd. Purnwala	43.028	1210	6450000	6450000	0
103	B-903	3BHK	22-Sep-10	Naresh Agarwal	56.717	1725	6276175	5888677	387698



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104	B-1001	2BHK	14-Mar-18	Rajendra Tarde	44.217	1290	7305000	6144966	1160037
105	B-1002	2BHK	29-Jan-21	Malini Kadam	43.028	1220	9961500	9467411	494089
106	B-1003	3BHK	20-Aug-18	Prosanta Kumar Chakraborty	56.717	1705	12736842	13073122	-336280
107	B-1101	2BHK	11-Jun-18	Mr/ Shamit Chavan & Mrs/ Trupti Chavan	44.217	1325	8754386	8803092	-48706
108	B-1102	2BHK	9-May-18	Arjun Sinha & Kanti Sinha	43.028	1210	7245615	6226200	1019415
109	B-1103	3BHK	20-Sep-10	Sayed Shuab Jalil	56.717	1725	8717000	8834772	-117772
110	B-1201	2BHK	1-Jan-11	Sachin Ghagare (Dr/ Brj) Mohan	44.217	1290	6500000	6760000	-260000
111	B-1202	2BHK	2-Aug-18	Debasis Pal	43.028	1220	9008772	8673645	335127
112	B-1203	3BHK	22-Jan-18	Rajeev Nayan Sinha	56.717	1705	11684210	11136553	547657
113	B-1301	2BHK	9-Mar-18	Rutuja Mahajan	44.217	1325	8534000	8540998	-6998
114	B-1302	2BHK	24-Aug-18	Dr/ Priyanka Shende	43.028	1210	6245614	6013277	232337
115	B-1303	3BHK	6-Oct-17	Abhijit Ramdas Deshmukh	56.717	1725	15017550	12398868	261868
116	B-1401	2BHK	13-Oct-17	Safkur Rahamen Ansari & Mrs/ Shama Parveen Sabi Ahmad	44.217	1290	7000000	5856500	1143500
117	B-1402	2BHK	18-Oct-10	Sameer Bansal	43.028	1220	4818100	3458345	1359755
118	B-1403	3BHK	21-Mar-18	Nainesh Mehta	56.717	1705	11373376	11387024	-13648
119	B-1501	2BHK	15-Jan-18	Abhijit Thakare	44.217	1325	8219298	7913542	305756
120	B-1502	2BHK	2-Jul-18	Subrat Kumar Pattnaik	43.028	1210	7217544	6551269	666275
121	B-1503	3BHK	26-Feb-18	Dr/ Sidram Jadhav	56.717	1725	10674750	10348857	330893
122	B-1601	2BHK	1-Oct-10	Mohan Singh Pal	44.217	1290	5160750	4954301	206449
123	B-1602	2BHK	25-Jun-19	Mr/ Nandalal Dharma Wagh	43.028	1220	9691589	9306831	384758
124	B-1603	3BHK	17-Dec-18	Bibin Babu Nair	56.717	1705	12868421	12389715	478706
125	B-1701	2BHK	6-Jan-11	Boyapati Venkatesulu	44.217	1325	5489375	4989534	499841
126	B-1702	2BHK	25-May-20	Mehabub Shaikh	43.028	1210	10626168	10285069	341099
127	B-1703	3BHK	18-Mar-19	Vasant Bhangale	56.717	1725	10000000	9660000	340000
128	B-1801	2BHK	8-Feb-18	Ruzina Borkar	44.217	1290	9005000	8450199	554801
129	B-1802	2BHK	19-Jun-19	Mr/ Muzaffar m/ shafir Dabholkar	43.028	1220	7028037	6749726	278311
130	B-1803	3BHK	9-Mar-17	Lalit Dabas	56.717	1705	16511500	13686190	2825310
131	B-1901	2BHK	12-Oct-10	Kulbir Kaur Dillon	44.217	1325	5451688	5010209	441479
132	B-1902	2BHK	30-Oct-18	Kavita Pankaj Ojha	43.028	1210	7151804	6833566	318238
133	B-1903	3BHK	7-May-19	Amrapali Sarvagoda	56.717	1725	9411215	8856194	555021
134	B-2001	2BHK	1-Jan-18	R/M/Nadkarni	44.217	1290	7370000	6574088	795912
135	B-2002	2BHK	10-Apr-19	Fazal Patankar	43.028	1220	7046752	6824404	222348
136	B-2003	3BHK	21-Mar-18	Injala Tyagi & Sushil Kumar	56.717	1705	10567779	10502518	65261
137	B-2101	2BHK	22-Feb-18	Prakash Shetty	44.217	1325	6803000	6521698	281302
138	B-2102	2BHK	16-Sep-19	Someshwar Khatpe	43.028	1210	6500000	6242600	257400
139	B-2103	3BHK	24-Mar-19	Rajeshri Nemade	56.717	1725	9756757	9628092	128665
140	B-2201	2BHK	22-Mar-18	Mr/ Vernula	44.217	1290	6492000	6572266	-80266
141	B-2202	2BHK	15-Aug-18	Suhas Deoralkar	43.028	1220	7308432	7235328	78083
142	B-2203	2BHK	1-Nov-18	Neelesh Pande	56.717	1705	11078855	11404615	-325720

Registered Office:
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dmi@dmifinance.in

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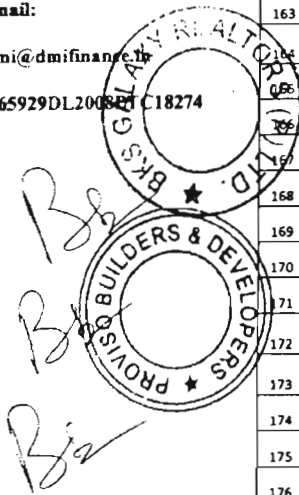
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B.S.
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email:

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9



143	B-2301	2BHK	30-Jun-21	Mahesh Gawade	44.217	1375	1000000	159999	231090
144	B-2302	2BHK	30-Mar-12	Malu Gupta	43.028	1710	5170850	3353357	1755493
145	B-2303	3BHK	9-Jul-19	Dattatray Kharke	56.717	1725	9878506	9289748	588758
146	B-2401	2BHK	19-Mar-19	Vijay Waghele	44.217	1290	7780702	8065854	285164
147	B-2402	2BHK	2-Oct-19	Anand Bhandari	43.028	1220	6906806	6898609	8197
148	B-2403	3BHK	8-Oct-10	Niranjn Bangera	56.717	1705	7103600	5939875	1163725
149	B-2501	2BHK	27-Dec-18	Anup Gupta	44.217	1325	10530000	9856080	673970
150	B-2502	2BHK	30-Oct-19	Mukhtar Khan	43.028	1210	6887850	6546606	341244
151	B-2503	3BHK	23-Jan-19	Ajay Awate	56.717	1725	11614035	11778104	-164069
152	B-2601	2BHK	7-Jul-18	Mr/ kunnath Ramanunni & Mrs/ Indira Sreedharan Menon	44.217	1290	7078947	6974926	104021
153	B-2602	2BHK	6-Jan-20	Asif Kumachan	43.028	1220	9084112	9080477	3635
154	B-2603	3BHK	4-May-19	Prachi Bhabal	56.717	1705	9500000	9503800	-3800
155	B-2701	2BHK	27-May-19	Sarvesh Pandey	44.217	1325	11327103	10878552	448551
156	B-2702	2BHK	7-Nov-20	Krishna Murthy	43.028	1210	9778846	9366424	412422
157	B-2703	3BHK	4-Jan-19	Husain Puranwala	56.717	1725	9800000	9802000	-2000
158	B-2801	2BHK	18-Mar-19	Arvind Sawarkar	44.217	1290	8130631	7957271	173360
159	B-2802	2BHK	27-Jul-20	Fancy Mewara	43.028	1220	6500000	6500000	0
160	B-2803	3BHK	4-Jan-19	Husain Puranwala	56.717	1705	9710526	8849294	861232
161	B-2901	2BHK	1-Aug-19	Shaikh Moheddin	44.217	1325	7355140	7063875	291265
162	B-2902	2BHK	27-Oct-20	Amit Makkar	43.028	1210	9730769	9234661	496108
163	B-2903	3BHK	14-Nov-19	Ramnath Murlidharan Tabassum Mohd/ Ismail Khan	56.717	1725	14519692	13944712	574980
164	B-3001	2BHKT	1-Mar-18	Rajesh Kumar	41.857	1540	7448598	7004661	443937
165	B-3003	2BHKT	12-Sep-19	Rajesh Kumar	41.857	1540	7448598	7004661	443937
166	1 to 4	Shop	18-Sep-10	Rajeev Lochan	140.431	3282	10666500	10685580	-19080
167	Sh-5	Shop	21-Apr-16	Anil Thakre	37.2	870	2827500	2847462	-19962
168	Sh-6	Shop	18-Mar-16	Manoj Dankar	35.583	870	5100000	4694814	405186
169	Sh-7	Shop	18-Mar-16	Manoj Dankar	30.909	870	5100000	4541645	558355
170	Sh-8	Shop	5-Mar-11	Yash Parmar	30.909	870	4900000	5135200	-235200
171	Sh-9	Shop	24-Apr-11	Firoz Khan	30.909	870	4955000	4949594	5406
172	Sh-10	Shop	18-Jul-16	Naresh Choudhary & Prakash Choudhary	26.07	810	5674050	5549135	124915
173	Sh-11	Shop	6-Dec-10	Mrs/ Reshma Kolhe & Sushila Kolhe	70.124	2132	6331000	5918998	412002
174	Sh-12	Shop	24-Nov-10	Arati Shyam Pingale	24.959	786	2479750	2138347	341403
175	Sh-13	Shop	1-Jul-19	Aniket Patil	30.909	870	4750000	4750000	0
176	Sh14,15	Shop	22-Sep-10	I/P/ Gupta	61.818	1740	5655000	5241762	413238
177	Sh-16	Shop	16-Sep-10	Prakash Kadam	30.909	870	2827500	2801077	26423
178	Sh-17	Shop	29-Aug-16	Faisal Abdul Salim Sayyed	30.909	870	6138750	5851675	487075
179	Sh-18	Shop	30-Dec-20	Fancy Mewara (Nisar Husain Patel)	30.909	870	6000000	5888000	12000
180	Sh-19	Shop	11-Apr-16	Lalji Dabas	30.909	870	5785500	5018318	767181
181	Sh-20	Shop	11-Apr-16	Vishal Makhija	30.909	870	4716200	3053584	1662616



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182	Sh-21	Shop	27 Nov-17	Haj Umaridin	30.909	870	4716700	3720806	995394
183	Sh-22	Shop	29 Sep-10	Roypati Venkatesulu	30.909	870	2877500	2550598	275902
184	Sh-23	Shop	6-Apr-17	Madanlal Mehta	30.909	870	4700000	4425363	274637
185	Sh-24	Shop	24-Apr-17	Chanchal Bhandari	30.909	870	4700000	4425012	274988
186	Sh-25	Shop	15-Apr-21	Rajesh Goswami/sanjay suthar	30.909	870	4900000	4900000	0
187	Sh-26	Shop	2-Apr-16	Aniket Patil	38.686	1086	6000000	1740000	4260000
188	Sh-27	Shop	25-Oct-16	Mohanlal Choudhary	62.939	1740	9482500	9233583	248917
189	Sh-28	Shop	14-Sep-16	Jadhav Vilas Kisan	157.491	1860	13831200	12705796	1125404
				Total	8902.84	260836	1572376934	1453079477	119295057

Registered Office:

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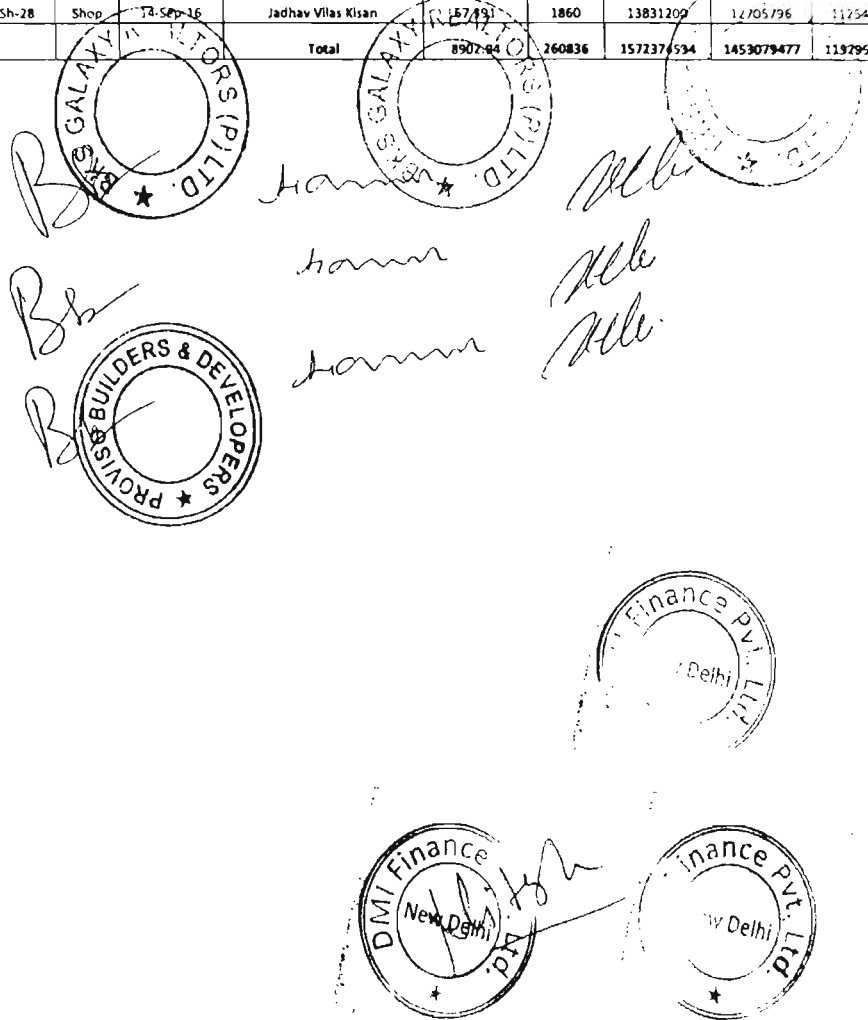
F: +91 11 41204000

email:

dmf@dmifinance.in

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9



**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,

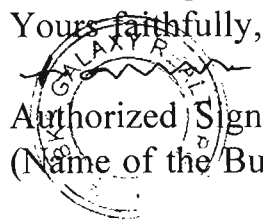
(b) insist on a No-objection Certificate (NOC) from the
Bank before the cancellation of the

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

BRIJMOHAN GUPTA
ACCHRU RAM GUPTA

25/10/1947
Permanent Account Number
AEGPG2425P

Brijmohan
Signature



17058X06

Brijmohan



भारत सरकार
Government of India

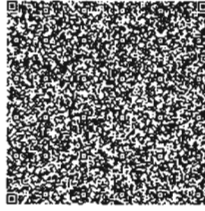
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

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
Date: 2023.10.29 10:00:00 UTC



आपला आधार क्रमांक / Your Aadhaar No. :

7752 1622 9645

VID : 9129 3306 9712 5822

माझे आधार, माझी ओळख



भारत सरकार
Government of India



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

Issue Date: 29/10/2011

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 व्हर्चुअल 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.
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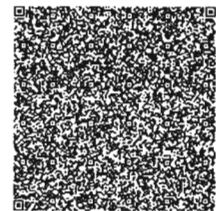
भारतीय विशिष्ट ओळख प्राधिकरण

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पत्ता:
A-2205 / 2305, पाम बीच रेसिडेन्सी, 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

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Brij Gupta

आयकर विभाग

INCOME TAX DEPARTMENT

KULBIR DAYAL SINGH REKHI
DAYAL SINGH REKHI

14/04/1955

Permanent Account Number

AADPR1307A

Albi
Signature



भारत सरकार

GOVT. OF INDIA



Albi



भारतीय विशिष्ट पहचान प्राधिकरण
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Government of India



E-Aadhaar Letter

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

Date: 14/08/2015

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

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

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेंटिकेशन 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

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Date: 2015.08.14 10:46:35 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.

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- Please update your mobile number and e-mail address. This will help you to avail various services in future.



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GOVERNMENT OF INDIA



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

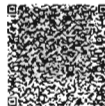
पत्ता:

S/O: दयाल सिंग रेखी,
वारावा मजला, मवरी बसेरा,
सेंट्रल अॅवेन्यू 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

Signature



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आधार-सामान्य माणसाचा अधिकार

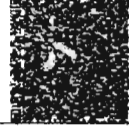
Aadhaar-Aam Admi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA



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



7739 2346 2311

माझे आधार, माझी ओळख

Handwritten signature



एन.डी.ए.आर.
पत्ता:

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 03/06/2017

S/O मारीलाल किशन गवान्दे, ए/1205,
गाम बीच पॅनाडेन्सी, प्लॉट नं-24,
बारबेक्यू नेशन रेस्टॉरंट इन्डिया, सेक्टर-4,
नेरुल व्हाट, उन्नी मुंबई, ठाणे,
महाराष्ट्र - 400706

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



1547
180 596 1247

info@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1547,
Bangalore-560 001

Mammi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संजय मटिल गवान्दे
मटिल किसान गवान्दे

11/11/1964
Financial Account Number
AASPG9453F

Signature



Sanjay

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 09:34:49 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 कर्ताता 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". सलग्न पैन कार्ड में एनहांस्ड 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](#)



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

hmoypplg

 उदाय	भारतीय विविक्त ओकर प्राधिकरण Unique Identification Authority of India	
पता: वडिलाच/अईचे नांव: संजय मोतीलाल गवडे, ए/1205, पाम बीच रेसीडेन्सी, प्लॉट न-24, बारबेक्यू नेशन रेस्टोरेंट सुनार, 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	
6798 1337 1341		
 1947	 help@uidai.gov.in	 www.uidai.gov.in



Sanjay Gawande

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.banmnavimumbai.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

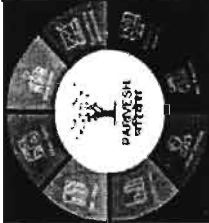

Mr. M. C. SUNNY
PRESIDENT


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, Bhumiraj 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

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, 35th	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 For Residential Building A,B & C Fire Fighting U.G Tank Capacity: 200Cum/Day		For Residential Building D, E & F Fire Fighting U.G Tank Capacity: 200Cum/Day		90.70Cum/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 still 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 UDCPP. 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.

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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 & toggle 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 fluorescent 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 within 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.



- 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:-

- 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.
- 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.
- 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

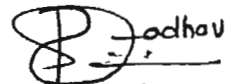
Sr. No.	Fire Fighting Installation	Requirements	Provision	Remarks
	System & Fire Alarm System	& electrical meter room also	Automatic Electrical Fire Alarm system. <u>Detection system for Cable Trench should be provided.</u>	Heat Detectors should be provided for Canteen Area as per the standards and guidelines 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.



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
OWNERS Name & Address 1301, Mr. Sanjay Gawande, Galaxy 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 एएमएसएल 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 एएमएसएल 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 कॉलोनी, 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 जायगी।

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.

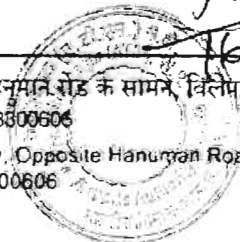
च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

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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SNCR/WEST/B/100821/627540

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 लाइटो 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।

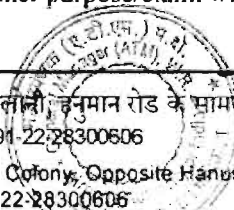
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

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 कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले 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

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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 कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/100821/627540

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	 A Kishor 12/10/2022 S.M. Datta Ashok Thakur
द्वारा जांचा गया Verified by	 16/9/2022 Sangeeta Panicker AGM(AFM-D.O.A.S)

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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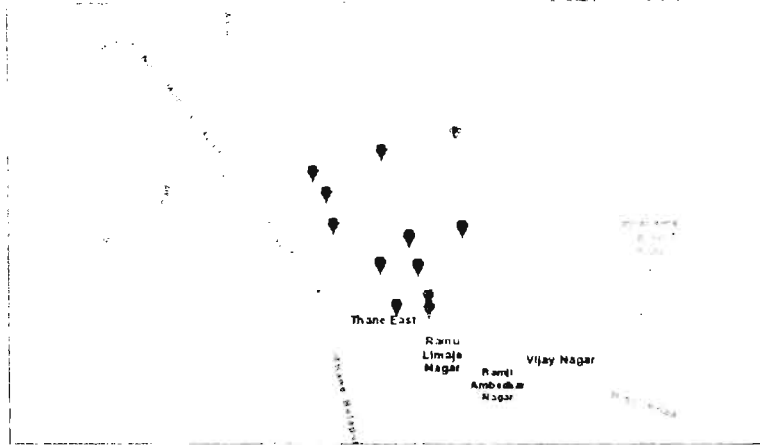
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
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SNCR/WEST/B/100821/627540

Street View



Satellite View



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

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Mumbai-400099 Tel. no. 91-22-28300606

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क्रमांक : 000296896560 मीटर/इंमेल : 96xxxxxx85

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देयक रक्कम रु : 15300.00

देय दिनांक : 31-08-2023
या तारखे नंतर : 15490.00
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आम्ही येथेही उपलब्ध : ग्राहक



लीन युनिट : 4752/PALM BEACH S/DN./NERUL O&M
र संकेत : 52/LT II Comm 1Ph <20 KW
ल क्रमांक :
सी/वक्र+मार्ग-क्रम/डि.टी.सी. : 2/23/1801/7067/4752442
दर क्रमांक : 07614819599
डोंग ग्रुप : F2

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

मालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
11885	10614	1.00	1271	0	1271

er Status: Normal
Period: 1.03/

0 500 1,000

जुलै-2023	1851	
जून-2023	1706	
मे-2023	1050	
एप्रिल-2023	1159	
मार्च-2023	1074	
फेब्रुवारी-2023	1045	
जानेवारी-2023	1084	
डिसेंबर-2022	1037	
नोव्हेंबर-2022	1074	
ऑक्टोबर-2022		
सप्टेंबर-2022	1998	

बीज वापर
ऑगस्ट - 2022 1098
ऑगस्ट - 2023 1271

महावितरण

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<https://consumersinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या विलंबावर बसवण्यासाठी वाचता येईल) मध्ये उपलब्ध आहे.)

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

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Bill Amount: <As per bill>

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दरमिती बिलींग युनिट : 4752	ग्राहक क्रमांक : 000296896560	पी.सी. : F2	दर : 52	या तारखे पर्यंत भरल्यास	21-08-2023	Rs. 15180.00
दरमिती तारीख	31-08-2023			या तारखे नंतर भरल्यास	31-08-2023	Rs. 15490.00

दरमिती स्थळपत्रतः
लीन युनिट : 4752 ग्राहक क्रमांक : 000296896560
7522000296896560310820230000153000190002108230120

डिजिटल क्र. 2442
पी.सी. F2 दर : 52

अंतिम तारीख	31-08-2023	Rs. 15300.00
या तारखे पर्यंत भरल्यास	21-08-2023	Rs. 15180.00
या तारखे नंतर भरल्यास	31-08-2023	Rs. 15490.00





DISCLOSURE OF SOLD/BOOKED INVENTORY

(As per Circular no.29 dated 09.04.2021 & Corrigendum date 25.06.2021)
(BUILDING/WING WISE)

Name of the Project: **MAPI WOODS PHASE I**

Information of sold/Booked inventory (Building Wise)

Information as on date: 30/04/2023

Building Name: No. D

Sl.no	Floor	Number of Flat	Carpet Area in Sq.mtr.	Sold/Booked/Unsold	Registration date of Sub-Registrar
a	b	c	d	e	f
1	5	601	77.49	Unsold	
2	5	602	59.74	Unsold	
3	5	603	59.74	Unsold	
4	5	604	91.72	Unsold	
5	6	605	77.49	Unsold	
6	6	701	77.49	Unsold	
7	6	702	59.74	Unsold	
8	6	703	59.74	Unsold	
9	7	704	58.78	Unsold	
10	7	705	58.78	Unsold	
11	7	706	77.49	Unsold	
12	8	801	77.49	Unsold	
13	8	802	59.74	Unsold	
14	8	803	59.74	Unsold	
15	8	804	58.78	Unsold	
16	8	805	58.78	Unsold	
17	8	806	77.49	Unsold	
18	9	901	77.49	Unsold	
19	9	902	59.74	Unsold	
20	9	903	59.74	Unsold	
21	9	904	58.78	Unsold	
22	9	905	58.78	Unsold	
23	9	906	77.49	Unsold	

21	10	1001	77.49	Unsold
25	10	1002	59.74	Unsold
26	10	1003	59.74	Unsold
27	10	1004	Refuge	Unsold
28	10	1005	91.72	Unsold
29	10	1006	77.49	Unsold
30	11	1101	77.49	Unsold
31	11	1102	59.74	Unsold
32	11	1103	59.74	Unsold
33	11	1104	58.78	Unsold
34	11	1105	58.78	Unsold
35	11	1106	77.49	Unsold
36	12	1201	77.49	Unsold
37	12	1202	59.74	Unsold
38	12	1203	59.74	Unsold
39	12	1204	58.78	Unsold
40	12	1205	58.78	Unsold
41	12	1206	77.49	Unsold
42	13	1301	77.49	Unsold
43	13	1302	59.74	Unsold
44	13	1303	59.74	Unsold
45	13	1304	58.78	Unsold
46	13	1305	58.78	Unsold
47	13	1306	77.49	Unsold
48	14	1401	77.49	Unsold
49	14	1402	59.74	Unsold
50	14	1403	59.74	Unsold
51	14	1404	58.78	Unsold
52	14	1405	58.78	Unsold
53	14	1406	77.49	Unsold
54	15	1501	77.49	Unsold
55	15	1502	59.74	Unsold
56	15	1503	59.74	Unsold
57	15	1504	Refuge	Unsold
58	15	1505	91.72	Unsold
59	15	1506	77.49	Unsold
60	16	1601	77.49	Unsold
61	16	1602	59.74	Unsold
62	16	1603	59.74	Unsold
63	16	1604	58.78	Unsold
64	16	1605	58.78	Unsold
65	16	1606	77.49	Unsold

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66	17	1701	77.49	Unsold
67	17	1702	59.74	Unsold
68	17	1703	59.74	Unsold
69	17	1704	58.78	Unsold
70	17	1705	58.78	Unsold
71	17	1706	77.49	Unsold
72	18	1801	77.49	Unsold
73	18	1802	59.74	Unsold
74	18	1803	59.74	Unsold
75	18	1804	58.78	Unsold
76	18	1805	58.78	Unsold
77	18	1806	77.49	Unsold
78	19	1901	77.49	Unsold
79	19	1902	59.74	Unsold
80	19	1903	59.74	Unsold
81	19	1904	58.78	Unsold
82	19	1905	58.78	Unsold
83	19	1906	77.49	Unsold
84	20	2001	77.49	Unsold
85	20	2002	59.74	Unsold
86	20	2003	59.74	Unsold
87	20	2004	Refuge	Unsold
88	20	2005	91.73	Unsold
89	20	2006	77.49	Unsold
90	21	2101	77.49	Unsold
91	21	2102	59.74	Unsold
92	21	2103	59.74	Unsold
93	21	2104	58.78	Unsold
94	21	2105	58.78	Unsold
95	21	2106	77.49	Unsold
96	22	2201	77.49	Unsold
97	22	2202	59.74	Unsold
98	22	2203	59.74	Unsold
99	22	2204	58.78	Unsold
100	22	2205	58.78	Unsold
101	22	2206	77.49	Unsold
102	23	2301	77.49	Unsold
103	23	2302	59.74	Unsold
104	23	2303	59.74	Unsold
105	23	2304	58.78	Unsold
106	23	2305	58.78	Unsold
107	23	2306	77.49	Unsold

Handwritten signature

108	24	2401	77.49	Unsold
109	24	2402	59.74	Unsold
110	24	2403	59.74	Unsold
111	24	2404	58.78	Unsold
112	24	2405	58.78	Unsold
113	24	2406	77.49	Unsold
114		2501	77.49	Unsold
115	25	2502	59.74	Unsold
116	25	2503	59.74	Unsold
117	25	2504	Refuge	Unsold
118	25	2505	91.72	Unsold
119	25	2506	77.49	Unsold
120	26	2601	77.49	Unsold
121	26	2602	59.74	Unsold
122	26	2603	59.74	Unsold
123	26	2604	58.78	Unsold
124	26	2605	58.78	Unsold
125	26	2606	77.49	Unsold
126	27	2701	77.49	Unsold
127	27	2702	59.74	Unsold
128	27	2703	59.74	Unsold
129	27	2704	58.78	Unsold
130	27	2705	58.78	Unsold
131	27	2706	77.49	Unsold
132	28	2801	77.49	Unsold
133	28	2802	59.74	Unsold
134	28	2803	59.74	Unsold
135	28	2804	58.78	Unsold
136	28	2805	58.78	Unsold
137	28	2806	77.49	Unsold
138	29	2901	77.49	Unsold
139	29	2902	59.74	Unsold
140	29	2903	59.74	Unsold
141	29	2904	58.78	Unsold
142	29	2905	58.78	Unsold
143	29	2906	77.49	Unsold
144	30	3001	77.49	Unsold
145	30	3002	59.74	Unsold
146	30	3003	59.74	Unsold
147	30	3004	Refuge	Unsold
148	30	3005	91.72	Unsold
149	30	3006	77.49	Unsold

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150	31	3101	77.49	Unsold
151	31	3102	59.74	Unsold
152	31	3103	59.74	Unsold
153	31	3104	58.78	Unsold
154	31	3105	58.78	Unsold
155	31	3106	77.49	Unsold
156	32	3201	77.49	Unsold
157	32	3202	59.74	Unsold
158	32	3203	59.74	Unsold
159	32	3204	58.78	Unsold
160	32	3205	58.78	Unsold
161	32	3206	77.49	Unsold
162	33	3301	77.49	Unsold
163	33	3302	59.74	Unsold
164	33	3303	59.74	Unsold
165	33	3304	58.78	Unsold
166	33	3305	58.78	Unsold
167	33	3306	77.49	Unsold
168	34	3401	77.49	Unsold
169	34	3402	59.74	Unsold
170	34	3403	59.74	Unsold
171	34	3404	58.78	Unsold
172	34	3405	58.78	Unsold
173	34	3406	77.49	Unsold
174	35	3501	77.49	Unsold
175	35	3502	59.74	Unsold
176	35	3503	59.74	Unsold
177	35	3504	Refuge	Unsold
178	35	3505	91.72	Unsold
179	35	3506	77.49	Unsold
180	36	3601	77.49	Unsold
181	36	3602	59.74	Unsold
182	36	3603	59.74	Unsold
183	36	3604	58.78	Unsold
184	36	3605	58.78	Unsold
185	36	3606	77.49	Unsold
186	37	3701	77.49	Unsold
187	37	3702	59.74	Unsold
188	37	3703	59.74	Unsold
189	37	3704	58.78	Unsold
190	37	3705	58.78	Unsold
191	37	3706	77.49	Unsold

Janina

192	38	3801	37.49	Unsold
193	38	3802	39.74	Unsold
194	38	3803	38.74	Unsold
195	38	3804	38.78	Unsold
196	38	3805	38.78	Unsold
197	38	3806	37.49	Unsold

Building Name / No. F

Sr.no.	Floor	Number of Flat	Carpet Area in Sq.mtr.	Sold/Booked/Unsold	Registration date of Sub-Registrar
a	b	c	d	e	f
1	Ground	001	39.1	Unsold	
2	Ground	002	39.1	Unsold	
3	Ground	003	Refuge	Unsold	
4	Ground	004	Refuge	Unsold	
5	Ground	005	39.1	Unsold	
6	Ground	006	39.1	Unsold	
7	Ground	007	39.1	Unsold	
8	Ground	008	39.1	Unsold	
9	1	101	39.1	Unsold	
10	1	102	39.1	Unsold	
11	1	103	Refuge	Unsold	
12	1	104	Refuge	Unsold	
13	1	105	39.1	Unsold	
14	1	106	39.1	Unsold	
15	1	107	39.1	Unsold	
16	1	108	39.1	Unsold	
17	2	201	39.1	Unsold	
18	2	202	39.1	Unsold	
19	2	203	Refuge	Unsold	
20	2	204	Refuge	Unsold	
21	2	205	39.1	Unsold	
22	2	206	39.1	Unsold	
23	2	207	39.1	Unsold	
24	2	208	39.1	Unsold	
25	3	301	39.1	Unsold	
26	3	302	39.1	Unsold	
27	3	303	Refuge	Unsold	

Handwritten signature

29	3	301	Refuge	Unsold
30	3	305	39.1	Unsold
31	3	306	39.1	Unsold
32	3	307	39.1	Unsold
33	3	308	39.1	Unsold
34	4	401	39.1	Unsold
35	4	402	39.1	Unsold
36	4	403	Refuge	Unsold
37	4	404	Refuge	Unsold
38	4	405	39.1	Unsold
39	4	406	39.1	Unsold
40	4	407	39.1	Unsold
41	4	408	39.1	Unsold
42	5	501	39.1	Unsold
43	5	502	39.1	Unsold
44	5	503	Refuge	Unsold
45	5	504		Unsold
46	5	505	39.1	Unsold
47	5	506	39.1	Unsold
48	5	507	39.1	Unsold
49	5	508	39.1	Unsold
50	6	601	39.1	Unsold
51	6	602	Refuge	Unsold
52	6	603	39.1	Unsold
53	6	604	39.1	Unsold
54	6	605	39.1	Unsold
55	6	606	39.1	Unsold
56	6	607	39.1	Unsold
57	6	608	39.1	Unsold
58	7	701	39.1	Unsold
59	7	702	39.1	Unsold
60	7	703	39.1	Unsold
61	7	704	39.1	Unsold
62	7	705	39.1	Unsold
63	7	706	39.1	Unsold
64	7	707	39.1	Unsold
65	7	708	39.1	Unsold
66	8	801	39.1	Unsold
67	8	802	39.1	Unsold
68	8	803	39.1	Unsold
69	8	804	39.1	Unsold
70	8	805	39.1	Unsold

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71	8	806	39.1	Unsold
72	8	807	39.1	Unsold
73	8	808	39.1	Unsold
74	9	901	39.1	Unsold
75	9	902	39.1	Unsold
76	9	903	39.1	Unsold
77	9	904	39.1	Unsold
78	9	905	39.1	Unsold
79	9	906	39.1	Unsold
80	9	907	39.1	Unsold
81	9	908	39.1	Unsold
82	10	1001	39.1	Unsold
83	10	1002	Refuge	Unsold
84	10	1003	39.1	Unsold
85	10	1004	39.1	Unsold
86	10	1005	39.1	Unsold
87	10	1006	39.1	Unsold
88	10	1007	39.1	Unsold
89	10	1008	39.1	Unsold
90	11	1101	39.1	Unsold
91	11	1102	39.1	Unsold
92	11	1103	39.1	Unsold
93	11	1104	39.1	Unsold
94	11	1105	39.1	Unsold
95	11	1106	39.1	Unsold
96	11	1107	39.1	Unsold
97	11	1108	39.1	Unsold
98	12	1201	39.1	Unsold
99	12	1202	39.1	Unsold
100	12	1203	39.1	Unsold
101	12	1204	39.1	Unsold
102	12	1205	39.1	Unsold
103	12	1206	39.1	Unsold
104	12	1207	39.1	Unsold
105	12	1208	39.1	Unsold
106	13	1301	39.1	Unsold
107	13	1302	39.1	Unsold
108	13	1303	39.1	Unsold
109	13	1304	39.1	Unsold
110	13	1305	39.1	Unsold
111	13	1306	39.1	Unsold
112	13	1307	39.1	Unsold

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112	13	1308	39.1	Unsold
113	13	1401	39.1	Unsold
114	13	1402	39.1	Unsold
115	13	1403	39.1	Unsold
116	13	1404	39.1	Unsold
117	14	1405	39.1	Unsold
118	14	1406	39.1	Unsold
119	14	1407	39.1	Unsold
120	14	1408	39.1	Unsold
121	15	1501	39.1	Unsold
122	15	1502	Refuge	Unsold
123	15	1503	39.1	Unsold
124	15	1504	39.1	Unsold
125	15	1505	39.1	Unsold
126	15	1506	39.1	Unsold
127	15	1507	39.1	Unsold
128	15	1508	39.1	Unsold
129	16	1601	39.1	Unsold
130	16	1602	39.1	Unsold
131	16	1603	39.1	Unsold
132	16	1604	39.1	Unsold
133	16	1605	39.1	Unsold
134	16	1606	39.1	Unsold
135	16	1607	39.1	Unsold
136	16	1608	39.1	Unsold
137	17	1701	39.1	Unsold
138	17	1702	39.1	Unsold
139	17	1703	39.1	Unsold
140	17	1704	39.1	Unsold
141	17	1705	39.1	Unsold
142	17	1706	39.1	Unsold
143	17	1707	39.1	Unsold
144	17	1708	39.1	Unsold
145	18	1801	39.1	Unsold
146	18	1802	39.1	Unsold
147	18	1803	39.1	Unsold
148	18	1804	39.1	Unsold
149	18	1805	39.1	Unsold
150	18	1806	39.1	Unsold
151	18	1807	39.1	Unsold
152	18	1808	39.1	Unsold
153	19	1901	39.1	Unsold

151	19	1902	39.1	Unsold
152	19	1903	39.1	Unsold
153	19	1904	39.1	Unsold
154	19	1905	39.1	Unsold
155	19	1906	39.1	Unsold
156	19	1907	39.1	Unsold
157	19	1908	39.1	Unsold
158	20	2001	39.1	Unsold
159	20	2002	Refuge	Unsold
160	20	2003	39.1	Unsold
161	20	2004	39.1	Unsold
162	20	2005	39.1	Unsold
163	20	2006	39.1	Unsold
164	20	2007	39.1	Unsold
165	20	2008	39.1	Unsold
166	21	2101	39.1	Unsold
167	21	2102	39.1	Unsold
168	21	2103	39.1	Unsold
169	21	2104	39.1	Unsold
170	21	2105	39.1	Unsold
171	21	2106	39.1	Unsold
172	21	2107	39.1	Unsold
173	21	2108	39.1	Unsold
174	22	2201	39.1	Unsold
175	22	2202	39.1	Unsold
176	22	2203	39.1	Unsold
177	22	2204	39.1	Unsold
178	22	2205	39.1	Unsold
179	22	2206	39.1	Unsold
180	22	2207	39.1	Unsold
181	22	2208	39.1	Unsold
182	23	2301	39.1	Unsold
183	23	2302	39.1	Unsold
184	23	2303	39.1	Unsold
185	23	2304	39.1	Unsold
186	23	2305	39.1	Unsold
187	23	2306	39.1	Unsold
188	23	2307	39.1	Unsold
189	23	2308	39.1	Unsold
190	24	2401	39.1	Unsold
191	24	2402	39.1	Unsold
192	24	2403	39.1	Unsold

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196	24	2404	39.1	Unsold
197	24	2405	39.1	Unsold
198	24	2406	39.1	Unsold
199	24	2407	39.1	Unsold
200	24	2408	39.1	Unsold
201	25	2501	39.1	Unsold
202	25	2502	Refuge	Unsold
203	25	2503	39.1	Unsold
204	25	2504	39.1	Unsold
205	25	2505	39.1	Unsold
206	25	2506	39.1	Unsold
207	25	2507	39.1	Unsold
208	25	2508	39.1	Unsold
209	26	2601	39.1	Unsold
210	26	2602	39.1	Unsold
211	26	2603	39.1	Unsold
212	26	2604	39.1	Unsold
213	26	2605	39.1	Unsold
214	26	2606	39.1	Unsold
215	26	2607	39.1	Unsold
216	26	2608	39.1	Unsold
217	27	2701	39.1	Unsold
218	27	2702	39.1	Unsold
219	27	2703	39.1	Unsold
220	27	2704	39.1	Unsold
221	27	2705	Refuge	Unsold
222	27	2706	Refuge	Unsold
223	27	2707	Refuge	Unsold
224	27	2708	39.1	Unsold

Note: This information has been tallied and confirmed from the details submitted in Annexure "A" of Form 3 issued by Chartered Accountant.



M/S BKS Galaxy Realtors LLP
Mr. Sanjay Gawande

Dated - 24.04.2023
Place - Navi Mumbai



Date : 28.06 2023

CERTIFICATE

I, SANJAY MOTILAL GAWANDE authorised Partner of M/S BKS Galaxy Realtors LLP collectively represent as the Promoter, do hereby solemnly declare, undertake and state as under:

That, The Promoter has a legal title Report of the Leasehold Plot being Gut No. 51/2, 56 & 57/2, Digha, Tal – Thane, Navi Mumbai. admeasuring 20,000 Sq.mtrs.,

On or towards the North by: Land of Dashrath Patil & Hotel Royal Park

On the or towards south by: Pipeline end, MIDC Road

On or towards the east by: MIDC Land Ramnagar

On the or towards west by: MIDC Pipeline Road

On which the development of proposed project named "MAPLEWOODS PHASE I" is being carried out by the Promoter.

I further certify that the above project has encumbrances mentioned as under:

Vide sanction letter dated 17.12.2021 issued by DMI FINANCE PVT. LTD., Promoter has obtained an approval for project loan of Rs. 129.50 crores in respect of said project. The Promoter has mortgaged the said land / constructed area with DMI FINANCE PVT. LTD. by executing a Mortgage Deed dt. 21.01.2022.

Commercial Suit No. 999/2018 is pending in the Bombay High Court, since all the concerned parties have filed Consent Terms on 23.01.2023 and High Court has given necessary direction for withdrawal of Suit Property, said Litigation construed as withdrawn. Vide order dated 25.01.2023.

And there are no litigations pending before any court of law with respect to the project land or project.

This certificate is issued for Registration under MahaRera Act, 2016.

For, BKS Galaxy Realtors LLP

For BKS GALAXY REALTORS LLP

PARTNER

(PARTNER)



DISCLOSURE OF SOLD/BOOKED INVENTORY

(As per Circular no.29 dated 09.04.2021 & Corrigendum date 25.06.2021)
(BUILDING/WING WISE)

Name of the Project : MAPLEWOODS PHASE I

Information of sold/ Booked inventory (Building Wise)

Information as on date 30/04/2023

Building Name/ No. D

Sr.no.	Floor	Number of Flat	Carpet Area in Sq.mtr.	Sold/Booked/Unsold	Registration date of Sub-Registrar
a	b	c	d	e	f
1	6	601	77.49	Unsold	
2	6	602	59.74	Unsold	
3	6	603	59.74	Unsold	
4	6	605	91.72	Unsold	
5	6	606	77.49	Unsold	
6	7	701	77.49	Unsold	
7	7	702	59.74	Unsold	
8	7	703	59.74	Unsold	
9	7	704	58.78	Unsold	
10	7	705	58.78	Unsold	
11	7	706	77.49	Unsold	
12	8	801	77.49	Unsold	
13	8	802	59.74	Unsold	
14	8	803	59.74	Unsold	
15	8	804	58.78	Unsold	
16	8	805	58.78	Unsold	
17	8	806	77.49	Unsold	
18	9	901	77.49	Unsold	
19	9	902	59.74	Unsold	
20	9	903	59.74	Unsold	
21	9	904	58.78	Unsold	
22	9	905	58.78	Unsold	
23	9	906	77.49	Unsold	

24	10	1001	77.49	Unsold
25	10	1002	59.74	Unsold
26	10	1003	59.74	Unsold
27	10	1004	Refuge	Unsold
28	10	1005	91.72	Unsold
29	10	1006	77.49	Unsold
30	11	1101	77.49	Unsold
31	11	1102	59.74	Unsold
32	11	1103	59.74	Unsold
33	11	1104	58.78	Unsold
34	11	1105	58.78	Unsold
35	11	1106	77.49	Unsold
36	12	1201	77.49	Unsold
37	12	1202	59.74	Unsold
38	12	1203	59.74	Unsold
39	12	1204	58.78	Unsold
40	12	1205	58.78	Unsold
41	12	1206	77.49	Unsold
42	13	1301	77.49	Unsold
43	13	1302	59.74	Unsold
44	13	1303	59.74	Unsold
45	13	1304	58.78	Unsold
46	13	1305	58.78	Unsold
47	13	1306	77.49	Unsold
48	14	1401	77.49	Unsold
49	14	1402	59.74	Unsold
50	14	1403	59.74	Unsold
51	14	1404	58.78	Unsold
52	14	1405	58.78	Unsold
53	14	1406	77.49	Unsold
54	15	1501	77.49	Unsold
55	15	1502	59.74	Unsold
56	15	1503	59.74	Unsold
57	15	1504	Refuge	Unsold
58	15	1505	91.72	Unsold
59	15	1506	77.49	Unsold
60	16	1601	77.49	Unsold
61	16	1602	59.74	Unsold
62	16	1603	59.74	Unsold
63	16	1604	58.78	Unsold
64	16	1605	58.78	Unsold
65	16	1606	77.49	Unsold

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68	17	1701	77.49	Unsold
69	17	1702	59.74	Unsold
70	17	1703	59.74	Unsold
71	17	1704	58.78	Unsold
72	17	1705	58.78	Unsold
73	17	1706	77.49	Unsold
74	18	1801	77.49	Unsold
75	18	1802	59.74	Unsold
76	18	1803	59.74	Unsold
77	18	1804	58.78	Unsold
78	18	1805	58.78	Unsold
79	18	1806	77.49	Unsold
80	19	1901	77.49	Unsold
81	19	1902	59.74	Unsold
82	19	1903	59.74	Unsold
83	19	1904	58.78	Unsold
84	19	1905	58.78	Unsold
85	19	1906	77.49	Unsold
86	20	2001	77.49	Unsold
87	20	2002	59.74	Unsold
88	20	2003	59.74	Unsold
89	20	2004	Refuge	Unsold
90	20	2005	91.72	Unsold
91	20	2006	77.49	Unsold
92	21	2101	77.49	Unsold
93	21	2102	59.74	Unsold
94	21	2103	59.74	Unsold
95	21	2104	58.78	Unsold
96	21	2105	58.78	Unsold
97	21	2106	77.49	Unsold
98	22	2201	77.49	Unsold
99	22	2202	59.74	Unsold
100	22	2203	59.74	Unsold
101	22	2204	58.78	Unsold
102	22	2205	58.78	Unsold
103	22	2206	77.49	Unsold
104	23	2301	77.49	Unsold
105	23	2302	59.74	Unsold
106	23	2303	59.74	Unsold
107	23	2304	58.78	Unsold
108	23	2305	58.78	Unsold
109	23	2306	77.49	Unsold

Handwritten signature

108	24	2401	77.49	Unsold
109	24	2402	59.74	Unsold
110	24	2403	59.74	Unsold
111	24	2404	58.78	Unsold
112	24	2405	58.78	Unsold
113	24	2406	77.49	Unsold
114	25	2501	77.49	Unsold
115	25	2502	59.74	Unsold
116	25	2503	59.74	Unsold
117	25	2504	Refuge	Unsold
118	25	2505	91.72	Unsold
119	25	2506	77.49	Unsold
120	26	2601	77.49	Unsold
121	26	2602	59.74	Unsold
122	26	2603	59.74	Unsold
123	26	2604	58.78	Unsold
124	26	2605	58.78	Unsold
125	26	2606	77.49	Unsold
126	27	2701	77.49	Unsold
127	27	2702	59.74	Unsold
128	27	2703	59.74	Unsold
129	27	2704	58.78	Unsold
130	27	2705	58.78	Unsold
131	27	2706	77.49	Unsold
132	28	2801	77.49	Unsold
133	28	2802	59.74	Unsold
134	28	2803	59.74	Unsold
135	28	2804	58.78	Unsold
136	28	2805	58.78	Unsold
137	28	2806	77.49	Unsold
138	29	2901	77.49	Unsold
139	29	2902	59.74	Unsold
140	29	2903	59.74	Unsold
141	29	2904	58.78	Unsold
142	29	2905	58.78	Unsold
143	29	2906	77.49	Unsold
144	30	3001	77.49	Unsold
145	30	3002	59.74	Unsold
146	30	3003	59.74	Unsold
147	30	3004	Refuge	Unsold
148	30	3005	91.72	Unsold
149	30	3006	77.49	Unsold

GOVERNMENT OF KERALA
[Signature]

150	31	3101	77.49	Unsold
151	31	3102	59.74	Unsold
152	31	3103	59.74	Unsold
153	31	3104	58.78	Unsold
154	31	3105	58.78	Unsold
155	31	3106	77.49	Unsold
156	32	3201	77.49	Unsold
157	32	3202	59.74	Unsold
158	32	3203	59.74	Unsold
159	32	3204	58.78	Unsold
160	32	3205	58.78	Unsold
161	32	3206	77.49	Unsold
162	33	3301	77.49	Unsold
163	33	3302	59.74	Unsold
164	33	3303	59.74	Unsold
165	33	3304	58.78	Unsold
166	33	3305	58.78	Unsold
167	33	3306	77.49	Unsold
168	34	3401	77.49	Unsold
169	34	3402	59.74	Unsold
170	34	3403	59.74	Unsold
171	34	3404	58.78	Unsold
172	34	3405	58.78	Unsold
173	34	3406	77.49	Unsold
174	35	3501	77.49	Unsold
175	35	3502	59.74	Unsold
176	35	3503	59.74	Unsold
177	35	3504	Refuge	Unsold
178	35	3505	91.72	Unsold
179	35	3506	77.49	Unsold
180	36	3601	77.49	Unsold
181	36	3602	59.74	Unsold
182	36	3603	59.74	Unsold
183	36	3604	58.78	Unsold
184	36	3605	58.78	Unsold
185	36	3606	77.49	Unsold
186	37	3701	77.49	Unsold
187	37	3702	59.74	Unsold
188	37	3703	59.74	Unsold
189	37	3704	58.78	Unsold
190	37	3705	58.78	Unsold
191	37	3706	77.49	Unsold

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192	5	521	59.74	Unsold
193	5	522	59.74	Unsold
194	5	523	59.74	Unsold
195	5	524	58.78	Unsold
196	5	525	58.78	Unsold
197	5	526	59.74	Unsold

Building Name/No. F

Sr.no.	Floor	Number of Flat	Carpet Area in Sq.mtr.	Sold/Booked/Unsold	Registration date of Sub-Registrar
a	b	c	d	e	f
1	Ground	001	39.1	Unsold	
2	Ground	002	39.1	Unsold	
3	Ground	003	Refuge	Unsold	
4	Ground	004	Refuge	Unsold	
5	Ground	005	39.1	Unsold	
6	Ground	006	39.1	Unsold	
7	Ground	007	39.1	Unsold	
8	Ground	008	39.1	Unsold	
9	1	101	39.1	Unsold	
10	1	102	39.1	Unsold	
11	1	103	Refuge	Unsold	
12	1	104	Refuge	Unsold	
13	1	105	39.1	Unsold	
14	1	106	39.1	Unsold	
15	1	107	39.1	Unsold	
16	1	108	39.1	Unsold	
17	2	201	39.1	Unsold	
18	2	202	39.1	Unsold	
19	2	203	Refuge	Unsold	
20	2	204	Refuge	Unsold	
21	2	205	39.1	Unsold	
22	2	206	39.1	Unsold	
23	2	207	39.1	Unsold	
24	2	208	39.1	Unsold	
25	3	301	39.1	Unsold	
26	3	302	39.1	Unsold	
27	3	303	Refuge	Unsold	

Handwritten signature

28	3	304	Refuge	Unsold
29	3	305	39.1	Unsold
30	3	306	39.1	Unsold
31	3	307	39.1	Unsold
32	3	308	39.1	Unsold
33	4	401	39.1	Unsold
34	4	402	39.1	Unsold
35	4	403	Refuge	Unsold
36	4	404	Refuge	Unsold
37	4	405	39.1	Unsold
38	4	406	39.1	Unsold
39	4	407	39.1	Unsold
40	4	408	39.1	Unsold
41	5	501	39.1	Unsold
42	5	502	39.1	Unsold
43	5	503	Refuge	Unsold
44	5	504		Unsold
45	5	505	39.1	Unsold
46	5	506	39.1	Unsold
47	5	507	39.1	Unsold
48	5	508	39.1	Unsold
49	6	601	39.1	Unsold
50	6	602	Refuge	Unsold
51	6	603	39.1	Unsold
52	6	604	39.1	Unsold
53	6	605	39.1	Unsold
54	6	606	39.1	Unsold
55	6	607	39.1	Unsold
56	6	608	39.1	Unsold
57	7	701	39.1	Unsold
58	7	702	39.1	Unsold
59	7	703	39.1	Unsold
60	7	704	39.1	Unsold
61	7	705	39.1	Unsold
62	7	706	39.1	Unsold
63	7	707	39.1	Unsold
64	7	708	39.1	Unsold
65	8	801	39.1	Unsold
66	8	802	39.1	Unsold
67	8	803	39.1	Unsold
68	8	804	39.1	Unsold
69	8	805	39.1	Unsold

Journal

70	8	806	39.1	Unsold
71	8	807	39.1	Unsold
72	8	808	39.1	Unsold
73	9	901	39.1	Unsold
74	9	902	39.1	Unsold
75	9	903	39.1	Unsold
76	9	904	39.1	Unsold
77	9	905	39.1	Unsold
78	9	906	39.1	Unsold
79	9	907	39.1	Unsold
80	9	908	39.1	Unsold
81	10	1001	39.1	Unsold
82	10	1002	Refuge	Unsold
83	10	1003	39.1	Unsold
84	10	1004	39.1	Unsold
85	10	1005	39.1	Unsold
86	10	1006	39.1	Unsold
87	10	1007	39.1	Unsold
88	10	1008	39.1	Unsold
89	11	1101	39.1	Unsold
90	11	1102	39.1	Unsold
91	11	1103	39.1	Unsold
92	11	1104	39.1	Unsold
93	11	1105	39.1	Unsold
94	11	1106	39.1	Unsold
95	11	1107	39.1	Unsold
96	11	1108	39.1	Unsold
97	12	1201	39.1	Unsold
98	12	1202	39.1	Unsold
99	12	1203	39.1	Unsold
100	12	1204	39.1	Unsold
101	12	1205	39.1	Unsold
102	12	1206	39.1	Unsold
103	12	1207	39.1	Unsold
104	12	1208	39.1	Unsold
105	13	1301	39.1	Unsold
106	13	1302	39.1	Unsold
107	13	1303	39.1	Unsold
108	13	1304	39.1	Unsold
109	13	1305	39.1	Unsold
110	13	1306	39.1	Unsold
111	13	1307	39.1	Unsold

Annex

112	13	1398	39.1	Unsold
113	13	1401	39.1	Unsold
114	13	1402	39.1	Unsold
115	14	1403	39.1	Unsold
116	14	1404	39.1	Unsold
117	14	1405	39.1	Unsold
118	14	1406	39.1	Unsold
119	14	1407	39.1	Unsold
120	14	1408	39.1	Unsold
121	15	1501	39.1	Unsold
122	15	1502	Refuge	Unsold
123	15	1503	39.1	Unsold
124	15	1504	39.1	Unsold
125	15	1505	39.1	Unsold
126	15	1506	39.1	Unsold
127	15	1507	39.1	Unsold
128	15	1508	39.1	Unsold
129	16	1601	39.1	Unsold
130	16	1602	39.1	Unsold
131	16	1603	39.1	Unsold
132	16	1604	39.1	Unsold
133	16	1605	39.1	Unsold
134	16	1606	39.1	Unsold
135	16	1607	39.1	Unsold
136	16	1608	39.1	Unsold
137	17	1701	39.1	Unsold
138	17	1702	39.1	Unsold
139	17	1703	39.1	Unsold
140	17	1704	39.1	Unsold
141	17	1705	39.1	Unsold
142	17	1706	39.1	Unsold
143	17	1707	39.1	Unsold
144	17	1708	39.1	Unsold
145	18	1801	39.1	Unsold
146	18	1802	39.1	Unsold
147	18	1803	39.1	Unsold
148	18	1804	39.1	Unsold
149	18	1805	39.1	Unsold
150	18	1806	39.1	Unsold
151	18	1807	39.1	Unsold
152	18	1808	39.1	Unsold
153	19	1901	39.1	Unsold

151	19	1902	39.1	Unsold
152	19	1903	39.1	Unsold
156	19	1904	39.1	Unsold
157	19	1905	39.1	Unsold
158	19	1906	39.1	Unsold
159	19	1907	39.1	Unsold
160	19	1908	39.1	Unsold
161	20	2001	39.1	Unsold
162	20	2002	Refuge	Unsold
163	20	2003	39.1	Unsold
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165	20	2005	39.1	Unsold
166	20	2006	39.1	Unsold
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170	21	2102	39.1	Unsold
171	21	2103	39.1	Unsold
172	21	2104	39.1	Unsold
173	21	2105	39.1	Unsold
174	21	2106	39.1	Unsold
175	21	2107	39.1	Unsold
176	21	2108	39.1	Unsold
177	22	2201	39.1	Unsold
178	22	2202	39.1	Unsold
179	22	2203	39.1	Unsold
180	22	2204	39.1	Unsold
181	22	2205	39.1	Unsold
182	22	2206	39.1	Unsold
183	22	2207	39.1	Unsold
184	22	2208	39.1	Unsold
185	23	2301	39.1	Unsold
186	23	2302	39.1	Unsold
187	23	2303	39.1	Unsold
188	23	2304	39.1	Unsold
189	23	2305	39.1	Unsold
190	23	2306	39.1	Unsold
191	23	2307	39.1	Unsold
192	23	2308	39.1	Unsold
193	24	2401	39.1	Unsold
194	24	2402	39.1	Unsold
195	24	2403	39.1	Unsold

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196	24	2404	39.1	Unsold
197	24	2405	39.1	Unsold
198	24	2406	39.1	Unsold
199	24	2407	39.1	Unsold
200	24	2408	39.1	Unsold
201	25	2501	39.1	Unsold
202	25	2502	Refuge	Unsold
203	25	2503	39.1	Unsold
204	25	2504	39.1	Unsold
205	25	2505	39.1	Unsold
206	25	2506	39.1	Unsold
207	25	2507	39.1	Unsold
208	25	2508	39.1	Unsold
209	26	2601	39.1	Unsold
210	26	2602	39.1	Unsold
211	26	2603	39.1	Unsold
212	26	2604	39.1	Unsold
213	26	2605	39.1	Unsold
214	26	2606	39.1	Unsold
215	26	2607	39.1	Unsold
216	26	2608	39.1	Unsold
217	27	2701	39.1	Unsold
218	27	2702	39.1	Unsold
219	27	2703	39.1	Unsold
220	27	2704	39.1	Unsold
221	27	2705	Refuge	Unsold
222	27	2706	Refuge	Unsold
223	27	2707	Refuge	Unsold
224	27	2708	39.1	Unsold

Note: This information has been tallied and confirmed from the details submitted in Annexure "A" of Form 3 issued by Chartered Accountant.



PARTNER
M/S BKS Galaxy Realtors LLP
Mr. Sanjay Gawande

Dated - 24.04.2023
Place - Navi Mumbai



Date : 28.06 2023

CERTIFICATE

I, **SANJAY MOTILAL GAWANDE** authorised Partner of **M/S BKS Galaxy Realtors LLP** collectively represent as the Promoter, do hereby solemnly declare, undertake and state as under:

That, The Promoter has a legal title Report of the Leasehold Plot being Gut No. 51/2, 56 & 57/2, Digha, Tal – Thane, Navi Mumbai. admeasuring 20,000 Sq.mtrs.,

On or towards the North by: Land of Dashrath Patil & Hotel Royal Park

On the or towards south by: Pipeline end, MIDC Road

On or towards the east by: MIDC Land Ramnagar

On the or towards west by: MIDC Pipeline Road

On which the development of proposed project named “**MAPLEWOODS PHASE I**” is being carried out by the Promoter.

I further certify that the above project has encumbrances mentioned as under:

Vide sanction letter dated 17.12.2021 issued by DMI FINANCE PVT. LTD., Promoter has obtained an approval for project loan of Rs. 129.50 crores in respect of said project. The Promoter has mortgaged the said land / constructed area with DMI FINANCE PVT. LTD by executing a Mortgage Deed dt. 21.01.2022.

Commercial Suit No. 999/2018 is pending in the Bombay High Court, since all the concerned parties have filed Consent Terms on 23.01.2023 and High Court has given necessary direction for withdrawal of Suit Property, said Litigation construed as withdrawn. Vide order dated 25.01.2023.

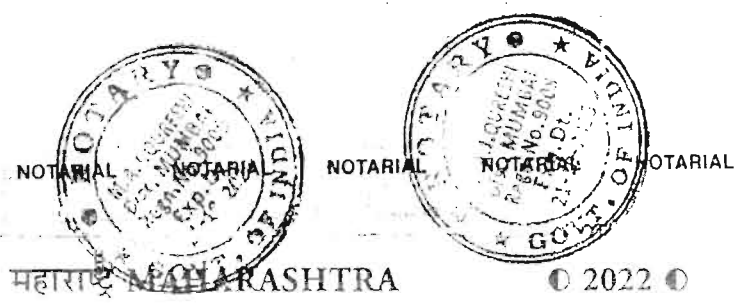
And there are no litigations pending before any court of law with respect to the project land or project.

This certificate is issued for Registration under MahaRera Act, 2016.

For, **BKS Galaxy Realtors LLP**
For **BKS GALAXY REALTORS LLP**

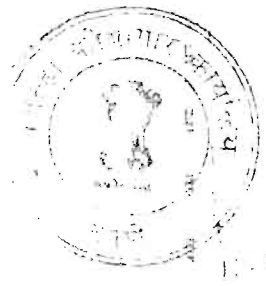
(PARTNER)

PARTNER

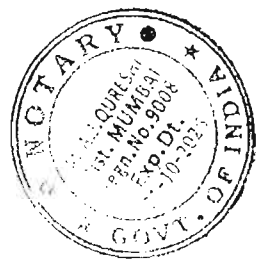


Rs. 500
IAL

BW 695769



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FORM - 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit Cum Declaration of Shri Sanjay Motilal Gawande Designated Partners of **M/S. BKS GALAXY REALTORS LLP** having address at office no. 1002 / 1202 / 1302, Bhumiraj Costarica, Plot No. 1 / 2, Sector 18, Sanpada, Navi Mumbai - 400 705, the Promoter of the proposed society redevelopment project called "**MAPLEWOODS**" to be developed on Gut no. 51/ 56 and 57 measuring 20,000 sq. meters (the "**Land**") situated at village Digha, along the Thane Belapur Road, Taluka and District Thane, Navi Mumbai 400708.

M. A. J. QURESHI REALTORS LLP

Sanjay

PARTNER

Form No. Annexure-II



1	1222
2	11
FOR LKS GALLI... ST. R&MP	
PARTNER	
S. S. S. S.	
S. S. S. S.	
S. S. S. S.	

18 APR 2023

I, Sanjay Motilal Gawande Designated Partners of **M/s. BKS GALAXY REALTORS LLP** and Promoter of the proposed project do hereby solemnly declare, undertake and state on oath as under:

1. That the Promoter, being the owner, has a legal title to the Land on which the development of the project is to be carried out in different phases and a legally valid authentication of title of such land is enclosed herewith.
2. That, the Promoter has obtained cash credit facility from DMI Finance Ltd., by creating its charge on the said Project and Land.
3. That the time period within which the project shall be completed by the Promoter is **31/12/2028**.
4. That, seventy per cent of the amounts realized by the 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.
5. That, the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That, the Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That, the Promoter shall take all the pending approvals on time from the competent authorities.
8. That, the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under Rule 3 of these rules, within seven days of the said changes occurring.
9. That, the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



[Handwritten Signature]

PARTNER



10. That, the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, Land or building, as the case may be, on any grounds.

[Handwritten Signature]
(Deponents)

M/S. BKS GALAXY REALTORS LLP

Through its Designated Partner

Shri Sanjay Motilal Gawande

Verification

I, Sanjay Motilal Gawande Designated Partner of **M/S. Bks Galaxy Realtors LLP** having address at office no. 1002 / 1202 / 1302, Bhumiraj Costarica, Plot No. 1 / 2, Sector 18, Sanpada, Navi Mumbai - 400 705, the deponents above, do hereby verify the contents of our above Affidavit cum Declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified on this 18th day of April, 2023

[Handwritten Signature]
(Deponents)

M/S. BKS GALAXY REALTORS LLP

Through its Designated Partner

Shri Sanjay Motilal Gawande



ATTESTED BY ME

M. A. J. QURESHI
ADV. & NOTARY PUBLIC
C-2/4/211, X Road, Gali,
Sec-2, Vashi, Nav. Mumbai

18 APR 2023



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	10-05-2023 17:36:28.051
Transaction ID / QRF NO	200268359723
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200268359723
Created By	PUSER
Creation Timestamp	10-05-2023:17:29:45.000
Search Reference Number	6382989985184

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	
Survey Number / Municipal Number	51-2 56 57-2
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	MaplewoodsPhase1
Street Name / Number	
Pocket	
Locality / Sector	
City / Town / Village	Digha
District	Thane
State / UT	Maharashtra
Pin Code / Post Code	400708

Search Output Details



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Details

Asset ID	200068998722
Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	Residential and Commercial both
Survey Number / Municipal Number	New GAT No 51 2 old GAT No 51 P Corresponding Survey No 214 Part New GAT No 57 2 Old GAT No 57 P Corresponding Survey No 158 Part GAT No 56 Corresponding Survey No 132 1
Plot Number	...
Area	20000.0
Area Unit	Square Metre
House / Flat Number / Unit No	...
Floor No	...
Building / Tower Name / Number	...
Name of the Project / Scheme / Society / Zone	Maplewood
Street Name / Number	...
Pocket	...
Locality / Sector	Village Dighe
City / Town / Village	Thane
District	Thane
State / UT	Maharashtra
Pin Code / Post Code	400708
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400067922995
Transaction Id	200259162481
Total Secured Amount	1295000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	First and Exclusive charge
Entity Identification Number	DXIX0X0X3X7X9
Created By	JA09900012
SI Creation Date In Bank	31-03-2022



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

SI Registration Date In CERSAI Portal 01-02-2023:12:12:44.000
Satisfaction Status Not Satisfied
Miscellaneous Narration

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	BKS GALAXY REALTORS PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Partnership Firm	Proviso Builders and Developers	NA
2	Partnership Firm	SAI PROVISIO DEVELOPERS	NA
3	Indian Company	BKS GALAXY REALTORS PRIVATE LIMITED	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
Dmi Finance Pvt Ltd.	099

Original View

Security Interest ID 400067922995
Transaction Id 200259162481
Total Secured Amount 1295000000.00
Type Of Security Interest Registered Mortgage
Type Of Finance Sole
Details Of Charge First and Exclusive charge
Entity Identification Number DXIX0X0X3X7X9
Created By JA09900012
SI Creation Date In Bank 31-03-2022
SI Registration Date In CERSAI Portal 01-02-2023:12:12:44.000
Satisfaction Status Not Satisfied
Miscellaneous Narration

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
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CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

1	Indian Company	BKS GALAXY REALTORS PRIVATE LIMITED	NA	No
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Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Partnership Firm	Proviso Builders and Developers	NA
2	Partnership Firm	SAI PROVISIO DEVELOPERS	NA
3	Indian Company	BKS GALAXY REALTORS PRIVATE LIMITED	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
Dmi Finance Pvt Ltd.	099

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200259162481	Registered Mortgage	Registration	JA09900012	01-02-2023 12:12:44.000	JA09900012	01-02-2023 12:12:44.000

--- End Of Report ---



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 :
P51700050973

Project: **MAPLEWOODS PHASE 1**, Plot Bearing / CTS / Survey / Final Plot No.: **51(2) 56 AND 57(2)** at **Thane (M Corp.), Thane, Thane, 400708**;

1. **M/S Bks Galaxy Realtors 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **16/05/2023** and ending with **31/12/2028** 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.

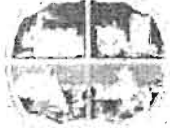


Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadagoudar
(Secretary Incharge, MahaRERA)
Date:16-05-2023 16:26:08

Dated: **16/05/2023**

Place: **Mumbai**

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



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नवी मुंबई नगरपालिका, भुखंड केंद्र,
किडले गावठाण, तलाव, पालोघाट रोड, मंडळ - ४०११०१,
पो. बों. टी. बल्लापुर, नवी मुंबई - ४०० ६१४
दुरध्वनी : ०२२-२७५६३०३०/२७५६३०३१
फॅक्स : ०२२-२७५७३०३०

Head Office: Plot No. 1,
N. J. Kille Gaon (n), Paln Ghate Junction,
Sector 15A, U.B.D. Belapur, Navi Mumbai - 401 101
Tel: 022-27563030 / 27563031
Fax: 022-27573030

न.क्र.नमुमुपा/नरो/दस्/प. १७९६३/०००२
दिनांक ११/०४/२०२३

प्रति,

मे. वीकेएस गॅलेक्सी रिअल्टर्स प्रा. लि. व मे. प्रोव्हिसो विल्डस अँड डेव्हलपर्स,
गट नं. ५१/२, ५६ व ५७/२, मोजे दिघे,
नवी मुंबई

विषय : नवी मुंबई, दिघा विभागातील गट नं. ५१/२, ५६ व ५७/२, मोजे दिघे या भुखंडावर
निवासी व वाणिज्य वापराकरिता सुधारित बांधकाम परवानगी देणेबाबत.
संदर्भ : आपले वास्तुविशारद मे. द फर्म यांचा दिनांक ०२/१२/२०२२ रोजी प्राप्त अज.

महोदय,

नवी मुंबई, दिघा विभागातील गट नं. ५१/२, ५६ व ५७/२, मोजे दिघे या भुखंडामध्ये निवासी व
वाणिज्य वा वापराकरिता सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस दर्जित सदरमार्फत
अर्जातून प्राप्त झालेला आहे. संदर्भातून भुखंडावर निवासी व वाणिज्य वापराकरिता सुधारित बांधकाम
परवानगीच्या प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(२) मधील तरतुदीनुसार
त्याचप्रमाणे सनमान दिनांक ०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दिनांक ०३/१२/२०२० पासून
नवी मुंबई महानगरपालिका क्षेत्रासाठी लागू असलेल्या एकत्रित विकास नियंत्रण व प्रोत्साहन नियमवलीनुसार
निवासी व वाणिज्य वापर हा अनुक्रम आहे. त्यामुळे सदरच्या भुखंडावर महाराष्ट्र महानगरपालिका अधिनियम,
१९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(२)
मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच संघटनेचा व प्रमाणपत्रातील १ ते १४ अटी व सुधारित
बांधकाम प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसोपेक्ष सुधारित बांधकाम प्रमाणपत्र मंजूर करण्यात
येत आहे.

- १) पाणी पुरवठा व मलनिःस्सरण सुविधा आवश्यक शुल्क भरणा केल्यानंतर तत्संबंधी कटन देण्यात येतील.
- २) सार्वजनिक स्वयंसेवा रस्त्यावर व गटारांत बांधकाम साहित्य तडगार नाही याची दक्षता देण्यात यावी.
यशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आडवून आच्छाद आणणारे कार्यवाही
करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुरू
करण्यात येईल याबाबतची नोंद घ्यावी.
- ३) बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सर्वेक्षणाची जबाबदारी संबंधित जमिंदार/मालक /
भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा पोरयण होऊ नये म्हणून संबंधित
भूखंड धरकाने कुंपण भित बांधून त्या ठिकाणी अगुणित प्रकार होणार नाही याची दक्षता घ्यावी. फेरफार करताना
आडवल्यास संबंधितांस कावदेशीर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- ४) भूखंड साधलेल्या मर्यादांमध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची
पातळी हो रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि
मल यांचा निचरा योग्यरूपे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.
- ५) इमारतीचे बांधकाम गंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम
करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशे मंजूर
करणे योग्य आवश्यक आहे. मंजूर नकाशा घातलेले बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस
पात्र नसेल, याची कृपया नोंद घ्यावी.

कु.मा.प.

कु.मा.प.



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवासकर्मिता (Labsia Sheti) भुखंडाचे हद्देत आयोगाच्या हद्दामातून त्यांचे तात्पुरते दुरुलेवसह रंगी करणे आवश्यक आहे. त्यासाठी भुखंडाचे एका बाजूने सार्वजनिक क्षेत्रात तात्पुरते शेंडसु टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास गावा विकासाचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर रंगद संध्याची जाणूत घ्याव्यात याची.
- ७) बांधकाम सुरू करताना कामाचे नाव, बांधकाम परवानगीचे तामोखू, वास्तुनिशादालाचे नाव, जमिन मालकाचे नाव, ठेकेदाराने नाव बांधकाम क्षेत्र ३, बबी इन्चिंगात फलक जावयात येता. महानगरपालिकेस माहीतीस दे. ठेकेदाराने नाव व दुख्खनी क्रमांक ३, जवळचा नगरपालिका मरु केल्या नंतर या कार्यालयस पाठवावे. या. हो विनिती.
- ८) प्रस्तुत भुखंडावरील इमारतीचे बांधकाम करीत असताना बांधकामामुळे आरुवाजुच्या नगरसेवना प्रदुषणाचा वादा होणार नाही तसेच बांधकाम प्रयत्नांसाठी अस्वाभा बांधकामावरील मजुर अथवा साधनत्वच्या परिणामावरील नगरसेवना सुरक्षिततासाठी National Building Code मधील नगरसेवनाचे नगरीय अन्वयनक कायद्यातील तरतुदींचे काटेकोरपणे पालन / अभिलेखनामणे करणे संबंधीत भुखंडभासक / विजासकावर बंधनकारक राहिल. नगर पंचिकात आपले मालकीच्या भुखंडावर नातु असलेल्या बांधकामामुळे विविध अथवा सांख्यिक / खाजगी मालकीस कुठल्याही प्रकारची शोी झाल्यास त्यास संबंधीत भुखंडभासक / विकासाक ह सार्वजनिक नकाशावर राहिल.
- ९) प्रस्तुत भुखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आगावे भुखंडाचे आरुवाजुस आरुवाजु सार्वजनिक मरुस्थाने प्रदुषण, रस्तो, गटारे, जलवाहिन्या, मरुनिःस्सारण वाहिन्या इत्यादी कवीस वगरी नवी पोहोचाने असल्यास सदर बाबो पुर्वका करण्याची संधीका जबाबदारो भुखंडभासकाचो / विकासाकाचो मरुले अन्वयता भोगवटा प्रमाणपत्रासाठी अर्ज विचारत घेतला जाणार नाही, यची नोंद घ्यावी.
- १०) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदाचे चुकीची अथवा विजासूल करणाची असल्याचे निदर्शनास आल्यास सदरची परवानगी आणोआण रट होईल.
- ११) प्रस्तुत प्रकरणे प्रस्तावित सुविधा क्षेत्राच्या भुखंडाच्या अन्वयाने साधनास नकाशाची रितदार मोषणी भाषो अभिलेख विभागाकडून होणे आवश्यक राहिल.
- १२) सदरच्या सुविधा भुखंडाचा वापर व विनियोग मंजूर नियमवलेनुसार करणे आवश्यक राहिल.
- १३) सदरच्या प्रस्तावांतर्गत महापालिकेस भरावयाच्या शुल्कापेकी अधिमूल्य शुल्काची शिल्लक रक्कम खालीलप्रमाणे भरणे बंधनकारक आहे.

अ.क्र.	तपशील	भोगवटा प्रमाणपत्रापूर्वी भरणा करावयाची (दुसरा हप्ता) रक्कम
१.	10% Ancillary FSI Premium area + 35% FSI Premium Charges	रु.२५,९६,८६,६१२/- - ८.५०% वार्षिक व्याज

- १४) नवी मुंबई महानगरपालिकेचे प्रारंभ विस्तार योजना महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९७४, चे कलम २६(१) अन्वये प्रसिध्द करणेत आलेली आहे. उक्त विकास योजनेमधील अंतिम प्रस्ताव अत्रदार यांचेवर बंधनकारक राहिल.
- १५) मंजूर एकीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीबबत शासनकडून वेळेवेळी प्राप्त होणारे निर्देश, साष्टीकरण अत्रदार यांच्यावर बंधनकारक राहिल. आवश्यकतेप्रमाणे शासनाकडून प्राप्त होणाऱ्या निर्देशांमळे नकाशे सुधारित करून घेणे आवश्यक असल्यास त्याप्रमाणे सुधारित प्रस्तावास मान्यता घेणे अत्रदार यांचेवर बंधनकारक राहिल.

(सोमनाथ केकाण)

प्र. सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रत : माहितीसाठी.

१. मे. व. मरु, वास्तुनिशाद, द कर्नाडो एक्सचेंज, कळ मनला.
भुखंड क्र. २, ३ व ४, सेक्टर १२अ, धाशे, नवी मुंबई.
२. व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
३. उा आयुक्त (उाकर), नमंमपा.
४. सहाय्यक आयुक्त तथा विभाग अधिकारी, दिवा, नमंमपा.

NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

NO. NMMC/TPO/BP/17/63/2023

DATE: 07.02.2023

The Unified Development Control & Promotional Regulation has been sanctioned by the Town and Country Planning Department, Government of Maharashtra, on 29th December 2020, which is also applicable to NMMC & came into force with the effect of 30th December 2020. Permission is hereby granted under Section 15(1) (i) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, **M/s. BKS Galaxy Realtors Pvt Ltd & M/s. Proviso Builders and Developers, Gut No-51 (Part - 2), 56 & 57 (Part-2), Mauje Dighe, Navi Mumbai.** As per the approved plans and subject to the following conditions for the development work of the proposed Building.

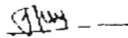
Plot Area - 20000.00 M², as per UDCPR Regulation No. 10.10.1(b) & Table 6G. Max. Building Potential on Plot including in situ FSI - 3.40, and ancillary FSI (60% & 80%) accordingly Permissible Built Up Area - 108773.11 M². Proposed Up Area Residential - 107910.17 M² - Commercial 838.01 M² Total Proposed Built up Area - 108748.18 M². Residential cum Commercial Building, Number of Residential Unit-1284 Nos., Commercial Shop- 17 Nos. & EWS/LIG Building (MIADA) Residential Unit - 142 Nos. (Proposed EWS/LIG Building BU A-5756.51 M²) (As per 'p' Line Concept of Unified Development Control & Promotional Regulation)

- 1) The Certificate is liable to be revoked by the Corporation if:
 - 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.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 13 or 15 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of **one year** from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 14 of the Maharashtra Regional & Town Planning Act, 1966.

- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.24,22,637/- S.D. Rs.4,00,000/- for Mosquito Prevention's Rs.4,00,000/- for debris & S.D. Rs.1,00,000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should conform to withstand an earthquake of highest intensity in seismic zone IV.
- 13) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 14) Application for completion (Occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 15) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 16) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 17) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 18) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 19) Window sill level must be at 0.90 M. height. The difference between chajju level & slab level must be 0.50 M. minimum.
- 20) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.

Handwritten signature

- 21) The Owner & the Architect and Structural Engineer concerned are instructed to strictly adhere to the conditions of amended FIRE NOC issued vide No.FIRE NOC/VASH/1816/2023 dated 31.03/2023 by Divisional Fire officer, NMMC.
- 22) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 23) E.S.T. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 24) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 25) As stipulated in UDCPR-2020, Regulation No. 15.3, for all buildings greater than 50000 sq.m. following additional condition of Rain Water Harvesting shall apply.
- All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 500.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed). Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. 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 as required under these byelaws.
- 26) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System Shall be provided as stipulated in UDCPR-2020, Regulation No.13.2.
- 27) The Occupancy Certificate for the proposed building will not be granted unless Grey Water Recycling System and its reuse is provided as stipulated in UDCPR-2020, Regulation No.13.4.
- 28) Under the said proposal, out of the fees to be paid to the Municipal Corporation, it is mandatory to pay the balance amount of premium fee as follows.
- | Sr. No. | Description | Amount to be paid (second installment) before Occupancy Certificate |
|---------|--|---|
| 1. | Ancillary FSI Premium area and FSI Premium charges | Rs. 25,96,86.612/- + 8.50% Annual Interest |
- 29) The Draft Development Plan of Navi Mumbai Municipal Corporation has been published as per section 26(1) of M.R.T.P. Act 1966. The final proposal in the said Draft Development Plan will be binding on the applicants.
- 30) Any directions issued from government time to time shall be binding on the project proponent and accordingly if need arises it shall be duty of project proponent to get the drawings (plans) revised as per the government directives.


(Somnath Kekan)

Assistant Director of Town Planning (FC)
Navi Mumbai Municipal Corporation



DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(Format – D)

(Read circular no 32 /2021 Dated 07/06/2021)

A. Name of the Promoter/ organization- **M/S BKS GALAXY REALTORS LLP**

B. Name of project with CS/CTS/survey no./ Gut No. 51/2, 56 & 57/2, Village Dighe, Taluka - Thane, Navi Mumbai.

1. We are aware that as per section 4[2] (c & d) of RERA act, 2016, read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.

2. we have obtained layout approval from Navi Mumbai Municipal Corporation vide their letter Ref No. **NMMC/TPO/BP/17163/2023 dated 11.04.2023** for Project "**Maplewoods**" Gut No. 51/2, 56 & 57/2. Dighe, Navi Mumbai.

3. Also the commencement certificate/Building plans are approved by Navi Mumbai Municipal Corporation vide their letter Ref No. **NMMC/TPO/BP/17163/2023 dated 11.04.2023**. Further, commencement certificate is granted. Refer details given in the table below:

Building Name	Planning Authority	Commencement Certificate Date	Approved Floors out of total habitable floors
A	Navi Mumbai Municipal Corporation	11.04.2023	G+38
B	Navi Mumbai Municipal Corporation	11.04.2023	G+38
E	Navi Mumbai Municipal Corporation	11.04.2023	G+38



BKS GALAXY REALTORS LLP



C	Navi Mumbai Municipal Corporation	11.04.2023	G+38
D	Navi Mumbai Municipal Corporation	11.04.2023	G+38
F	Navi Mumbai Municipal Corporation	11.04.2023	G+27
MHADA	Navi Mumbai Municipal Corporation	11.04.2023	G+29

4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately,

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

M/S BKS GALAXY REALTORS LLP

~~M/S BKS GALAXY REALTORS LLP~~

Partner

PARTNER

Place: Navi Mumbai

Date: 24.04.2023



BKS GALAXY REALTORS

Date : 26.04.2023

CERTIFICATE

I, **SANJAY MOTILAL GAWANDE** authorised Partner of **M/S BKS Galaxy Realtors LLP** collectively represent as the Promoter, do hereby solemnly declare, undertake and state as under:

That, The Promoter has a legal title Report of the Leasehold Plot being Gut No. 51/2, 56 & 57/2, Digha, Tal – Thane, Navi Mumbai. admeasuring 20,000 Sq.mtrs.,

On or towards the North by: Land of Dashrath Patil & Hotel Royal Park

On the or towards south by: Pipeline end, MIDC Road

On or towards the east by: MIDC Land Ramnagar

On the or towards west by: MIDC Pipeline Road

On which the development of proposed project named "**MAPLEWOODS PHASE I**" is being carried out by the Promoter.

I further certify that the above project has encumbrances mentioned as under:

Vide sanction letter dated 17.12.2021 issued by DMI FINANCE PVT. LTD., Promoter has obtained an approval for project loan of Rs. 129.50 crores in respect of said project. The Promoter has mortgaged the said land / constructed area with DMI FINANCE PVT. LTD. by executing a Mortgage Deed dt. 21.01.2022

Commercial Suit No. 999/2018 was pending in the Bombay High Court, since all the concerned parties have filed Consent Terms on 23.01.2023 and High Court has given necessary direction for withdrawal of Suit Property, said Litigation construed as withdrawn. Vide order dated 25.01.2023.

And there are no litigations pending before any court of law with respect to the project land or project.

This certificate is issued for Registration under MahaRera Act, 2016.

For, **BKS Galaxy Realtors LLP**
For **BKS GALAXY REALTORS LLP**

PARTNER

(PARTNER)



Date : 28.06.2023

CERTIFICATE

I, SANJAY MOTILAL GAWANDE authorised Partner of M/S BKS Galaxy Realtors LLP collectively represent as the Promoter, do hereby solemnly declare, undertake and state as under:

That, The Promoter has a legal title Report of the Leasehold Plot being Gut No. 51/2, 56 & 57/2, Digha, Tal – Thane, Navi Mumbai. admeasuring 20,000 Sq.mtrs.,

On or towards the North by: Land of Dashrath Patil & Hotel Royal Park

On the or towards south by: Pipeline end, MIDC Road

On or towards the east by: MIDC Land Ramnagar

On the or towards west by: MIDC Pipeline Road

On which the development of proposed project named "MAPLEWOODS PHASE I" is being carried out by the Promoter.

I further certify that the above project has encumbrances mentioned as under:

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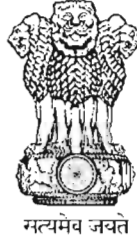
This certificate is issued for Registration under MahaRera Act, 2016.

For, BKS Galaxy Realtors LLP

For BKS GALAXY REALTORS LLP

PARTNER

(PARTNER)



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 19

[Refer Rule 32(1) of the LLP Rules, 2009]

Certificate of Registration on Conversion

OF

BKS GALAXY REALTORS PRIVATE LIMITED

TO

BKS GALAXY REALTORS LLP

LLP Identification Number: **ACA-5943**

The Permanent Account Number (PAN) of the LLP is **ABBFB0621Q***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **MUMB34468A***

It is hereby certified that BKS GALAXY REALTORS LLP is this day registered pursuant to section 58(1) of the LLP Act 2008.

Given under my hand at Manesar this TWELFTH day of APRIL TWO THOUSAND TWENTY THREE

Certification signature by DS MINISTRY OF CORPORATE
AFFAIRS 10 <roc.crc@mca.gov.in> Validity Unknown

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 10

Date: 2023.04.18 23:53:17 IST

Anshu Tandon

Assistant Registrar of Companies/ Deputy Registrar of Companies/ 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 mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

BKS GALAXY REALTORS LLP

1002, 1202, 1302, PLOT NO. 1 AND 2 SECTOR - 18, SANPADA, Thane, SANPADA POLICE STATION, Thane, Thane-400705, Maharashtra, India

*as issued by Income tax Department

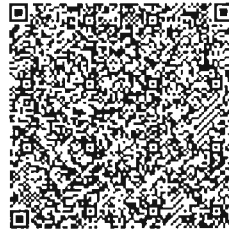




ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABBF0621Q

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 मुग्तान, 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 ले)
- ✓ 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 एनहान्स 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](#)

ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206
Emai. ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

Date: 25/04/2023

To,
Maharashtra Real Estate Regulatory Authority (MahaRERA),
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey/Hissa no. 51/2, admeasuring about 0-44-00 He-Aar-Sq. Mtrs., Survey/Hissa no. 56/0, admeasuring about 0-70-00 He-Aar-Sq. Mtrs., and Survey/Hissa no. 57/2, admeasuring about 0-86-00 He-Aar-Sq. Mtrs. situated at Village Dighe, Tal. Thane, Dist. Thane.

I have investigated the title of the said Land on the request of the **B. K. S. GALAXY REALTORS LLP**, a Limited Liability Partnership incorporated under the provisions of LLP Act, 2007 through its Designated Partners **1) MR. BRIJ GUPTA, 2) MR. KULBIR REKHI and 3) MR. SANJAY GAWANDE** (hereinafter referred as "the Builders/Developers") and following documents i.e.:-

1) DESCRIPTION OF THE PROPERTY: -

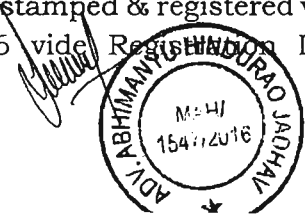
Survey/Hissa no. 51/2, admeasuring about 0-44-00 He-Aar-Sq. Mtrs., Survey/Hissa no. 56/0, admeasuring about 0-70-00 He-Aar-Sq. Mtrs., and Survey/Hissa no. 57/2, admeasuring about 0-86-00 He-Aar-Sq. Mtrs. situated at Village Dighe, Tal. Thane, Dist. Thane (hereinafter referred as "the said Land").

2) THE DOCUMENTS OF ALLOTMENT OF LAND/PLOT: -

- A. Partnership Deed dated 07th January 2008, **M/S. PROVISIO BUILDERS & DEVELOPERS**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, represented by its Partners **1) MR. BRIJ MOHAN GUPTA, 2) MRS. SUMAN GUPTA, 3) MR. KASHISH GUPTA.**



- B. Company Registration Certificate dated 18th July 2014, **BKS GALAXY REALTERS PVT. LTD.**, a company duly registered under the provisions of The Companies Act, 1956, represented by its Directors 1) **MR. KULBIR SINGH DAYAL SINGH REKHI**, 2) **MR. BRIJ MOHAN GUPTA**, 3) **MR. SANJAY MOTILAL GAWANDE**.
- C. **Agreement for Sale** dated 05/11/2015 executed between **M/S. LAKHANI INDUSTRIES LTD.** through its Director **SMT. NALINI SUJAN** as the Vendor of First Part and 1) **M/S. PROVISO BUILDERS & DEVELOPERS**, though it's designated and authorized partner **MR. KASHISH GUPTA** and 2) **B. K. S. GALAXY REALTORS PVT. LTD.**, though it's Director **MR. SANJAY GAWANDE** as the Purchasers of the Second Part and 1) **M/S. EURESTRA INDUSTRIES LTD.** through its Director **SMT. NALINI SUJAN** and 2) **M/S. SHARP PROPERTIES** through its authorised Partner **A) MR. RAMNIK GALA**, **B) MR. HASAMUKH GALA**, & **C) MRS. RAJASHREE SANKPAL** as the Confirming Party of Third Part, in respect Survey/Hissa no. 51/2 [Old 51(P)] admeasuring about 0-44-00 He-Aar-Sq. Mtrs. and Survey/Hissa no. 56 admeasuring about 0-70-00 He-Aar-Sq. Mtrs. and Survey/Hissa no. 57/2 [Old 57(P)] admeasuring about 0-86-00 He-Aar-Sq. Mtrs.. The said Agreement is duly stamped & registered with the Sub Registrar of Assurances at Thane-6 vide Registration Document Serial No. 6091/2015 dated 05/11/2015.
- D. As per Order bearing no. Mahasul/Kaksha-1/Te-2/Jaminbab/Kavi-4390/2021, dated 31/03/2021 from Office of Hon. Tehsildar, Thane and as per Order bearing no. Mahasul/Ka-1/Te-2/ Bhogavatadar Varga-1/Rupantaran/S.R.-03/2021, dated 31/03/2021 from Office of Hon. Collector, Thane, Type of Land is changed from Controlled Governance Type (Class-II- Bhogavata Varga-2) to Class I (Bhogavata Varga-I) type in Village record of rights.
- E. **Sale Deed** dated 04/03/2022 executed between **M/S. LAKHANI INDUSTRIES LTD.** through its Director **SMT. NALINI SUJAN** as the Vendor of First Part and 1) **M/S. PROVISO BUILDERS & DEVELOPERS**, though it's designated and authorized partner **MR. KASHISH GUPTA** and 2) **B. K. S. GALAXY REALTORS PVT. LTD.**, though it's Director **MR. SANJAY GAWANDE** as the Purchaser of the Second Part and **M/S. EURESTRA INDUSTRIES LTD.** through its Director **SMT. NALINI SUJAN** as the Vendor of Third Part, in respect of Survey/Hissa no. 51/2 admeasuring about 0-44-00 He-Aar-Sq. Mtrs. and Survey/Hissa no. 56 admeasuring about 0-70-00 He-Aar-Sq. Mtrs. and Survey/Hissa no. 57/2 admeasuring about 0-86-00 He-Aar-Sq. Mtrs. The said Deed is duly stamped & registered with the Sub Registrar of Assurances at Thane-6 vide Registration Document Serial No.



2710/2022 dated 07/03/2022.

- F. Building Permission cum **Commencement Certificate** issued by ASSISTANT DIRECTOR OF TOWN PLANNING (I/C), Navi Mumbai Municipal Corporation, Navi Mumbai bearing reference no. NMMC/TPO/BP/17163/2023 dated 11/04/2023 in respect of (1) Survey/Hissa no. 51/2, (2) Survey/Hissa no. 56 and (3) Survey/Hissa no. 57/2 situated at Village Dighe, Tal. Thane, Dist. Thane in favour of 1) **M/S. PROVISO BUILDERS & DEVELOPERS, though it's designated and authorized partner MR. KASHISH GUPTA** and 2) **B. K. S. GALAXY REALTORS PVT. LTD., though it's Director MR. SANJAY GAWANDE.**
- G. Limited Liability Partnership Deed dated 17th April, 2023, **B. K. S. GALAXY REALTORS LLP**, a Limited Liability Partnership incorporated under the provisions of LLP Act, 2007 though it's Designated Partners 1) **MR. BRIJ GUPTA**, 2) **MR. KULBIR REKHI** and 3) **MR. SANJAY GAWANDE.**
- H. Vide Certificate of Registration on Conversion dated 18/04/2023, issued by Ministry of Corporate Affairs, Govt. of India, **B. K. S. GALAXY REALTORS PVT. LTD.** converted to **B. K. S. GALAXY REALTORS LLP** by referring rule 32(1) of the LLP Rules, 2009.
- I. **Sale Deed** dated 21/04/2023 executed between **M/S. PROVISO BUILDERS & DEVELOPERS**, though it's designated and authorized partner **MR. KASHISH GUPTA** the Vendor of First Part and **B. K. S. GALAXY REALTORS LLP**, a Limited Liability Partnership incorporated under the provisions of LLP Act, 2007 though it's Designated Partners 1) **MR. BRIJ GUPTA**, 2) **MR. KULBIR REKHI** and 3) **MR. SANJAY GAWANDE** as the Purchaser of the Second Part, in respect of undivided share of Vendor in (1) Survey/Hissa no. 51/2 admeasuring about 0-44-00 He-Aar-Sq. Mtrs., (2) Survey/Hissa no. 56 admeasuring about 0-70-00 He-Aar-Sq. Mtrs. and (3) Survey/Hissa no. 57/2 admeasuring about 0-86-00 He-Aar-Sq. Mtrs. The said Deed is duly stamped & registered with the Sub Registrar of Assurances at Thane-3 vide Registration Document Serial No. 7881/2023 dated 21/04/2023.
- J. In the **Writ petition no. 1827/84**, Bombay High Court have passed orders in respect to hold the acquisition of the said land. So, as per Order bearing CID/1684/181/CR-13/UD-10 dated 22/04/1994 from Office of Secretary, Ministry of Urban Development, Mumbai (Govt. of Maharashtra), Government have decided to delete the said Land from land acquisition proceedings.



K. In the **Commercial Suit no. 999/2018**, Bombay High Court have passed interim orders for implementation of Consent terms decided between the parties mentioned in the suit. As per Consent terms the said Land in removed from the suit and the suit will be continue with properties from Pune.

- 3) **7 / 12 extract or property card:** In the names of 1) **M/S. PROVISO BUILDERS & DEVELOPERS**, a partnership firm though it's designated and authorized partner **MR. KASHISH GUPTA** and 2) **B. K. S. GALAXY REALTORS PVT. LTD.**, a company incorporated under the Companies Act, 1956 though it's Director **MR. SANJAY GAWANDE** with following Mutation Entries no. on it:-
- A. Survey/Hissa no. 51/2 - Mutation entries no. 570, 881, 885, 915, 936, 957, 966.
- B. Survey/Hissa no. 56/0 - Mutation entries no. 550, 571, 881, 885, 915, 936, 966.
- C. Survey/Hissa no. 57/2 - Mutation entries no. 550, 570, 881, 885, 915, 936, 957, 966.
- 4) **Search Report** for 30 years from 1994 till 2023.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, I am of the opinion that,

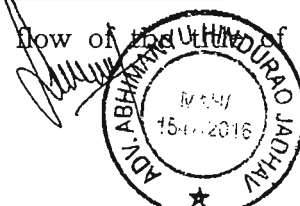
(i) The title of said property belongs to **B. K. S. GALAXY REALTORS LLP**, a Limited Liability Partnership incorporated under the provisions of LLP Act, 2007 though it's Designated Partners **1) MR. BRIJ GUPTA, 2) MR. KULBIR REKHI and 3) MR. SANJAY GAWANDE**, as the Owners is clear & marketable, subject to updation of Sale Deed/Kharedikhat dated 21/04/2023 in the 7/12 extracts of record of rights of village Dighe subject to the pending litigation SCS No. 177/2014, as also subject to orders that may be passed in such a pending litigation.

5) **Owners of the Land/Plot:**

B. K. S. GALAXY REALTORS LLP, a Limited Liability Partnership incorporated under the provisions of LLP Act, 2007 though it's Designated Partners **1) MR. BRIJ GUPTA, 2) MR. KULBIR REKHI and 3) MR. SANJAY GAWANDE** subject to updation of Sale Deed/Kharedikhat dated 21/04/2023 in 7/12 extracts of record of rights of village Dighe.

6) **Qualifying comments / remarks if any:**

3/- The report reflecting the flow of the title of **B. K. S. GALAXY**



REALTORS LLP, a Limited Liability Partnership incorporated under the provisions of LLP Act, 2007 through its Designated Partners **1) MR. BRIJ GUPTA, 2) MR. KULBIR REKHI and 3) MR. SANJAY GAWANDE**, as the Owners subject to updation of Sale Deed/Kharedikhat dated 21/04/2023 in the 7/12 extracts of record of rights of village Dighe, of the said Land is enclosed herewith as annexure.

Encl: Annexure.

Date: 25/04/2023

Yours Faithfully,



Advocate

ADV. ABHIMANYU H. JADHAV



ADV. ABHIMANYU H. JADHAV

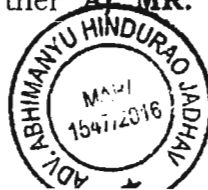
Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

FORMAT -A
(Circular No.:- 28/2021)

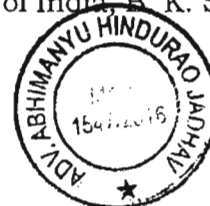
FLOW OF THE TITLE OF THE SAID LAND/PLOT

Sr. No.

- (1) Mutation Entries on 7/12 extracts as on date of this report:-
 - A. Survey/Hissa no. 51(P) - Mutation entries no. 570, 881, 885, 915, 936, 957, 966.
 - B. Survey/Hissa no. 56/0 - Mutation entries no. 550, 571, 881, 885, 915, 936, 966.
 - C. Survey/Hissa no. 57/2 - Mutation entries no. 550, 570, 881, 885, 915, 936, 957, 966.
- (2) Search report for 30 years from 1994 TO 2023. Taken from Sub Registrar Office, Thane-3 by making Application No- 7650, 7655, & 7656 dated 12/04/2023. The Index II Record maintained by Sub-Registrar at all the places are in tom condition and not properly maintained and/or not legible. Some of the Index II Record was not available and Index II records on computer same time not open or not found due to technical problems.
- (3) Partnership Deed dated 07th January 2008, **M/S. PROVISIO BUILDERS & DEVELOPERS**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, represented by its Partners **1) MR. BRIJ MOHAN GUPTA, 2) MRS. SUMAN GUPTA, 3) MR. KASHISH GUPTA.**
- (4) Company Registration Certificate dated 18th July 2014, **BKS GALAXY REALTERS PVT. LTD.**, a company duly registered under the provisions of The Companies Act, 1956, represented by its Directors **1) MR. KULBIR SINGH DAYAL SINGH REKHI, 2) MR. BRIJ MOHAN GUPTA, 3) MR. SANJAY MOTILAL GAWANDE.**
- (5) **Agreement for Sale** dated 05/11/2015 executed between **M/S. LAKHANI INDUSTRIES LTD.** through its Director **SMT. NALINI SUJAN** as the Vendor of First Part and **1) M/S. PROVISIO BUILDERS & DEVELOPERS, though it's designated and authorized partner MR. KASHISH GUPTA and 2) B. K. S. GALAXY REALTORS PVT. LTD., though it's Director MR. SANJAY GAWANDE** as the Purchasers of the Second Part and **1) M/S. EURESTRA INDUSTRIES LTD.** through its Director **SMT. NALINI SUJAN** and **2) M/S. SHARP PROPERTIES** through its authorised Partner **A) MR. RAMNIK GALA, B) MR.**



- HASAMUKH GALA, & C) MRS. RAJASHREE SANKPAL** as the Confirming Party of Third Part, in respect Survey/Hissa no. 51/2 [Old 51(P)] admeasuring about 0-44-00 He-Aar-Sq. Mtrs. and Survey/Hissa no. 56 admeasuring about 0-70-00 He-Aar-Sq. Mtrs. and Survey/Hissa no. 57/2 [Old 57(P)] admeasuring about 0-86-00 He-Aar-Sq. Mtrs.. The said Agreement is duly stamped & registered with the Sub Registrar of Assurances at Thane-6 vide Registration Document Serial No. 6091/2015 dated 05/11/2015.
- (6) As per Order bearing no. Mahasul/Kaksha-1/Te-2/Jaminbab/Kavi-4390/2021, dated 31/03/2021 from Office of Hon. Tehsildar, Thane and as per Order bearing no. Mahasul/Ka-1/Te-2/ Bhogavatadar Varga-1/Rupantaran/S.R.-03/2021, dated 31/03/2021 from Office of Hon. Collector, Thane, Type of Land is changed from Controlled Governance Type (Class-II- Bhogavata Varga-2) to Class I (Bhogavata Varga-I) type in Village record of rights.
- (7) **Sale Deed** dated 04/03/2022 executed between **M/S. LAKHANI INDUSTRIES LTD.** through its Director **SMT. NALINI SUJAN** as the Vendor of First Part and **1) M/S. PROVISO BUILDERS & DEVELOPERS, though it's designated and authorized partner MR. KASHISH GUPTA and 2) B. K. S. GALAXY REALTORS PVT. LTD., though it's Director MR. SANJAY GAWANDE** as the Purchaser of the Second Part and **M/S. EURESTRA INDUSTRIES LTD.** through its Director **SMT. NALINI SUJAN** as the Vendor of Third Part, in respect of Survey/Hissa no. 51/2 admeasuring about 0-44-00 He-Aar-Sq. Mtrs. and Survey/Hissa no. 56 admeasuring about 0-70-00 He-Aar-Sq. Mtrs. and Survey/Hissa no. 57/2 admeasuring about 0-86-00 He-Aar-Sq. Mtrs. The said Deed is duly stamped & registered with the Sub Registrar of Assurances at Thane-6 vide Registration Document Serial No. 2710/2022 dated 07/03/2022.
- (8) Building Permission cum **Commencement Certificate** issued by ASSISTANT DIRECTOR OF TOWN PLANNING (I/C), Navi Mumbai Municipal Corporation, Navi Mumbai bearing reference no. NMMC/TPO/BP/17163/2023 dated 11/04/2023 in respect of (1) Survey/Hissa no. 51/2, (2) Survey/Hissa no. 56 and (3) Survey/Hissa no. 57/2 situated at Village Dighe, Tal. Thane, Dist. Thane in favour of **1) M/S. PROVISO BUILDERS & DEVELOPERS, though it's designated and authorized partner MR. KASHISH GUPTA and 2) B. K. S. GALAXY REALTORS PVT. LTD., though it's Director MR. SANJAY GAWANDE**
- (9) Limited Liability Partnership Deed dated 17th April, 2023, **B. K. S. GALAXY REALTORS LLP**, a Limited Liability Partnership incorporated under the provisions of LLP Act, 2007 though it's Designated Partners **1) MR. BRIJ GUPTA, 2) MR. KULBIR REKHI and 3) MR. SANJAY GAWANDE.**
- (10) Vide Certificate of Registration on Conversion dated 18/04/2023, issued by Ministry of Corporate Affairs, Govt. of India, **B. K. S. GALAXY**



REALTORS PVT. LTD. converted to B. K. S. GALAXY REALTORS LLP by referring rule 32(1) of the LLP Rules, 2009.

(11) **Sale Deed** dated 21/04/2023 executed between **M/S. PROVISIO BUILDERS & DEVELOPERS**, though it's designated and authorized partner **MR. KASHISH GUPTA** the Vendor of First Part and **B. K. S. GALAXY REALTORS LLP**, a Limited Liability Partnership incorporated under the provisions of LLP Act, 2007 though it's Designated Partners **1) MR. BRIJ GUPTA, 2) MR. KULBIR REKHI and 3) MR. SANJAY GAWANDE** as the Purchaser of the Second Part, in respect of undivided share of Vendor in (1) Survey/Hissa no. 51/2 admeasuring about 0-44-00 He-Aar-Sq. Mtrs., (2) Survey/Hissa no. 56 admeasuring about 0-70-00 He-Aar-Sq. Mtrs. and (3) Survey/Hissa no. 57/2 admeasuring about 0-86-00 He-Aar-Sq. Mtrs. The said Deed is duly stamped & registered with the Sub Registrar of Assurances at Thane-3 vide Registration Document Serial No. 7881/2023 dated 21/04/2023.

(12) Any other relevant title: NA.

(13) Litigations if any :

- A. In the **Writ petition no. 1827/84**, Bombay High Court have passed orders in respect to hold the acquisition of the said land. So, as per Order bearing CID/1684/181/CR-13/UD-10 dated 22/04/1994 from Office of Secretary, Ministry of Urban Development, Mumbai (Govt. of Maharashtra), Government have decided to delete the said Land from land acquisition proceedings.
- B. In the **Commercial Suit no. 999/2018**, Bombay High Court have passed interim orders for implementation of Consent terms decided between the parties mentioned in the suit. As per Consent terms the said Land in removed from the suit and the suit will be continue with properties from Pune.

Date: 25/04/2023

Yours truly,



Advocate

ADV. ABHIMANYU H. JADHAV





महसूल व वन विभाग, महाराष्ट्र शासन
जिल्हाधिकारी कार्यालय, ठाणे
क्र.महसूल/क-१/टे-२/भोगवटदार वर्ग-१/
रुपांतरण/एसआर- ०३/२०२१

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

वाचले -

- १) मे.लखानी इंडस्ट्रीज लिमिटेड पत्ता. प्लॉट नं. ५६, ठाणे बेलापूर रोड, दिघे, कळवा नवी मुंबई - ४०० ६०५, यांचा दिनांक १०/०३/२०२१ रोजीचा विनंती अर्ज.
- २) महसूल व वन विभाग, महाराष्ट्र शासन यांचेकडील शासन अधिसूचना दिनांक ०८/०३/२०१९.
- ३) शासन, नगरविकास विभाग, मंत्रालय, मुंबई यांचेकडील पत्र क्र.नाजक २०१६/९५/प्र.क्र/६०/नाजकधा- / दिनांक २८/४/२०१६.
- ४) मा.विभागीय आयुक्त, कोकण विभाग यांचेकडील पत्र क्र.मशा/कार्या-१/जमीन-१/प्र.क्र.११०३-१४९६७५०-M-२३७/२०१६ दि. ३-९-२०१६,
- ५) तहसीलदार ठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे-२/जमिनबाब/कावि-१३८१८/२०१८/जा. क्र. १०८२/दिनांक २२/१०/२०१८, व रक्कम रू. ८,२२,४६,६६७/- मात्र शासनजमा केलेबाबत चलन क्रमांक GRN MH००६५६८२८८२०१८M,
- ६) जिल्हाधिकारी व सक्षम प्राधिकारी. ठाणे नागरी संकुलन ठाणे, यांचेकडील आदेश क्र.जा.क्र. /युएलसी /टिए/एटीपी/औ.सुट/लखानी इंडस्ट्रीज/४६ दिनांक २२/१/२०२० व रक्कम रू. ४,९७,७६,५१०/- मात्र शासन जमा केलेबाबत चलन क्रमांक १०० दिनांक १७/१२/२०१९
- ७) या कार्यालयाचे पत्र क्र.महसूल/क-१/टे-२/कावि-F१४७२१३४५२७४३५ दि. ११/०१/२०२१
- ८) शासन, महसूल व वन विभाग, मंत्रालय, मुंबई यांचेकडील जापन क्र.जमीन-२७१६/७०९/प्र.क्र.९४/ज-४ दिनांक १/०३/२०२१.
- ९) या कार्यालयाचे आदेश क्रमांक/महसूल/क-१/टे-२/वापरात बदल/एसआर-०४/२०२१ दिनांक १०/०३/२०२१,
- १०) अर्जदार यांचे दिनांक १९/०३/२०२१ रोजीचे हमीपत्र
- ११) या कार्यालयाचे पत्र दिनांक २२/३/२०२१
- १२) तहसीलदार ठाणे यांचेकडील पत्र दिनांक /३/२०२१ व चलन क्रमांक GRN MH० १३७४३४७२ २०२०२१M दिनांक ३०/०३/२०२१
- १३) या कार्यालयाची मंजूर टिपणी दिनांक /०३/२०२१.

क्र.महसूल/क-१/टे-२/भोगवटदार वर्ग-१/
रुपांतरण/एसआर- ०३/२०२१,
जिल्हाधिकारी कार्यालय ठाणे,
दिनांक:- ३१/०३/२०२१.

आदेश -

ज्याअर्थी उपोद्घातातील अ.क्र. ०१ वरील अर्जान्वये मे.लखानी इंडस्ट्रीज लिमिटेड पत्ता. प्लॉट नं. ५६, ठाणे बेलापूर रोड, दिघे, कळवा नवी मुंबई -४०० ६०५, यांनी मौजे - दिघा येथील गट क्र. ५१/२ व ५७/२ एकुण क्षेत्र १३०००-०० चौ.मी. औद्योगिक प्रयोजनासाठी कब्जेहक्काने प्रदान केलेली भोगवटदार वर्ग-२ ची शासकीय जमिन शासन अधिसूचना दिनांक ८/३/२०१९ मधील तरतुदीनुसार देय रुपांतरण अधिमूल्याची रक्कम शासनजमा करणेत येऊन भोगवटदार वर्ग-१, मध्ये रुपांतरण करणेची परवानगी मिळणेबाबत विनंती केली आहे.

ठाणे जिल्हा सत्र न्यायालयासमोर, कोर्टनाका, ठाणे (पश्चिम) तालुका व जिल्हा ठाणे - ४००६०९.
संपर्क क्र. ०२२ - २५३४ ३६३६ /२५३४ ९७३७ /३९ ■ ई-मेल : collectorofficethane@gmail.com ■ Website : www.thane.nic.in

ज्याअर्थी, उपोद्घातातील अ.क्र. ०२ वर नमुद शासन अधिसूचना दिनांक ०८/०३/२०१९ अन्वये निवासी, वाणिज्यिक अथवा औद्योगिक प्रयोजनासाठी भोगवटादार वर्ग-२ धारणाधिकार किंवा भाडेपट्ट्याने प्रदान केलेल्या जमिनीचे भोगवटादार वर्ग-१ मध्ये रूपांतरण करण्याकरिता देय रूपांतरण अधिमुल्य निश्चित करणेत आले आहे. सदरचे अधिमुल्य शासनास प्रदान झाल्यानंतर भोगवटादार वर्ग-२ च्या जमिनीचे भोगवटादार वर्ग-१ जमिनीमध्ये रूपांतरण करण्याचे अधिकार संबंधित जिल्हाधिकारी यांना प्रदान करणेत आलेले आहेत.

ज्याअर्थी उपोद्घातातील अ.क्र.३ वर नमुद शासन, नगरविकास विभाग, मंत्रालय, मुंबई यांचेकडील पत्रान्वये सदर जमिनीच्या चालू शिघ्र सिध्दगणकदरानुसार किंमत आकारून विकास नियंत्रण नियमावलीनुसार अनुज्ञेय प्रयोजनार्थ वापर बदल करण्यास / हस्तांतरणास शासन मान्यता देणेत आली असून रक्कम जमा झालेनंतर अधिकार अभिलेखातील औद्योगिक प्रयोजनार्थ सूट व हस्तांतरणास बंदी असा शेर असल्यास तो कमी करणेची कार्यवाही करणेबाबत निर्देश दिलेले आहेत.

ज्याअर्थी उपोद्घातातील अ.क्र.४ वर नमुद मा. विभागीय आयुक्त, कोकण विभाग, नवी मुंबई यांचेकडील पत्रान्वये, मौजे दिघे येथील गट नं. ५१/२ क्षेत्र ४४०० चौ.मी. व गट नं. ५७/२ क्षेत्र ८६०० चौ.मी. याप्रमाणे एकूण क्षेत्र १३००० चौ.मी. या नवीन अविभाज्य शर्तीच्या जमीनीची शासन, महसूल व वन विभागा कडील निर्णय No.LND.४८५७/१६९१४५-A१ dt २१-११-१९५७ मधील तरतुदीनुसार औद्योगिक प्रयोजनातून रहिवास व वाणिज्य वापरात बदल व हस्तांतरणाबाबत अनर्जित रक्कम रु. ८.२२,४६,६६७/- मात्र व शासन, नगरविकास विभागा कडील आदेश/पत्र क्र.नाजक-२०१६/६५ प्र.क्र.६०/नाजकधा-२ दि. २८/०४/२०१६ मध्ये दिलेल्या निर्देशानुसार अतिरिक्त मोकळे क्षेत्राची रक्कम रु. १०,९६,६२,२२२/- मात्र वसूल करून अहवाल सादर करणेचे निर्देश दिलेले आहेत.

ज्याअर्थी मा. विभागीय आयुक्त कोकण विभाग यांनी दिलेल्या निर्देशानुसार तहसीलदार ठाणे यांना अधिमुल्याची रक्कम शासनजमा करणेबाबत कळविले असता उपोद्घातातील अ.क्र ५ वर नमुद पत्रान्वये अनर्जित उत्पन्नाची रक्कम रु. ८,२२,४६,६६७/- मात्र चलन क्रमांक ००६५६८२८८ दिनांक २७/९/२०१८ अन्वये शासन जमा केलेबाबत तहसीलदार ठाणे यांनी चलनाची प्रत सादर केलेली आहे.

ज्याअर्थी उपोद्घातातील अ.क्र. ६ वर नमुद जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन ठाणे यांचेकडील आदेशान्वये शासन निर्णय दिनांक १/८/२०१९ मधील तरतुदीनुसार मौजे दिघे येथील प्रस्तुत जमिनीच्या औद्योगिक प्रयोजनार्थ सूट देण्यात आलेल्या क्षेत्रान्या १५% अधिमुल्याची रक्कम रु. ४,९७,७६,५१०/- मात्र चलन क्रमांक १०० दिनांक १७/१२/२०१९ अन्वये शासनजमा करून नवी मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावलीनुसार योजनाधारकास विकसनासाठी उपलब्ध करून देणेत आली असून अधिकार अभिलेखामध्ये ७/१२ सदरी इतर अधिकारात घेण्यात आलेल्या "नाजकधा कलम २० अन्वये औद्योगिक प्रयोजनार्थ सूट देण्यात आलेले क्षेत्र व हस्तांतरणास प्रतिबंध" अशी नोंद कमी करणेचे आदेशीत करणेत आले आहे.

ज्याअर्थी अर्जदार कंपनीने शासनाकडे जमिनीच्या औद्योगिक प्रयोजनातून रहिवास व वाणिज्य प्रयोजनार्थ वापरात बदल करून परवानगी मिळणेबाबत केलेल्या विनंतीचे अनुषंगाने उपोद्घातातील अ.क्र ७ वर नमुद या कार्यालयाचे पत्रान्वये शासनास अहवाल सादर करणेत आला असता उपोद्घातातील अ.क्र.८ वर नमुद शासन, महसूल व वनविभागाकडील दिनांक १/३/२०२१ रोजीचे शासन जापनाव्यये मौजे दिघे, ता.जि.ठाणे येथील स.नं ५१/२ क्षेत्र ४४०० चौ.मी. व स.नं. ५७/२ क्षेत्र ८६०० चौ.मी. असे एकूण क्षेत्र १३०००.०० चौ.मी. ही मे. लखानी इंडस्ट्रीज प्रा.लि. यांना औद्योगिक प्रयोजनासाठी कब्जेहक्काने प्रदान केलेल्या जमिनीचा नवी मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावलीतील तरतुदीनुसार अनुज्ञेय असलेल्या निवासी / वाणिज्यिक प्रयोजनाकरिता वापर करण्यासाठी वापर बदलास, तसेच सदर जमिनीचा विकास करण्यास महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ३७अ व कलम

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४० अन्वये व शासन निर्णय जमीन-२०१९/प्र.क्र.१/ज-१, दि. १८/२/२०१९ मधील तरतुदीनुसार अधिमुल्य आकारून अटी व शर्तीवर शासनाची मान्यता देण्यात आली आहे.

ज्याअर्थी, उपोद्घातातील अ.क्र. ९ वर नमुद या कार्यालयाचे आदेशान्वये शासन जापन दिनांक १३/२०२१ मधील अटी शर्तीनुसार अर्जदार यांनी वापरातील बदलापोटी अधिमुल्याची रक्कम यापूर्वीच शासनजमा केलेली असल्याने सदरची रक्कम समायोजित करून प्रस्तुत जमिनीचा नवी मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावलीमधील तरतुदीनुसार अनुज्ञेय असलेल्या निवासी / वाणिज्यिक प्रयोजनाकरीता वापर करण्यासाठी वापर बदलास, तसेच सदर जमिनीचा विकास करण्यास परवानगी देणेत आलेली आहे.

ज्याअधी उपोद्घातातील अ.क्र. १० नुसार अर्जदार यांनी धारणाधिकार भोगवटदार वर्ग-१ मध्ये रूपांतरीत करताना १५% प्रमाणे होणा-या अधिमुल्याची रक्कम रु. ३,१९,८०,०००/- मात्र इतकी निश्चित होत असली तरी शासन निर्णय दिनांक २१/११/१७ मधील तरतुदीनुसार यापूर्वीच सदर जमिनीच्या विक्री, हस्तांतरण व वापरात बदलापोटी अनर्जित उत्पन्नाची रक्कम रु. ८,२२,४६,६६७/- मात्र शासन करणेत आलेली असल्याने शासनजमा करणेत आलेल्या रकमेमध्ये सदरची रक्कम समायोजित करणेत येऊन भविष्यात शासन जमा करणेत आलेल्या रकमेबाबत आक्षेप निघाल्यास फरकाची रक्कम भरण्यास तयार असलेचे हमीपत्र Indemnity Bond या कार्यालयात सादर केलेले आहे.

ज्याअर्थी उपोद्घातातील अ.क्र.११ वर नमुद या कार्यालयाचे पत्रान्वये अर्जदार मे. लखानी इंडस्ट्रीज लिमिटेड यांना औदयोगिक प्रयोजनासाठी कब्जेहक्काने प्रदान केलेल्या शासकीय जमिनीचा धारणाधिकार भोगवटावर्ग-१ मध्ये रूपांतरीत करणेकरीता प्रचलित बाजारमुल्याचे दराप्रमाणे येणा-या किंमतीचे १५ % प्रमाणे रूपांतरण अधिमुल्याची रक्कम रु. १,०६,६०,०००/- (अक्षरी एक कोटी सहा लक्ष, साठ हजार रु. मात्र) तहसीलदार ठाणे यांचेमार्फत चलनाद्वारे शासन जमा करणेबाबत कळविणेत आले असता, उपोद्घातातील अ.क्र.१२ अन्वये तहसीलदार ठाणे यांनी मे. लखानी इंडस्ट्रीज लिमिटेड यांचेकडून चलन क्रमांक GRN MHO १३७४३४७२ २०२०२१M दिनांक ३०/०३/२०२१ अन्वये रूपांतरण अधिमुल्याची रक्कम रु. १,०६,६०,०००/- मात्र शासनजमा केलेबाबत चलनाची प्रत प्रत सादर केलेली आहे.

त्याअर्थी, मी श्री. राजेश नावेंकर, जिल्हाधिकारी ठाणे महसूल व वन विभागाकडील अधिसूचना दिनांक ०८/०३/२०१९ अन्वये मला प्रदान केलेल्या अधिकाराचा वापर करून मौजे दिवे ता.जि. ठाणे येथील गट नं ५१/२, व ५७/२ एकुण क्षेत्र १३०००-०० चौ. मी. औदयोगिक प्रयोजनासाठी कब्जेहक्काने प्रदान केलेल्या व रहिवास व वाणिज्य प्रयोजनार्थ वापरास बदलास परवानगी देणेत आलेल्या शासकीय जमिनीचा धारणाधिकार भोगवटादार २ ऐवजी भोगवटादार वर्ग-१ मध्ये रूपांतरण करणेकामी खालील अटी शर्तीस अधीन राहून परवानगी देणेत येत आहे.

अटी व शर्ती -

- १) मौजे दिवे ता.जि. ठाणे येथील गट नं ५१/२, व ५७/२ एकुण क्षेत्र १३०००-०० चौ. मी. या जमिनीचे भोगवटादार वर्ग-२ धारणाधिकारातून भोगवटादार वर्ग-१ मध्ये रूपांतरण करण्यात येत असले तरी, यासंदर्भात वेळोवेळी पारित होणारे शासन निर्णय अर्जदार यांचेवर बंधनकारक राहतील.

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- २) मौजे दिघे ता.जि. ठाणे येथील गट नं ५१/२, व ५७/२ एकुण क्षेत्र १३०००-०० चौ. मी. या शासकीय जमिनीचा धारणाधिकार भोगवटादार वर्ग-२ ऐवजी धारणाधिकार भोगवटादार वर्ग-१ मध्ये रूपांतरण करण्यात येत असून, ७/१२ उताऱ्या वरील भोगवटादार वर्ग-२ संदर्भातील नोंदी कमी करून त्याव्यतिरिक्त इतर सर्व नोंदी तशाच ठेवणेत याव्यात व इतर नोंदीबाबतच्या अटी-शर्तीचे पालन करणे अर्जदार यांचेवर बंधनकारक राहिल.
- ३) सदर जमिनीबाबत कोणत्याही सक्षम न्यायालयात प्रलंबित दावे असल्यास त्यामध्ये होणारे न्यायनिर्णय अर्जदार यांचेवर बंधनकारक राहतील.
- ४) प्रस्तावित जमिनीच्या मालकी हक्काबाबत भविष्यात कोणताही वाद उद्भवल्यास, अथवा तक्रारी प्राप्त झाल्यास त्याचे निराकरण करणे व त्याबाबत होणारे निर्णय अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.
- ५) सदर जमिनीचा धारणाधिकार भोगवटादार वर्ग-२ ऐवजी भोगवटादार वर्ग १ मध्ये बदल करणेबाबत परवानगी देणेत येत असल्याने परवानगी देणेत आलेल्या दिनांकापूर्वी अनुज्ञाग्राही यांनी मूळ जमिन प्रदान आदेशातील अटी शर्तीचा भंग केल्याचे निर्देशनांस आल्यास सदरची परवानगी रद्द झालेचे समजणेत येईल व त्याअनुषंगाने करणेत येणारी कार्यवाही अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- ६) प्रस्तावित भूखंडाबाबत नियमानुसार अकृषिक आकाराचा भरणा वेळोवेळी तहसीलदार ठाणे यांचेकडे करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- ७) प्रस्तावित जागेवर बांधकाम सुरू करण्यापूर्वी नियोजन प्राधिकारी यांचेकडील परवानगी घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- ८) सदर जमिनीचे वाटप जमिनीवरील सर्व खाणी, खनिज पदार्थ, दगड खाणी यावरील शासनाचा अधिकार राखून ठेवण्यात येत आहे. तसेच महाराष्ट्र जमिन महसूल अधिनियम १९६६ मध्ये तरतुद केल्याप्रमाणे दगड, खाणीचे काम करण्यासाठी व त्याचा शोध घेण्यासाठी सर्व वाजवी सोयीसह त्या ठिकाणापर्यंत पोहचविण्याचे संपूर्ण स्वातंत्र्य शासनास राहिल.
- ९) सदर जमिनीच्या एकूण क्षेत्रापैकी धारणाधिकार भोगवटादार वर्ग-१ मध्ये रूपांतरित करणेत आलेल्या क्षेत्राची मोजणी करून त्याप्रमाणे अधिकार अभिलेख अदयावत करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- १०) भविष्यात शासनास एखादी जमीन अथवा तिचा भाग कोणत्याही सार्वजनिक प्रयोजनासाठी पाहिजे असल्यास जमिनीचे अथवा तिच्या भागाचे वाटप रद्द करण्यात येईल आणि प्रस्तुत जमीन किंवा तिचा भाग परत द्यावयाचा असेल तिचा भाग यासाठी अर्जदारांनी भरलेल्या जमिनीच्या किंमती इतकी रक्कम तसेच त्यावर एखादी इमारत किंवा काही बांधकाम असल्यास त्याची किंमत अर्जदाराला भरपाई म्हणून दिल्यानंतर शासनाकडून परत घेता येईल. एखादी जमीन किंवा त्या संबंधात तसेच, तिची किंमत सार्वजनिक जी इमारत किंवा संरचना असेल त्याबाबतीत सार्वजनिक बांधकाम किंवा व गृहनिर्माण विभागाच्या कार्यकारी अभियंत्याने ठरविलेली किंमत यासंबंधात शासनाचा निर्णय संस्था अंतिम म्हणून स्विकारेल.

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- ११) उपरोक्त अटी व शर्तीचे तसेच प्रकरणातील परिस्थिती आणि महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखाली केलेले नियम लक्षात ठेवून जिल्हाधिकारी ठरवतील अशा इतर अटी व शर्ती समाविष्ट असलेला व त्या मान्य ठरणारा करारनामा अनुज्ञाग्राही करून घेईल.
- १२) प्रस्तावित जमिनीबाबत भविष्यात लेखापरिक्षणामध्ये रूपांतरण अधिमुल्याबाबत आक्षेप उपस्थित झाल्यास, त्यानुसार होणारी फरकाची रक्कम तसेच शासनास इतर देणी येणे असल्यास त्यानुसार शासनदेय रक्कम शासन जमा करणे संबंधीतावर बंधनकारक राहिल.
- १३) तसेच सदरचा भूखंड नवी मुंबई महानगरपालिकेच्या विकास आराखड्यामध्ये रस्ता रुंदीकरणाने अथवा इतर कोणत्या आरक्षणाने बाधित होत असल्यास, अथवा सदरच्या जमिनीची भविष्यामध्ये शासनाने मागणी केल्यास सदरची जमीन विनाअट शासनास परत करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल
- १४) शासन जापन दिनांक १३/३/२०२१ मधील अट क्र. ४ मध्ये नमूद केलेली बाब व रक्कम समायोजित करणेचे अनुषंगाने शासनस्तरावरून जे काही निर्देश प्राप्त होतील ते अनुज्ञाग्राही यांचेवर बंधनकारक राहिल,
- १५) भविष्यात भोगवटादार वर्ग-२ च्या संदर्भात शासन जे धोरण निश्चित करेल ते अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- १६) प्रस्तावित जागेबाबत परवानगी घेताना अर्जदार यांनी सादर केलेले कागदपत्रे खोटे / दिशाभूल करणारे सादर केल्याचे निर्दर्शनास आल्यास सदरची परवानगी रद्द समजण्यात येईल.

१३/३/२०२१
(राजेश ज. नावेंकर)
जिल्हाधिकारी ठाणे

प्रत:- मे.लखानी इंडस्ट्रीज लिमिटेड पत्ता. प्लॉट नं. ५६, ठाणे बेलापूर रोड, दिवे, कळ्या नवी मुंबई - ४०० ६०५,

प्रत :- मा. विभागीय आयुक्त, कोकण विभाग, नवी मुंबई यांचे कडे माहितीसाठी सविनय सादर.

प्रत :- मा. आयुक्त, नवी मुंबई महानगरपालिका, नवी मुंबई यांचे कडे माहितीसाठी सविनय सादर.

प्रत :- उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.

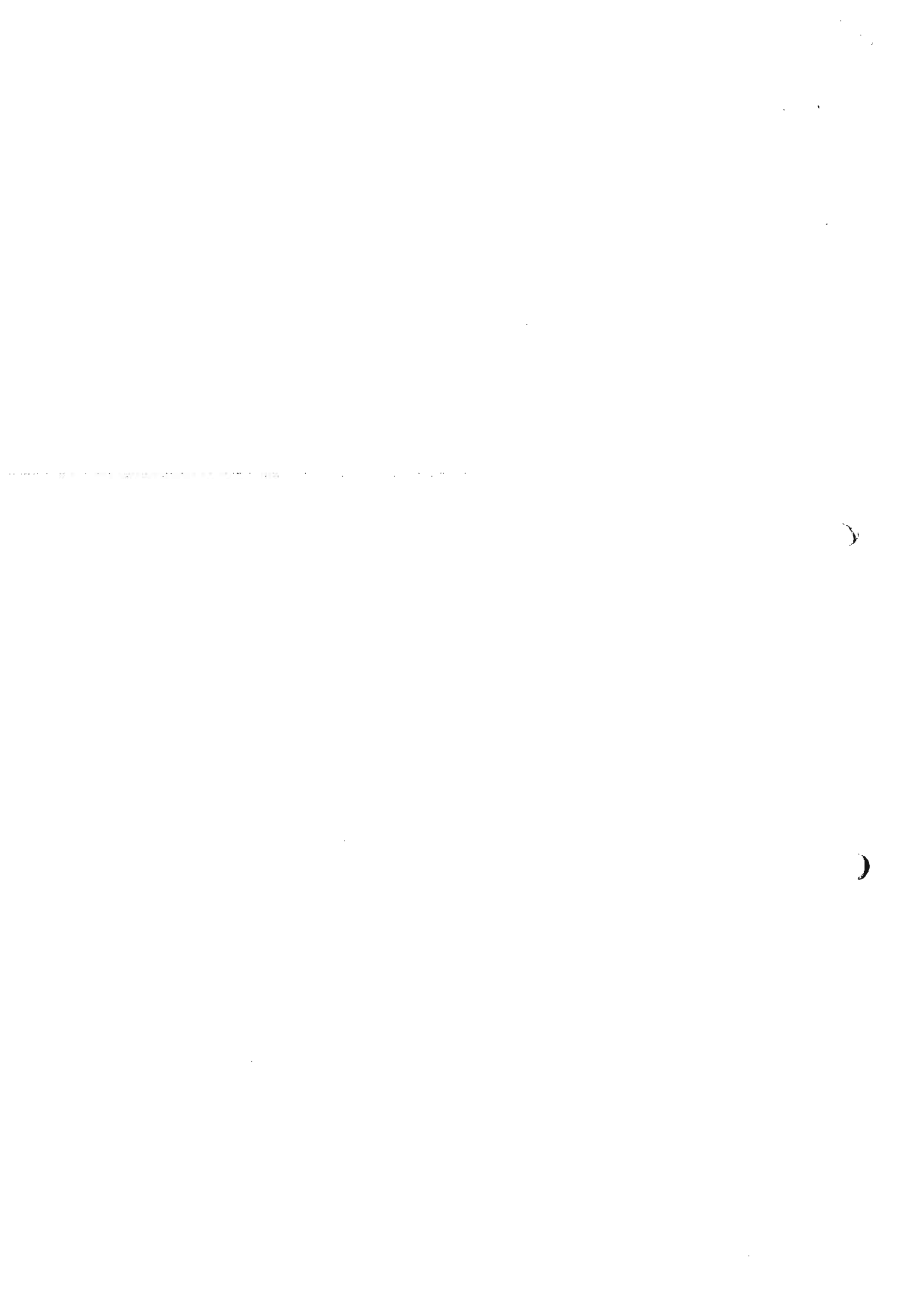
प्रत :- जिल्हाअधिक्षक भूमि अभिलेख, ठाणे यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.

प्रत :- तहसीलदार ठाणे यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.

प्रत :- तलाठी सजा ऐरोली यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.

प्रत :- कार्यालयीन संचिका.

१३/३/२०२१
(राजेश ज. नावेंकर)
जिल्हाधिकारी ठाणे



जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

क्र. महसूल/क-१/नगराज वदल/एसआर ०४/२०२१

दिनांक - १०/०३/२०२१

वाचले :-

१. अर्जदार मे.लखानी इंडस्ट्रीज लिमिटेड, पत्ता, प्लॉट नं. ५६, ठाणे बेलापूर रोड, दिवे, कळवा नवी मुंबई ४००६०५ यांचा अर्ज दि.११/१२/२०१६, दि. ६/३/२०२० व दि.११/१०/२०२०.
२. शासन, नगरविकास विभाग, मंत्रालय, मुंबई यांचेकडील पत्र क्र.नाजक्र ००१६/१५/प्र.क्र./६०/नाजक्रधा. दिनांक २८/४/२०१६.
३. मा.विभागीय आयुक्त, कोकण विभाग यांचेकडील पत्र क्र.मशा/कार्या-१/जर्मान-१/प्र.क्र.११०३-१४९६७५०-१-२३७/२०१६ दि. ३-९-२०१६,
४. नदसोलदार ठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे-२/जमिनबाब/कावि-१३८१८/२०१८/जा. क्र. १०८२/दिनांक २२/१०/२०१८,
५. जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन ठाणे, यांचेकडील आदेश क्र.जा.क्र. /युएलसी/टिए/एटीपी/औ.सुट/लखानी इंडस्ट्रीज/४६ दिनांक २२/१/२०२०,
६. अर्जदार यांचे फरकाची रक्कम शासनजमा करणेस तयार असलेबाबतचे हमीपत्र दिनांक ५/३/२०२०,
७. या कार्यालयाचे पत्र क्र.महसूल/क-१/टे-२/कावि-११४७२१३४५२७४३५ दि. ११/०१/२०२१
८. शासन, महसूल व वन विभाग, मंत्रालय, मुंबई यांचेकडील ज्ञापन क्र.जर्मान-२७१६/७०९/प्र.क्र.९४/ज-४ दिनांक १/०३/२०२१.
९. महसूल व वन विभागाकडील शासन निर्णय क्र.जमीन-२०१९/प्र.क्र.०१/ज-१ दि.१८/२/२०१९
१०. कार्यालयीन मंजूर टिपणी दिनांक ९/०३/२०२१.



ज्या अर्थी उपोद्घातातील अ. क्र. १ नुसार अर्जदार, संचालक, मे.लखानी इंडस्ट्रीज लिमिटेड यांनी मांजे दिवे, ता.जि. ठाणे येथील स.नं ५१/२ व ५७/२ या शासकीय जमिनीचा औदयोगिक प्रयोजनातून राहवास व वाणिज्य प्रयोजनार्थ वापर बदलास परवानगी मिळणेबाबत विनंती अर्ज केला आहे.

ज्या अर्थी उपोद्घातातील अ.क्र.२ वर नमुद शासन, नगरविकास विभाग, मंत्रालय, मुंबई यांचेकडील पत्रान्वये सदर जमिनीच्या चालू शिघ्र सिध्दगणकदरानुसार किंमत आकारून विकास नियंत्रण नियमावलीनुसार अनुज्ञेय प्रयोजनार्थ वापर बदल करण्यास / हस्तांतरणास शासन मान्यता देणेत आली असून रक्कम जमा झालेनंतर अधिकार आभलेखातील औदयोगिक प्रयोजनार्थ सूट व हस्तांतरणास बंदी असा शंरा असल्यास तो कमी करणेची कार्यवाही करणेबाबत निर्देश दिलेले आहेत.

ज्या अर्थी उपोद्घातातील अ.क्र.३ वर नमुद मा. विभागीय आयुक्त, कोकण विभाग, नवी मुंबई यांचेकडील पत्रान्वये, मांजे दिवे येथील गट नं. ५१/२ क्षेत्र ४४०० चौ.मी. व गट नं. ५७/२ क्षेत्र ८६०० चौ.मी. याप्रमाणे एकूण क्षेत्र १३००० चौ.मी. या नवीन अविभाज्य शर्तीच्या जमिनीची शासन, महसूल व वन विभागा कडील निर्णय No.LND.४८५७/१६९१४५-A१ dt २१-११-१९५७ मधील तरतुदीनुसार

औद्योगिक प्रयोजनातून रहिवास व वाणिज्य वापरात बदल व हस्तांतरणाबाबत अर्जित रक्कम रु. ८,२२,४६,६६७/- मात्र व शासन, नगरनिकास विभागा कडील आदेश/पत्र क्र.नाजक-२०१६/६५५.क्र.६०/नाजकधा २ दि. २८/०४/२०१६ मध्ये दिलेल्या निर्देशानुसार अर्जावत मोकळे क्षेत्राची रक्कम रु. १०,९६,६२,२२२/- मात्र वसूल करून अहवाल सादर करणेचे निर्देश दिलेले आहेत.

ज्याअर्थी मा. विभागीय आयुक्त कोकण विभाग यांनी दिलेल्या निर्देशानुसार तहसीलदार यांनी अर्जावत मोकळे क्षेत्राची रक्कम शासनजमा करणेबाबत कळविले असता शासनाच्या अ.क्र. ४ वर नमुद पत्रान्वये अर्जित उत्पन्नाची रक्कम रु. ८,२२,४६,६६७/- मात्र चलन क्रमांक ००६५६८२८८ दिनांक २७/९/२०१९ अन्वये शासन जमा केलेबाबत तहसीलदार ठाणे यांनी चलनाची प्रत सादर केलेली आहे.

ज्या अर्थी उपोद्घातातील अ.क्र. ५ वर नमुद जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नगर सकुलन ठाणे याचेकडील आदेशान्वये शासन निर्णय दिनांक १/८/२०१९ मधील तरतुदीनुसार मोजे दिघे येथील प्रस्तुत जमिनीच्या औद्योगिक प्रयोजनार्थ सूट देण्यात आलेल्या क्षेत्राच्या १५% अधिमूल्याची रक्कम रु. ४,९७,७६,५१०/- मात्र चलन क्रमांक १०० दिनांक १७/१२/२०१९ अन्वये शासनजमा करून नवी मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावलीनुसार योजनाधारकास विकसनासाठी उपलब्ध करून देणेत आली असून अधिकार अभिलेखामध्ये ७/१२ सदरी इतर अधिकारत घेण्यात आलेल्या 'नाजकधा कलम २० अन्वये औद्योगिक प्रयोजनार्थ सूट देण्यात आलेले क्षेत्र व हस्तांतरणास प्रतिबंध' अशा नोंद कमी करणेचे आदेशीत करणेत आले आहे.

ज्याअर्थी उपोद्घातातील अ.क्र.६ अन्वये अर्जदार कंपनी यांनी शासन जमा केलेल्या रक्कमबाबत भविष्यामध्ये काही आक्षेप निघाल्यास फरकाची रक्कम भरणेस तयार असलेचे हमीपत्र लिहून दिलेले आहे.

ज्याअर्थी अर्जदार कंपनीने शासनाकडे जमिनीच्या औद्योगिक प्रयोजनातून रहिवास व वाणिज्य प्रयोजनार्थ वापरात बदल करून परवानगी मिळणेबाबत केलेल्या विनंतीचे अनुषंगाने उपोद्घातातील अ.क्र. ७ वर नमुद या कार्यालयाचे पत्रान्वये शासनांस अहवाल सादर करणेत आला असता उपोद्घातातील अ.क्र.८ वर नमुद शासन, महसूल व वर्नाविभागाकडील दिनांक १/३/२०२१ रोजीचे शासन जापनान्वये मोजे दिघे, ता.जि.ठाणे येथील स.नं ५१/२ क्षेत्र ४४०० चौ.मी. व स.नं. ५७/२ क्षेत्र ८६०० चौ.मी. असे एकूण क्षेत्र १३०००-०० चौ.मी. ही मे. लखानी इंडस्ट्रीज प्रा.लि. यांना औद्योगिक प्रयोजनासाठी कब्जेहक्काने प्रदान केलेल्या जमिनीचा नवी मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावलीतील तरतुदीनुसार अनुज्ञेय असलेल्या निवासी / वाणिज्यिक प्रयोजनाकरिता वापर करण्यासाठी वापर बदलास, तसेच सदर जमिनीचा विकास करण्यास महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ३७अ व कलम ४० अन्वये व शासन निर्णय जमीन-२०१९/प्र.क्र.१/ज-१, दि. १८/२/२०१९ मधील तरतुदीनुसार अधिमूल्य आकारून खालील अटी व शर्तीवर शासनाची मान्यता देण्यात आली आहे.

त्याअर्थी मी जिल्हाधिकारी ठाणे, उपोद्घातातील अ.क्र. ८ वर नमुद शासन जापन दि. १/०३/२०२१ व उपोद्घातातील अ.क्र.९ वर नमुद शासन निर्णय दि.१८/०२/२०१९ अन्वये मला प्रदान



केलेल्या अधिकाराचा वापर करून मौजे दिघे, ता.जि.ठाणे येथील स.नं ५१/२ क्षेत्र ४४०० चौ.मी. व स.नं. ५७/२ क्षेत्र ८६०० चौ.मी. असे एकूण क्षेत्र १३०००-०० चौ.मी. मे. लखानी इंडस्ट्रीज प्रा.लि. यांना औद्योगिक प्रयोजनासाठी कब्जेहक्काने प्रदान केलेल्या जमिनीचा नवी मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावलीतील तरतुदीनुसार अनुज्ञेय असलेल्या निवासी / वाणिज्यिक प्रयोजनाकरिता वापर करण्यासाठी वापर बदलास, तसेच सदर जमिनीचा विकास करण्यास खालील अटी व शर्तीच्या अधीन राहून परवानगी देणेत येत आहे.

त्या अटी व शर्ती अशा :-

१. शासन, महसूल व वन विभाग, मंत्रालय, मुंबई यांचेकडील ज्ञापन क्र.जमीन-२७१६/७०९/प्र.क्र.९४/ज-४ दिनांक १/०३/२०२१ मधील अटी शर्ती अर्जदार कंपनी यांचेवर बंधनकारक राहिल.
२. प्रस्तुत जमिनीचा धारणाधिकार भोगवटादार वर्ग-२ राहणार आहे.
३. विषयांकित शासकीय जमिनीच्या वापरात बदलापोटी नागरी जमीन कमाल धारणा अधिनियमांतर्गत औद्योगिक प्रयोजनार्थ सूट देण्यात आलेल्या क्षेत्राच्या १५% अधिमुल्याची रक्कम रू. ४,९७,७६,५१०/- मात्र युएलसी विभामार्फत शासन जमा करणेत आलेली असल्याने सदरची रक्कम महसूल विभागास वापरातील बदलापोटी देय रकमेतून समायोजित करण्यात येत आहे.
४. प्रस्तुत प्रकरणी शासन निर्णय जमीन-२०१९/प्र.क्र-०१/ज-१/दि. १८/२/२०१९ मधील तरतुदी लागू राहतील.
५. यापुर्वी अर्जदार कंपनीने सदर जमिनीच्या औद्योगिक वापरातून रहिवास व वाणिज्य वापरात बदल व हस्तांतरण परवानगी देताना शासन निर्णय दिनांक २१/११/१९५७ मधील तरतुदीनुसार अनर्जित उत्पन्नाची शासन जमा केलेली रक्कम अर्जदार कंपनीस परत करण्याची बाब शासनाच्या विचाराधीन असून सदर रक्कम परत करताना सदर जमिनीच्या वापरातील बदलापोटी देय अधिमुल्य समायोजित करून घेणे प्रस्तावित आहे. मात्र सदर रक्कम परत करण्यासंदर्भात वित्त विभागाचे अभिप्राय अर्जदार कंपनी यांच्यावर बंधनकारक राहतील. अशा आशयाचे हमीपत्र या कार्यालयास सादर करावे.
६. सदर जमीन खरेदीदार संस्थेस हस्तांतरित केल्यानंतर नवी मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावलीतील तरतुदीनुसार सदर जमिनीचा विकास करणे अर्जदार संस्थेस बंधनकारक राहिल. तथापी अर्जदार कंपनीस केवळ औद्योगिक प्रयोजनातून अनुज्ञेय प्रयोजनार्थ वापर बदल करणेस परवानगी देणेत येत असल्याने अर्जदार कंपनी यांचेकडून खरेदीदार संस्थेस जमिन हस्तांतरित करणेपुर्वी शासनाची परवानगी घेणे बंधनकारक राहिल.
७. सदर जमिनीवर नवी मुंबई महानगरपालिकेची सार्वजनिक प्रयोजनाची काही विकास आराखड्यातील आरक्षणे असल्यास सदर जमीन अर्जदार संस्थेने विनातक्रार महानगरपालिका यांना हस्तांतरित करणे बंधनकारक राहिल.
८. सदर जमिनीच्या हस्तांतरणाच्या / वापर बदलाच्या अनुषंगाने काही न्यायालयीन प्रकरण उद्भवल्यास त्याच्या निराकरणाची सर्वस्वी जबाबदारी अर्जदार व खरेदीदार यांची राहिल.
९. सदर जमिनीचे वापरात बदलापोटी शासजमा करणेत आलेल्या अधिमुल्याचे रक्कमेबाबत भविष्यात लेखापरीक्षणामध्ये आक्षेप उपस्थित झाल्यास त्यानुसार होणारी फरकाची रक्कम शासन जमा करणे अर्जदार कंपनी यांचेवर बंधनकारक राहिल.



१०. प्रस्तावित जमिनीच्या मालकी हक्काबाबत भाविष्यात कोणताही वाद उद्भवल्यास त्याचे निराकरण करणे व त्याबाबत होणारे निर्णय अनुज्ञाग्राही यांचेवर बंधनकारक राहिल
११. सदर जमिनीच्या क्षेत्राचे औदयोगिक प्रयोजनातून अनुज्ञेय प्रयोजनात वापरात बदल करणेसाठी प्रचलित धोरणाप्रमाणे संबंधित यंत्रणांकडून आवश्यक त्या परवानग्या घेणे अर्जदार/खरेदीदार यांचेवर बंधनकारक राहिल.
१२. प्रस्तुत जमिनीच्या विकासाच्या दृष्टीकोनातून लागू असलेले विद्यमान कायदे / नियम व आवश्यक तरतूदी यांची पूर्तता करण्याबाबत संबंधितांनी खबरदारी घ्यावी.
१३. सदर जागेचा वापर रहिवास प्रयोजनासाठी करताना संबंधितांनी आवश्यकतेनुसार पर्यावरण विभागाचे ना-हरकत प्रमाणपत्र घेणे बंधनकारक राहिल.
१४. अर्जदार कंपनी यांनी प्रकरणी सादर केलेली कागदपत्रे खरी असल्याचे ग्राह्य धरणेत येऊन सदरचे आदेश निर्गमित करणेत येत आहेत.
१५. शासन जापन दिनांक १/३/२०१९ व या आदेशातील अटीशर्ती मान्य असल्याबाबतचे लेखी हमीपत्र या कार्यालयास सादर करावे.
१६. वरील अटी व शर्तीपैकी कोणत्याही अटी / शर्तीचा भंग केल्यास शर्तभंगाबाबत सदर शासकीय जमीन शासन जमा करण्याचा अधिकार शासनास राहिल.

सही /--
(राजेश ज.नावेकर)
जिल्हाधिकारी ठाणे

प्रति,

- १) अर्जदार, संचालक, मे.लखानी इंडस्ट्रीज लिमिटेड पत्ता. प्लॉट नं. ५६, ठाणे बेलापूर रोड, दिघे, कळवा नवी मुंबई - ४०० ६०५,
- २) मा.अपर मुख्य सचिव, महसूल, मुद्रांक शुल्क व नोंदणी, मंत्रालय, मुंबई यांचेकडे माहितीसाठी सविनय सादर
- ३) मा.विभागीय आयुक्त, कोंकण विभाग, कोंकण भवन, नवी मुंबई यांचेकडेस माहितीसाठी सविनय सादर
- ४) मा.आयुक्त, नवी मुंबई महानगरपालिका, नवी मुंबई यांचेकडे माहितीसाठी सविनय सादर
- ५) जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे यांचेकडे माहितीसाठी व पुढील आवश्यक कार्यवाहीसाठी सन्नेह अग्रेषीत
- ६) उपविभागीय अधिकारी, ठाणे विभाग, ठाणे यांचेकडे माहितीसाठी रवाना.
- ७) तहसीलदार ठाणे यांचेकडे माहितीसाठी व पुढील कार्यवाहीसाठी रवाना.
- ८) मंडळ अधिकारी बेलापूर / तलाठी सजा ऐरोली यांचेकडे माहितीसाठी व पुढील कार्यवाहीसाठी रवाना.

स्थळप्रतिवर मा.जिल्हाधिकारी यांची स्वाक्षरी असे.



(राजेंद्र चव्हाण)
तहसीलदार महसूल
जिल्हाधिकारी कार्यालय ठाणे



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
OWNERS Name & Address 1301, Mr. Sanjay Gawande, Galaxy 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 एएमएसएल 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 एएमएसएल 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 केबिंस, नई एयरपोर्ट कालोनी, हनुमान रोड के सामने, विले पार्ले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

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* 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 जायगी।

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”.

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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 लाइटो 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.

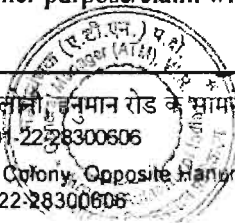
ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।
k. Day markings & night lighting with secondary power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

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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 A.S. सहायक (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	 A. K. Kulkarni R. J. Kulkarni S. M. D. S. Ashok Thakur
द्वारा जांचा गया Verified by	 16/9/2022 Sangeta Parikh AGM/ARM-DoAS

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 मे)	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	

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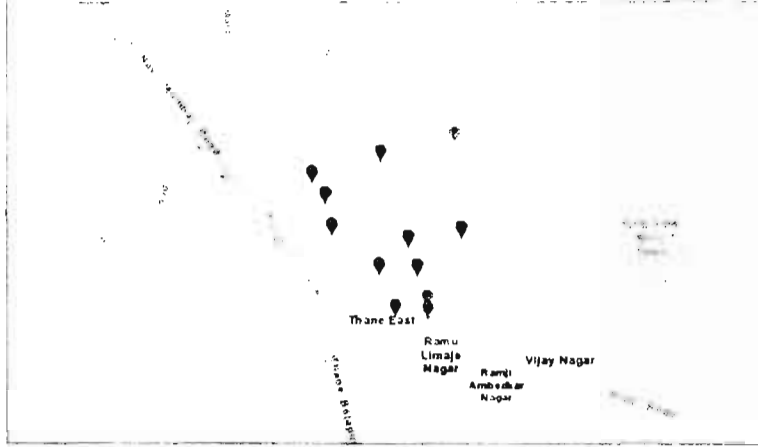
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Street View



Satellite View



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, 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



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

Registration Certificate

Registration Number : 27ABBF0621Q1ZG

1.	Legal Name	BKS GALAXY REALTORS LLP			
2.	Trade Name, if any	BKS GALAXY REALTORS LLP			
3.	Additional trade names, if any				
4.	Constitution of Business	Limited Liability Partnership			
5.	Address of Principal Place of Business	Office no.1002, 1202 & 1302, Plot no.1 and 2, Sector-18, Sanpada, Navi Mumbai, Thane, Maharashtra, 400705			
6.	Date of Liability				
7.	Period of Validity	From	04/05/2023	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Centre			
Signature		Validity unknown Digitally signed by DS-GOODS AND SERVICES TAX NETWORK 07 Date: 2023.05.04 18:00:28 IST			
Name		SUBRAHMANYAM TKVS			
Designation		Superintendent			
Jurisdictional Office		SANPADA_703			
Date of issue of Certificate		04/05/2023			
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 04/05/2023 by the jurisdictional authority.



Goods and Services Tax Identification Number: 27ABBFB0621Q1ZG

Details of Additional Place of Business(s)

Legal Name	BKS GALAXY REALTORS LLP
Trade Name, if any	BKS GALAXY REALTORS LLP

Total Number of Additional Places of Business in the State **0**






Goods and Services Tax Identification Number: 27ABFB0621Q1ZG

Legal Name BKS GALAXY REALTORS LLP

Trade Name, if any BKS GALAXY REALTORS LLP

Details of Designated Partners

1		Name	BRIJMOHAN GUPTA
		Designation/Status	PARTNER
		Resident of State	Maharashtra
2		Name	SANJAY MOTILAL GAWANDE
		Designation/Status	PARTNER
		Resident of State	Maharashtra
3		Name	KULBIR SINGH DAYAL SINGH REKHI
		Designation/Status	PARTNER
		Resident of State	Maharashtra

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.*

This is a computer generated cover page.

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, Bhumiraj 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"> <tr> <td>Details</td> <td>Torrentz.</td> </tr> <tr> <td>Connected load (kW)</td> <td>26084 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>6667 KW</td> </tr> </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, Net 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



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भुखंड क्र. १,
किल्ले गावठाण जवळ, पामबीच जंक्शन, सेक्टर - १५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७७०७०

Head Office: Plot No.1,
Near Kille Gaothan, Palmbeach Junction,
Sector 15A, C.B.D. Belapur, Navi Mumbai -400 614.
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 2757 7070

जा.क्र.नमुंमपा/नरवि/बां.प./१७९६३/२०२३
दिनांक ११/०४/२०२३

प्रति,

मे. बीकेएस गॅलेक्सी रिअल्टर्स प्रा. लि. व मे. प्रोव्हिसो बिल्डर्स अॅन्ड डेव्हलपर्स,
गट नं. ५१/२, ५६ व ५७/२, मौजे दिघे,
नवी मुंबई.

विषय : नवी मुंबई, दिघा विभागातील गट नं. ५१/२, ५६ व ५७/२, मौजे दिघे या भुखंडावर
निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबत.

संदर्भ : आपले वास्तुविशारद मे. द फर्म यांचा दिनांक ०२/१२/२०२२ रोजी प्राप्त अर्ज.

महोदय,

नवी मुंबई, दिघा विभागातील गट नं. ५१/२, ५६ व ५७/२, मौजे दिघे या भुखंडामध्ये निवासी व
वाणिज्य या वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन
अर्जान्वये प्राप्त झालेला आहे. संदर्भाधिन भुखंडावर निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम
परवानगीच्या प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार
त्याचप्रमाणे शासनाने दिनांक ०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दिनांक ०३/१२/२०२० पासून
नवी मुंबई महानगरपालिका क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार
निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भुखंडावर महाराष्ट्र महानगरपालिका अधिनियम,
१९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३)
मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रातील १ ते १४ अटी व सुधारीत
बांधकाम प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसापेक्ष सुधारीत बांधकाम प्रमाणपत्र मंजूर करण्यात
येत आहे.

- पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी.
अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही
करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा
करण्यात येईल याबाबतची नोंद घ्यावी.
- बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक /
भुखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित
भुखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना
आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- भुखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची
पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि
मल यांचा निचरा योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही अशी भुखंडाची पातळी तयार करावी.
- इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम
करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशे मंजूर
करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस
पात्र राहिल, याची कृपया नोंद घ्यावी.

श्री

कृ.मा.प.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भुखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भुखंडाचे एका बाजूचे सामासिक अंतरात तात्पुरती शॅड्स टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शॅड स्वखर्चाने काढून टाकणेत यावी.
- ७) बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशील काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा, ही विनंती.
- ८) प्रस्तुत भुखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुषंगीक कायद्यातील तरतुदींचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भुखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भुखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भुखंडधारक / विकासक हे सर्वस्वी जबाबदार राहतील.
- ९) प्रस्तुत भुखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भुखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भुखंडधारकाची /विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- १०) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.
- ११) प्रस्तुत प्रकरणी प्रस्तावित सुविधा क्षेत्राच्या भूखंडाच्या अनुषंगाने अभिन्यास नकाशाची रितसर मोजणी भुमी अभिलेख विभागाकडून होणे आवश्यक राहिल.
- १२) सदरच्या सुविधा भूखंडाचा वापर व विनियोग मंजूर नियमावलीनुसार करणे आवश्यक राहिल.
- १३) सदरच्या प्रस्तावांतर्गत महापालिकेस भरावयाच्या शुल्कापैकी अधिमूल्य शुल्काची शिल्लक रक्कम खालीलप्रमाणे भरणे बंधनकारक आहे.

अ.क्र.	तपशील	भोगवटा प्रमाणपत्रापूर्वी भरणे करावयाची (दुसरा हप्ता) रक्कम
१.	10% Ancillary FSI Premium area + 35% FSI Premium Charges	रु.२५,९६,८६,६१२/- + ८.५०% वार्षिक व्याज

- १४) नवी मुंबई महानगरपालिकेची प्रारुप विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे कलम २६(१) अन्वये प्रसिध्द करणेत आलेली आहे. उक्त विकास योजनेमधील अंतिम प्रस्ताव अर्जदार यांचेवर बंधनकारक राहिल.
- १५) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत शासनाकडून वेळोवेळी प्राप्त होणारे निदेश, स्पष्टीकरण अर्जदार यांच्यावर बंधनकारक राहिल. आवश्यकतेप्रमाणे शासनाकडून प्राप्त होणाऱ्या निदेशामुळे नकाशे सुधारीत करून घेणे आवश्यक असल्यास त्याप्रमाणे सुधारीत प्रस्तावास मान्यता घेणे अर्जदार यांचेवर बंधनकारक राहिल.

(सोमनाथ केकाण)

प्र. सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रत : माहितीसाठी.

- मे. द फर्म, वास्तुविशारद, द कमोडिटी एक्सचेंज, तळ मजला, भूखंड क्र. २, ३ व ४, सेक्टर १९अ, वाशी, नवी मुंबई.
- व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
- उप आयुक्त (उपकर), नमुंमपा.
- सहाय्यक आयुक्त तथा विभाग अधिकारी, दिघा, नमुंमपा.

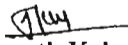
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, V'ard No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. **Rs.24,22,637/-** S.D. **Rs.4,00,000/-** for Mosquito Prevention's **Rs.4,00,000/-** for debris & S.D. **Rs.1,00,000/-** for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. On for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 13) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 14) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 15) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 16) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 17) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 18) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 19) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 20) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.

[Handwritten signature]

- 21) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide No.FIRE/H.O./VASHI/1816/2023 dated 31/03/2023 by Divisional Fire officer. NMMC.
- 22) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 23) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 24) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 25) As stipulated in UDCPR-2020, Regulation No. 13.3, for all buildings greater than 500.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 500.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.) Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, 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 repair 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. m. 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 as r equired under these byelaws.
- 26) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System Shall be provided as stipulated in UDCPR-2020, Regulation No.13.2,
- 27) The Occupancy Certificate for the proposed building will not be granted unless Grey Water Recycling Sysem and its reuse is provided as stipulated in UDCPR-2020, Regulation No.13.4.
- 28) Under the said proposal, out of the fees to be paid to the Municipal Corporation, it is mandatory to pay the balance amount of premium fee as follows.

Sr. No.	Description	Amount to be paid (second installment) before Occupancy Certificate
1.	Ancillary FSI Premium area and FSI Premium charges	Rs. 25,96,86,612/- + 8.50% Annual Interest

- 29) The Draft Development Plan of Navi Mumbai Municipal Corporation has been published as per section 26(1) of M.R.T.P. Act 1966. The final proposal in the said Draft Development Plan will be binding on the applicants.
- 30) Any directions issued from government time to time shall be binding on the project proponent and accordingly if need arises it shall be duty of project proponent to get the drawings (plans) revised as per the government directives.


 (Somnath Kekan)
 Assistant Director of Town Planning (I/C)
 Navi Mumbai Municipal Corporation

अहवाल दिनांक : 05/04/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७

गाव :- दिघे

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 51/2

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी. 138	84	सखानी इंडस्ट्रियल प्रा. लि.	44.00.00	(966)
अकृषक क्षेत्र 44.00.00		मे प्रोव्हीजो बिल्डर्स आणि डेव्हलपर्स		(966)
बिन शेती 0.00		तर्फे अधिकृत भागीदार कशिसा गुप्ता		(966)
आकारणी		मे बी.के. एस. गेलेक्सी रियल्टर्स		
		प्रा.लि. वतीने अधिकृत डायरेक्टर		
		संजय गावडे		
		सामाईक क्षेत्र	44.00.00 0.00	
जुने फेरफार क्र. (570 X 881 X 885 X 915 X 936 X 957)				सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- दिघे

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 51/2

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील							स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा		
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
						आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"शासकीय कामासाठी निशुल्क प्रत."

दिनांक :- 05/04/2022

सांकेतिक क्रमांक :- 27210009421320020042022116

श्री. अजित वनशा घरत

(ना.स. अजित वनशा घरती)
वसाठी साक्षात :- एरोलीत :- ठाणे जि. :- ठाणे
ता. जि. ठाणे

अहवाल दिनांक : 05/04/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।

गाव :- दिघे

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 56

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर चौ.मी	84	लखनवी इंडस्ट्रियल प्रा. लि.	70.00.00	8.69		(571)	कुळाचे नाव व खंड
अकृषक क्षेत्र	125	मे. लखनवी इंडस्ट्रियल प्रा. लि. चे डायरेक्टर				(966)	इतर अधिकार
बिन शेती		जयतीलक इरीटान लखनवी	70.00.00	8.69		(966)	प्रलंबित फेरफार : नाही.
आकारणी	138	मे प्रोव्हीजो बिल्डर्स आणि डेव्हलपर्स तर्फे अधिकृत भागीदार कशिश गुप्ता मे वी.के. एस. गेलेक्सी रियल्टर्स प्रा. लि. वतीने अधिकृत डायरेक्टर संजय गावडे				(966)	शेवटचा फेरफार क्रमांक 966 व दिनांक 05/04/2022
		सामाईक क्षेत्र	70.00.00	8.69			
जने फेरफार क्र (550 X 571 X 881 X 885 X 915 X 936)							सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- दिघे

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 56

पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
मिश्र पिकाखालील क्षेत्र					निभळ पिकाखालील क्षेत्र							
वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी			आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"शासकीय कामासाठी निशुल्क प्रत."

दिनांक :- 05/04/2022

सांकेतिक क्रमांक :- 27210009421320020042022117

श्री अजित वनशा घरत

(नाव, पत्ता, व तलाठी साठी)
तलाठी साठी :- पेशेतील :- ठाणे जि :- ठाणे
ता. जि. ठाणे

अहवाल दिनांक : 05/04/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।

गाव :- दिघे

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 57/2

भूधारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	184	जयसिंग इंदिरियल प्रा. लि.	86.00.00			(966)	कुळाचे नाव व खंड
अकृषक क्षेत्र	138	मे प्रोव्हीजो बिल्डर्स आणि डेव्हलपर्स				(966)	इतर अधिकार
बिन शेती	86.00.00	तर्फे अधिकृत भागीदार कशिश गुप्ता				(966)	प्रलंबित फेरफार : नाही.
आकारणी	0.00	मे बी. के. एस. गेलेकसी रियल्टर्स					शेवटचा फेरफार क्रमांक : 966 व दिनांक : 05/04/2022
		प्रा. लि. वतीने अधिकृत डायरेक्टर संजय गावंडे					
		-----सामाईक क्षेत्र-----	86.00.00	0.00			
जुने फेरफार क्र. (550 X 570 X 881 X 885 X 915 X 936 X 957)							सीमा आणि भूमापन चिन्ह

गाव नमुना बारा (पिकांची नोंदवह्यी)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- दिघे

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 57/2

पिकांखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा			
मिश्र पिकांखालील क्षेत्र					निभळ पिक. खालील क्षेत्र										
वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"शासकीय कामासाठी निशुल्क प्रत."

दिनांक :- 05/04/2022

सांकेतिक क्रमांक :- 27210009421320020042022118

श्री. अजित वनशा घरत

(नायब तालुका अधिकारी वनशा घरेगोली)
 तलाठी साहाय्य :- प्रेमोलीता :- ठाणे जि. :- ठाणे
 ता. जि. ठाणे