

Ram  
HLST GKCC

VastuKalyan

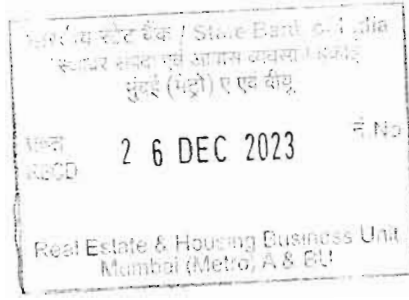
<b>NAME OF BUILDER</b>	<b>INFINITY INFRA</b>
<b>NAME OF PROJECT</b>	<b>"SHREEJI INFINITY "</b>
<b>RERA NUMBER</b>	<b>P51700053083</b>
<b>RERA DATE</b>	<b>16/10/2023 TO 31/12/2028</b>
<b>LOCATION</b>	<b>SECTOR 11, NAVI MUMBAI</b>
<b>SOURCE BY</b>	<b>VIJAY JADHAV MANAGER BUILDER RELATION RBO NAVI MUMBAI MOB :- 9987795850 Email :- mgrbrm.rbo5141@sbi.co.in</b>

16 DEC 2023





REHBUS/001



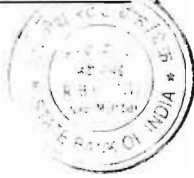
Date:- 22/12/2023

The Assistant General Manager  
State Bank of India  
REHBU, Local Head Office,  
Bandra Kurla Complex,  
Mumbai

**BUILDER TIE UP : INFINITY INFRA**  
**PROJECT : SHREEJI INFINITY**

Dear Sir,

With respect to above please find enclosed tie up documents of **SHREEJI INFINITY** project for builder tie up process.



Vijay D Jadhav  
Manager  
Builder Relation  
RBO SANPADA, East Mumbai



bank.sbi  
+91 22 2752 4208  
+91 22 2752 4158  
Branch Code : 05141  
IP No.: 121102  
rmrbo3.sanpada@sbi.co.in

क्षेत्रीय व्यवसाय कार्यालय (III)  
झी-101 ते जी-106, सी.सी.टी.व्ही,  
कंट्रोल रुमच्या पुढे, बेलापूर रेल्वे स्टेशन,  
कॉम्प्लेक्स, टॉवर नं. 3, पहिला मजला,  
सीबीडी बेलापूर, नवी मुंबई - 400 614.

क्षेत्रीय व्यवसाय कार्यालय (III)  
झी-101 ते जी-106, सी.सी.टी.व्ही,  
कंट्रोल रुमके आगे, बेलापूर रेल्वे स्टेशन,  
कॉम्प्लेक्स, टॉवर नं. 3, पहिला मजला,  
सीबीडी बेलापूर, नवी मुंबई - 400 614.

Regional Business Office (III)  
G-101 to G-106. Next to CCTV Control Room  
Belapur Railway Station Complex,  
Tower No. 3, 1st Floor, CBD Belapur,  
Navi Mumbai - 400 614.



The Assistant General Manager (HL SALES)  
State Bank of India,  
RBO/LHO/Branch,  
-----

Dear Sir,

**REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: SHREEJI INFINITY**

We M/s INFINITY INFRA, a Company/Firm, having its registered office at Office No - 713, Satra Plaza Premises Co-Operative Society Ltd., Sector - 19D, Vashi, Navi Mumbai, Thane, Maharashtra, 400705 are willing to enter into a Tie-up arrangement with your Bank for our Project SHREEJI INFINITY, situated at PLOT NI 87 SECTOR 11 KHARGHAR NAVI-MUMBAI

(a) deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,

(b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and

(c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,  
For INFINITY INFRA

  
Partner

Authorised Signatory  
VIJAY MAHADEV PATEL



**INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD**

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Infinity Infra		
2	Registered Address	Office No - 713, Satra Plaza Premises Co-Operative Society Ltd., Sector - 19D, Vashi, Navi Mumbai, Thane, Maharashtra, 400705		
3	Address for correspondence	B 103, The Great Eastern Summit, Plot No :66, Sec : 15, CBD Belapur 400614		
4	Contact Person Name, Mob.No. Email id	Vijay Mahadev Patel 97730 09779 Shreejigroup02@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	NO		
5	Website url, if any	<a href="https://www.shreejilifespacesgroup.com/">https://www.shreejilifespacesgroup.com/</a>		
6	Date of establishment (MM/DD/YYYY)	17/08/2021		
7	Constitution(Proprietor/Partnership, Company)	Partnership 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.			
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Ajit Achyut Kandpile	40	Graduate	5 Years
2	Rahul Rulduram Jindal	40	Lawyer	11 Years
3	Vijay Mahadev Patel	37	12	10 Years
4	Deepak Karman Patel	25	Pharmacist	3 Years
5	Narayan Jiva Vaviya	45	12	10 Years
6	Jagdish Bechara Bhathi	33	12	9 Years

**Corporate Office:** 713, 7th Floor, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai - 400 705.

**Head Office:** B-103, The Great Eastern Summit, Plot No. 66, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.

**M:** 90822 55091 **E:** shreejiinfinity22@gmail.com

11	<b>Details of latest 3 completed residential projects executed by the same firm/company/promoters</b>		
Project Name	<i>Shreeji Aradhan</i>	<i>Shreeji Amreet</i>	<i>Shreeji Heaven</i>
Location	<i>Ulwe</i>	<i>Ulwe</i>	<i>Ulwe</i>
Whether approved by SBI?	YES	YES	YES
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC	HDFC	HDFC
Month & Year of Commencement of Construction	12/12/2014	17/2/2017	22/04/2019
Present Status (Completed/Partially completed)	<i>Completed</i>	<i>Completed</i>	<i>Completed</i>
	<i>Jan2018</i>	<i>April2018</i>	<i>Oct 2021</i>
Total built up area of the project, in Sq.Mtr.	1798.749 Sq.Mtr	1043.50 Sq.Mtr	896.47 Sq.mtr
Number of floors	G+14	G+ 7	G+ 7
No. of Dwelling Units in the project	76	36	24
No. of units sold in the project	76	36	24
Hsg.Loan taken Through SBI (No.of flats)	N/A	N/A	N/A
Date of Occupancy Certificate	18/01/2018	20/04/2019	22/10/2021
Date of conveyance	AUG 2018	N/A	2019
<b>Total units Financed by SBI</b>			
12	<b>Details of the Present Project</b>		
Project Name	Shreeji Infinity		
Location with Survey Nos.	N/A		
Details of construction finance / loan, if any, availed by the builder	NO		

**Corporate Office:** 713, 7th Floor, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai - 400 705.

**Head Office:** B-103, The Great Eastern Summit, Plot No. 66, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.

**M:** 90822 55091 **E:** shreejiinfinity22@gmail.com

For this project If any construction finance available then please Fill details as mentioned. ( <b>*Mandatory</b> ) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* ( <b>*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan</b> )	NO
Status of encumbrance of the project land	N/A
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	N/A
Month & Year of Commencement of Construction	31/5/2023
<b>Present Stage of Construction</b>	Foundation Stage
<b>Proposed construction Plan.</b> (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	1 WING - 9 FLOORS
Total built up area of the project, in Sq. Mt.	3852.2 SQ MTRS
No. of Dwelling Units in the project	28 - RESIDENTIAL 13 - COMMERCIAL

No. of units sold in the project	NO		
<b><u>No. of units Funded by SBI in this project and</u></b>	N/A		
<b><u>Expected business from this project</u></b>	125 Cr		
Details of Development Agreement and POA if any	N/A		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	N/A		
<b>13 Project Value</b>			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
SHOP – 1410 SQ.FT	1 UNIT	14,500	2,04,45,000
SHOP – 1230 SQ FT	1 UNIT	14,500	1,78,35,000
SHOP – 1180 SQ FT	1 UNIT	14,500	1,71,10,000
SHOP – 1300 SQ FT	1 UNIT	14,500	1,88,50,000
SHOP – 1225 SQ FT	1 UNIT	14,500	1,77,62,500
SHOP - 1120 SQ FT	1 UNIT	14,500	1,62,40,000
SHOP – 1115 SQ FT	1 UNIT	14,500	1,61,67,500
SHOP – 1170 SQ FT	1 UNIT	14,500	1,69,65,000
SHOP – 1035 SQ FT	1 UNIT	14,500	1,50,07,500
SHOP - 1000 SQ FT	1 UNIT	14,500	1,45,00,000
SHOP – 955 SQ FT	1 UNIT	14,500	1,44,27,500
SHOP - 815 SQ FT	1 UNIT	14,500	1,18,17,500
SHOP – 780 SQ FT	1 UNIT	14,500	1,13,10,000
2 Bhk – 1355 SQ FT	4 UNITS	11,500	1,55,82,500
2 Bhk – 1275 SQ FT	4 UNITS	11,500	1,46,62,500
2 Bhk – 1265 SQ FT	4 UNITS	11,500	1,45,47,500
2 Bhk – 1340 SQ FT	4 UNITS	11,500	1,54,10,000
3 Bhk – 1690 SQ FT	4 UNITS	11,500	1,94,35,000
3 Bhk - 1760 SQ FT	4 UNITS	11,500	2,02,40,000
3 Bhk –1885 SQ FT	4 UNITS	11,500	2,16,77,500
Total Project Value		Rs.	
<b>14</b> Whether credit facility enjoyed With any bank Then please Fill details as mentioned. <b>(*Mandatory)</b> <b>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</b>	<ul style="list-style-type: none"> <li>- <b>Name Of Bank*</b></li> <li>- <b>Loan Account No*</b></li> <li>- <b>Loan Amount*</b></li> <li>- <b>Last date of Loan disbursement*</b></li> </ul>		

**Corporate Office:** 713, 7th Floor, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai - 400 705.

**Head Office:** B-103, The Great Eastern Summit, Plot No. 66, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.

**M:** 90822 55091 **E:** shreejinfinity22@gmail.com





15. Disbursement to be made In  
favour of (Only RERA account)  
Account Name:  
Account Number :  
Bank / Branch :  
IFSC code

RERA MASTER COLLECTION ACCOUNT

INFINITY INFRA  
10145543233  
IDFC FIRST BANK, CBD BELAPUR  
IDFB0040172.

- Signature with stamp of Author

For INFINITY INFRA

  
Partner

**Corporate Office:** 713, 7th Floor, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai - 400 705.

**Head Office:** B-103, The Great Eastern Summit, Plot No. 66, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.

**M:** 90822 55091 **E:** shreejiinfinity22@gmail.com

## BOARD RESOLUTION

EXTRACT OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF THE COMPANY OF M/S INFINITY INFRA HELD ON, 01<sup>ST</sup> AUGUST 2023 AT ITS REGD. OFFICE 713, 7<sup>TH</sup> FLOOR, SATRA PLAZA PLOT NO. 19&20, SECTOR-19D, VASHI, NAVI-MUMBAI-400705 AT 3:00 PM

"Resolve that Mr. Narayan Vaviya (Partner) of the company be and hereby authorize to enter upon and sign the Agreement, Possession letter, Physically Possession, any other document related above plot with CIDCO Ltd. For Lease Agreement of Plot No. 87, sector 11 At Kharghar, Navi-Mumbai admeasuring 2645.82 SQ. Mtr same to be Registration be sub. registrar, Panvel, Raigad.

Certified true copy

Authorised partner:

Narayan Vaviya:



For INFINITY INFRA,

1. NARAYAN JIVA VAVIYA



2. JAGDISH BECHARA BHATHI



3. DEEPAK KARMAN PATEL





Office: 10th Floor, 100 Feet T. Road, Kharadi, Pune  
E: info@infinityinfra.com | W: www.infinityinfra.com

4. VIJAY MAHADEV PATEL

5. RAHUL RULDURAM JINDAL

6. AJIT ACHYUT KANDPILE





महाराष्ट्र MAHARASHTRA

2023

57AA 908854



5 JUN 2023

ऑडिपत्र-1 / फक्त प्रतिज्ञापत्रासाठी  
मुद्रांक विक्री नोंदवही अनु.क्रमांक 67393 दिनांक  
मुद्रांक विकत घेण्याच्या नाव For INFINITY INFRA  
पत्ता ब सही  
श्री. रविन्द्र विष्णू शिंगाडे, Partner  
परवाना क्र. 13/2000, नॉबेन ब.क्र. : 1201043.  
मुद्रांक विक्रीचे ठिकाण : सुनिता सर्बिसिस, शॉप नं. 23, प्रभात सेंटर एनकर  
लॉट नं. 7, सेक्टर-1ए, सी.डी.डी. बेलापूर, नवी मुंबई. मो. 09324704124  
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे

**AFFIDAVIT - CUM - DECLARATION**

I/We Proprietor / Partners / Directors of M/s. Infinity Infra, having its Office at Office No - 713, Satra Plaza Premises Co-Operative Society Ltd., Sector - 19D, Vashi, Navi Mumbai, Thane, Maharashtra, 400705

1. Mr. Ajit Achyut Kandpile
2. Mr. Rahul Ralduram Jindal
3. Mr. Vijay Mahadev Patel
4. Mr. Deepak Karman Patel
5. Mr. Narayan Jiva Vaviya
6. Mr. Jagdish Bechara Bhathi

**For INFINITY INFRA**

Partner



Do hereby declare on oath and solemn affirmation as under:

I/We state and declare that the property bearing Survey No. NA admeasuring 2645.82 Sq. Mtrs Plot No :87, Sector: 11, being and lying at Kharghar Tal. Panvel District Raigad State Maharashtra is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]





महाराष्ट्र MAHARASHTRA

● 2023 ●

10 JUL 2023

57AA 908851



जिल्हा कोषागार कार्यालय,

26 JUN 2023

खोडपत्र-1/फक्त प्रतिज्ञापत्रालाठी

मुदांक विक्री नोंदवही अनु.क्रमांक

मुदांक विकत घेण्याच्या नाव

पत्ता ब सही

68390 दिनांक  
FOR INFINITY INFRA

श्री. रविन्द्र विष्णू शिंगाडे.

संज्ञाना क्र. 13/2009, नावेन प.क्र. : 1281043.

मुदांक विक्रीचे लिकाण : सुनिता सविंदरिस, शॉप नं. 23, प्रभात सेंटर एनकर

सॉट नं. 7, सेक्टर-1ए, सी.बी.डी, बेलापूर, नवी मुंबई. मो. 09324704124

ज्या कारणासाठी ज्यांनी मुदांक खरेदी केला त्यांनी त्याच कारणासाठी

मुदांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे.

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

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

I/We state that the contents stated in this affidavit are true and correct to the best of my/our knowledge, belief and information and I/we swear this affidavit today on this 9<sup>th</sup> day of August, 2023.

I know Affiants

Notary

Date:

Place:

For INFINITY INFRA

Partner

Affiants

ANIL B. PATIL  
Advocate & Notary  
GOVT. OF INDIA  
Reg. No. 16275

09 AUG 2023



भारत सरकार

GOVERNMENT OF INDIA



विजय महादेव पटेल

Vijay Mahadev Patel

जन्म तारीख/ DOB: 05/06/1986

पुरुष / MALE



8611 9866 0190

3 आर-सामान्य माणसाचा अधिकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

C/O, 202, यमुनारज को  
ओप हसग सोसाइटी, प्लॉट  
नो.36, सेक्टर-20, हावरे  
स्पलेंडर समोर, खरघर,  
खरघर, रायगड,  
महाराष्ट्र - 410210

C/O., 202, yamunaraj Co Op Hsg  
Society, Plot No.36, sector-20, Opp  
Haware Splendar, Kharghar,  
Kharghar, Raigarh,  
Maharashtra - 410210

Verified With Originals  
For State Bank of India

VIJAY JADHAV  
MANAGER BRM  
P.F. 4597044



8611 9866 0190



1947  
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

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

Key





MANAGER BRM  
P.F. 4597044

*[Handwritten signature]*

Verified with Originals  
For State Bank of India

*[Handwritten mark]*



23/07/2014



GOVT. OF INDIA

भारत सरकार



INCOME TAX DEPARTMENT

VIJAY MAHADEV PATEL

MAHADEV PUNJA PATEL

05/06/1986

Permanent Account Number

AOFPP6430G

Signature

*[Handwritten signature]*



भारत सरकार  
Government of India



दिपक करमण पटेल  
Deepak Karman Patel  
जन्म वर्ष / Year of Birth : 1998  
पुरुष / Male



9497 1735 8548

आधार - सामान्य माणसाचा अधिकार

Verified With eSign  
For State Bank of India



VIJAY JADHAV  
MANAGER BRM  
P.F. 4597044



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता S/O: करमण पटेल, साईलेक  
रेसीडेन्सी, 304, कोलबाड रोड, विकास  
कॉम्प्लेक्स मागे, कोलबाड, ठाणे वेस्ट,  
ठाणे, ठाणे, महाराष्ट्र, 400601

Address: S/O: Karman Patel, SAILAKE  
RESIDENCY, 304, KOLBAD ROAD,  
BEHIND VIKAS COMPLEX, KOLBAD,  
THANE WEST, Thane, Tapasenagar,  
Maharashtra, 400601

9497 1735 8548



1947  
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Patel



आयकर विभाग

INCOME TAX DEPARTMENT

DEEPAK KARMAN PATEL



भारत सरकार

GOVT. OF INDIA

KARMAN LIRA PATEL

28/02/1998

Permanent Account Number

DBLPP1311Q



*Patel*

Signature

*Patel*

Verified With Originals  
For State Bank of India  
*Jadhav*  
VIJAY JADHAV  
MANAGER BRM  
P.F. 4597044





भारत सरकार  
GOVERNMENT OF INDIA



अजित अच्युत काडपिळे  
Ajit Achyut Kandpile  
DOB: 07-11-1982  
Gender: Male



5782 8968 6756

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

प्लॉट नं - 70, सेक्टर 12, नवी मुंबई, वाशी, ठाणे, महाराष्ट्र, 400703  
Lush - 1, Plot No - 70, Sector 12,  
Navi Mumbai, Vasbi, Thane, Thane,  
Maharashtra, 400703



1947  
1800 300 1947

help@uidai.gov.in

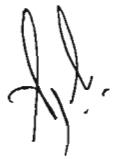
www.uidai.gov.in

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

Verified With Originals  
For State Bank of India

  
VIJAY JADHAV  
MANAGER BRM  
P.F. 4597044



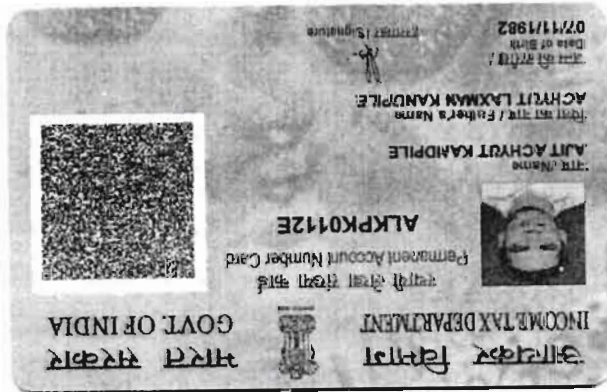




Verified with Originals  
 For State Bank of India  
 VIJAY JADHAV  
 MANAGER BRM  
 P.F. 4597044



*Handwritten signature*





भारत सरकार

भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2017/78117/04855

To  
राहुल जिंदल  
Rahul Jindal  
S/O: Rulduram Jindal  
Flat No.3, Dwarka CHS, Plot No.31 Sector-9-A  
Vashi  
Navi Mumbai  
Vashi  
Thane Thane  
Maharashtra 400703  
9987058722

26/01/2017  
20376375

Verified With Originals  
For State Bank of India

JAY JADHAV  
MANAGER BRM  
P.F. 4597044



MD203763753FH



आपला आधार क्रमांक / Your Aadhaar No. :

**7171 3131 4954**

माझे आधार, माझी ओळख

Handwritten signature/initials



भारत सरकार

Government of India



राहुल जिंदल  
Rahul Jindal  
जन्म तारीख / DOB : 22/11/1981  
पुरुष / Male



7171 3131 4954

माझे आधार माझी ओळख



PERMANENT ACCOUNT NUMBER

ADAPJ8806E



नाम / NAME

RAHUL RULDURAM JINDAL

पिता का नाम / FATHER'S NAME

RULDURAM BANARSIDAS JINDAL

जन्म तिथि / DATE OF BIRTH

22-11-1981

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर केंद्र)

Commissioner of Income Tax (Computer Operations)

Verified With Originals  
For State Bank of India

  
VIJAY JADHAV  
MANAGER BRM  
P.F. 4597044





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAIFI9352B

नाम / Name	INFINITY INFRA
निगमन/गठन की तारीख Date of Incorporation / Formation	17/08/2021

Verified With Originals  
For State Bank of India



VIJAY JADHAV  
MANAGER BRM  
P.F. 4597044



- ✓ 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 करता है 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 इलेक्ट्रॉनिक 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 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. मल्टीपैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAIFI9352B</p> <p>नाम / Name INFINITY INFRA</p> <p>निगमन/गठन की तारीख Date of Incorporation / Formation 17/08/2021</p>		<p>इस कार्ड के खोले/पाने पर कृपया सुनिश्चित करें/संभालें:</p> <p>आयकर पैन सेवा इकाई, 5वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कोलोनी, नैप डीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to:</p> <p>Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8060, Fax: 91-20-2721 8061 e-mail: tininfo@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

For INFINITY INFRA  
Partner

For INFINITY INFRA  
Partner

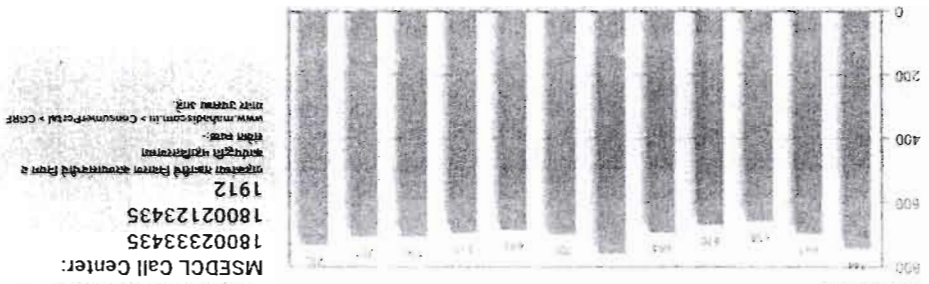


गणक क्रमांक: 000070143674  
 BMLA R JINDAL/AJT A KANDPILE  
 OFFICE NO-713 PLOT NO-19 SECTOR-19D,SATRA PIPDEFER/INDIA) LTD. (05705)  
 मालक/शेअर: 0000000000  
 टैक क्रमांक: 052/LT II Comm 3Ph < 20KW  
 वी.सी./घर+मशीन/वि.सी. नं: 5 / 13-1910-1315/412/752  
 मशीन क्रमांक: 07860002276  
 मशीन पुरा: SS  
 दिनांक: 25-Nov-2012

वारा दिनांक	मशीन दिनांक	गणक क्रमांक	मशीन क्रमांक	मशीन पुरा	टैक क्रमांक
45352	44722	01	630	0	630

दिनांक: 25-Nov-2012  
 मशीन पुरा: 7 KW  
 वी.सी./घर+मशीन/वि.सी. नं: 7:401 75  
 मशीन क्रमांक: 0000000000  
 टैक क्रमांक: 052/LT II Comm 3Ph < 20KW  
 मशीन पुरा: SS  
 मशीन क्रमांक: 07860002276

गणक क्रमांक: 000070143674  
 BMLA R JINDAL/AJT A KANDPILE  
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वारा दिनांक	मशीन दिनांक	गणक क्रमांक	मशीन क्रमांक	मशीन पुरा	टैक क्रमांक
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45352	44722	01	630	0	630



FOR STATE BANK OF INDIA  
 MANAGER BRM  
 P.F. 4597044

गणक क्रमांक: 000070143674  
 BMLA R JINDAL/AJT A KANDPILE  
 OFFICE NO-713 PLOT NO-19 SECTOR-19D,SATRA PIPDEFER/INDIA) LTD. (05705)  
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 मशीन क्रमांक: 07860002276  
 मशीन पुरा: SS  
 दिनांक: 25-Nov-2012



Hitesh M. Shah  
B.Com., F.C.A.

# H. M. Shah & Associates

CHARTERED ACCOUNTANTS

## CERTIFICATE OF COST INCURRED

Date: - 11/08/2023

To  
State Bank of India,  
Belapur Branch,

We write to inform you that we have examined and verified the accounts, records and all relevant documents of INFINITY INFRA, having its registered office at Office No.713, Satra Plaza, Plot No.19 & 20, Sector-19D, Vashi Navi Mumbai and do hereby state as follows:

Currently the total investment incurred in the Project "Shreeji Infinity" by the firm Infinity Infra is Rs.48,36,27,645.51/- as per Form 3 dated 01/08/2023 filed by the Company under RERA, out of which Rs. -- (Nil) is collected from customers. The balance cost of Rs. 48,36,27,645.51/- in the project is through unsecured loans/promoters contribution which is equal to 56% of the total project cost which is estimated at Rs. 55,31,45,517.51/- (As per RERA certificate issued on 01/08/2023)

The aforesaid facts stated by us are certified to be true and correct and based as documents provided by the promoter of the firm.

Thanking You,  
For H.M. Shah & Associates  
Chartered Accountant

CA. Hitesh M. Shah,  
(Proprietor)  
M. No: - 118461

UDIN:- 23118461BGXFGN4943







## 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 **P51700053083**

Project: **SHREEJI INFINITY**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 87 SECTOR 1st Navi Mumbai (M Corp.), Thane, Thane, 410210;**

1. **Infinity Infra** having its registered office / principal place of business at **Tehsil: Thane, District: Thane. Pin: 400614**
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 17.

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 **16/10/2023** 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  
Dr. Vasant Hemant Prabhu  
(Secretary, MahaRFRA)  
Date: 16-10-2023, 00:00:00

Dated: **16/10/2023**  
Place: **Mumbai**

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



Hitesh M. Shah  
B.Com., F.C.A.

# H. M. Shah & Associates

CHARTERED ACCOUNTANTS

## CERTIFICATE OF COST INCURRED

Date: - 11/08/2023

To

State Bank of India,  
Belapur Branch,

We write to inform you that we have examined and verified the accounts, records and all relevant documents of **INFINITY INFRA**, having its registered office at **Office No.713, Satra Plaza, Plot No.19 & 20, Sector-19D, Vashi Navi Mumbai** and do hereby state as follows:

Currently the total investment incurred in the Project "**Shreeji Infinity**" by the firm **Infinity Infra** is Rs.48,36,27,645.51/- as per Form 3 dated 01/08/2023 filed by the Company under RERA, out of which Rs. --- (Nil) is collected from customers. The balance cost of Rs. 48,36,27,645.51/- in the project is through unsecured loans/promoters contribution which is equal to 56% of the total project cost which is estimated at Rs. 55,31,45,517.51/- (As per RERA certificate issued on 01/08/2023)

The aforesaid facts stated by us are certified to be true and correct and based as documents provided by the promoter of the firm.

Thanking You,

For H.M. Shah & Associates  
Chartered Accountant

CA. Hitesh M. Shah,  
(Proprietor)

M. No: - 118461

UDIN:- 23118461BGXFGN4943



SBI APF - SHREEJI

VIJAY JADHAV (BRM) <mgrbrm.rb05141@sbi.co.in>

Mon 8/7/2023 11:43 AM

To: shreejigr02@gmail.com <shreejigr02@gmail.com>; sandeep.gopal@mortgagebuddhyindia.com  
<sandeep.gopal@mortgagebuddhyindia.com>

Cc: bhushan.salunke@mortgagebuddhyindia.com  
<bhushan.salunke@mortgagebuddhyindia.com>;

swapnil.gugale@mortgagebuddhyindia.com <swapnil.gugale@mortgagebuddhyindia.com>

5 attachments (188 KB)

CHECK LIST OF DOCUMENTS FOR BUILDER TIE UP 07.10.2019.docx; AFFIDAVIT FORMAT.doc; APF\_CA.Certificate\_15PC.docx  
BUILDER PROFILE ALONGWITH HIS COVERING LETTER (1).doc; Director\_Certificate\_for\_15PC.doc;

Dear Sir/Madam,

Please find attachments of SBI APF require checklist and related formats

Regards

Vijay Jadhav

Manager Builder Realation

RBO NAVI MUMBAI

MOB 9987795850



Office: 21st Floor, Saha Plaza, 101, New Market,  
Kolkata, West Bengal - 700 005. Tel: 033-27436000  
E: info@infinityinfra.com W: www.infinityinfra.com


Date-03/08/2023

**Declaration-Deviation Report with Respect to Allotment Letter**

This is to state that **M/s. Infinity Infra** have prepared the draft allotment letter as per the latest order no.35/2022 issued on 12/08/2022 by Maharashtra Real Estate Regulatory Authority.

The Allotment Letter as attached herewith along with this application **has no deviation** from the allotment letter as required to be prepared under the above mentioned order no.35/2022 issued by Maharashtra Real Estate Regulatory Authority.

The Above declaration is true, complete and correct to the best of our knowledge and nothing material has been concealed by us.

For M/s. Infinity Infra  
For INFINITY INFRA  
(Partner)   
Partner

ANNEXURE '1'  
ALLOTMENT LETTER

No.

Date-

To,  
Mr/Mrs./Ms .....  
R/o .....  
(Address)  
Telephone/Mobile number .....  
Pan Card No.:  
Aadhar Card No.:  
Email.ID:

**Sub:** Your request for allotment of Flat/Commercial premises  
in the project known as SHREEJI INFINITY having  
MahaRERA Registration No. \_\_\_\_\_

**Sir/Madam,**

1. **Allotment of the said unit:**

This has reference to your request referred at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a \_\_\_\_\_ BHK flat / commercial premises bearing No. \_\_\_\_\_ admeasuring RERA Carpet area \_\_\_\_\_ sq.mtrs equivalent to \_\_\_\_\_ sq.ft. situated on \_\_\_\_\_ floor in Building \_\_\_\_\_/Tower \_\_\_\_\_/Block \_\_\_\_\_/Wing \_\_\_\_\_ in the project known as SHREEJI INFINITY having MahaRERA Registration No. \_\_\_\_\_ hereinafter referred to as "the said unit", being developed on land bearing Plot No.87, lying and being at Sector-11, Kharghar, Navi Mumbai, Taluka Panvel, Dist. Raigad, admeasuring 2645.82 sq.mtrs., for a total consideration of Rs. \_\_\_\_\_ in figures \_\_\_\_\_/- (Rupees \_\_\_\_\_ in words \_\_\_\_\_ Only) exclusive of GST, stamp duty and registration charges.

2. **Allotment of garage/covered parking space(s):**

Further I/we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mtrs equivalent to \_\_\_\_\_ sq.ft./covered car parking space(s) at \_\_\_\_\_ level basement/podium bearing No.(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mtrs equivalent to \_\_\_\_\_ sq.ft./ stilt parking bearing No(s) at \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs equivalent to \_\_\_\_\_ sq.ft./ mechanical car parking unit bearing No(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mtrs. equivalent to \_\_\_\_\_ sq.ft on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

**OR**

**Allotment of open car parking :**

Further I/we have the pleasure to inform you that you have been allotted an open car parking bearing No. \_\_\_\_\_ without consideration.

3. **Receipt of part consideration :**

I/we confirm to have received from you an amount of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) (this amount shall not be more that 10% of the cost of the said unit) being \_\_\_\_\_% of the total consideration value of the said unit as booking amount/advance payment on dd/mm/yyyy, through \_\_\_\_\_ (mode of payment)

3. **Receipt of part consideration :**

A. You have requested us to consider payment of the booking amount/advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you and amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) being \_\_\_\_\_% of the total consideration value of the said unit as booking amount/advance payment on \_\_\_\_\_, through \_\_\_\_\_. The balance \_\_\_\_\_% of the booking

amount/advance payment shall be paid by you in the following manner:

a) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
\_\_\_\_\_ Only) on or before \_\_\_\_\_

b) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
\_\_\_\_\_ Only) on or before \_\_\_\_\_

c) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
\_\_\_\_\_ Only) on or before \_\_\_\_\_

d) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
\_\_\_\_\_ Only) on or before \_\_\_\_\_

Note : The total amount accepted under this clause shall not be more than 10% of the cost of the said Unit.

B. If you fail to make the balance \_\_\_\_\_% of the booking amount /advance payment within the time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us as against you.

4. **Disclosures of information:**

I/We have made available to you the following information namely :-

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website.
- ii) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure-A attached herewith and
- iii) The website address of MahaRERA is  
**<https://maharera.mahaonline.gov.in/#>**

5. **Encumbrances:**

I/we hereby confirm that the said unit is free from all encumbrances and I/we hereby further confirm that no encumbrances shall be created on the said unit.

OR

5. Encumbrances:

I/We have created the following encumbrance(s)/encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

- a)
- b)
- c)

6. Further payments:

Further payments towards the consideration of the said unit as well as of the garage(s)/covered car parking space(s) shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

7. Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before \_\_\_\_\_ subject to the payment of the consideration amount of the said unit as well as of the garage(s)/covered car parking space(s) in the manner and at the times as well as per the terms and conditions as more specifically enumerated/stated in the agreement for sale to be entered into between ourselves and yourselves.

8. Interest payment:

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. Cancellation of allotment:

- i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written\* would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.



Sr. No	If the letter requesting to cancel the booking is received.	Amount to be deducted
1.	Within 15 days from issuance of the allotment letter;	Nil
2	Within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the said unit;
3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said unit;
4.	Within 61 days from issuance of the allotment letter.	2% of the cost of the said unit;

\* The amount deducted shall not exceed the amount as mentioned in the table above.

ii. In the event the amount due and payable referred in Clause 9 i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending rate plus two percent.

10. **Other payments:**

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. **Proforma of the agreement for sale and binding effect:**

The proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

12. **Execution and registration of the agreement for sale:**

i) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this

letter or within such period as may be communicated to you\*. The said period of 2 months can be further extended on our mutual understanding.

\* In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.

- ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, I/we shall be entitled to cancel this allotment letter and further I/we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.
- iii) In the event the balance amount due and payable referred in Clause 12 ii) above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

13. **Validity of allotment letter :**

This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document.

14. **Headings:**

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Signature .....

Name .....

(Promoter(s)/Authorized Signatory)

(Email Id)

Date: .....

Place:.....

)

**CONFIRMATION & ACKNOWLEDGEMENT**

I/we have read and understood the contents of this allotment letter and the Annexure. I/we hereby agree and accept the terms and conditions as stipulated in this allotment letter

Signature -----

Name -----

(Allottee/s)

Date -----

Place -----

)

## Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure	
7	Internal walls, internal plaster, completion of floorings, doors and windows	
8.	Sanitary electrical and water supply fittings Within the said units.	
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
11.	Installation of lift, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	
12.	Internal roads & footpaths, lighting	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Storm water drains	
16.	Treatment and disposal of sewage and sullage water	
17.	Solid waste management & disposal	
18.	Water conservation/rain water harvesting	
19.	Electrical meter room, sub-station, receiving station.	
20	Others	

Promoter (s)/ Authorized  
Signatory

**Annexure A**

**Disclosure of Interest in Other Real Estate Organizations**

1.Name – **Rahul Rulduram Jindal**

2.DIN/DPIN - NA

3.

Sr no	Name of the Organization	Address	RERA Registration Number of each of the registered projects:
1.	Infinity Builders & Developers	Plot No-87, Bokadvira, Uran, Raigarh-400702	P52000027689

4.Status of the Real Estate Projects mentioned at point 3 above:

Sr No	RERA Registration Number	Proposed Date of Completion	Any Complaints pending against the Project in RERA. If Yes, the Complaint Number	Any Warrants issued against the Project by RERA (Yes / No)	Has the Project been revoked by RERA? (Yes / No)
1.	P52000027689	30/06/2024	No	No	No

**Rahul Rulduram Jindal**

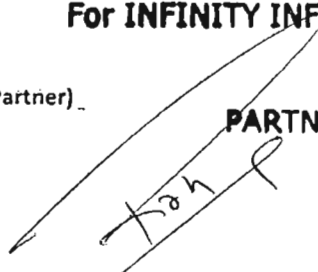
**For INFINITY INFRA**

(Partner)

**PARTNER**

Date-27/07/2023

Place-Navi Mumbai





O: 713, 7th Floor, Satra Plaza, Plot No. 19 & 20, Sector -19D,  
Vashi, Navi Mumbai - 400 705. T: 022 2783 6600 / 5500  
E: infinityvashi@gmail.com W: www.infinitybuilder.in

**Annexure A**

**Disclosure of Interest in Other Real Estate Organizations**

1.Name – Ajit Achyut Kandpile

2.DIN/DPIN - 00574701

3.

Sr no	Name of the Organization	Address	RERA Registration Number of each of the registered projects:
1.	Infinity Builders & Developers	Plot No-87, Bokadvira, Uran, Raigarh-400702	P52000027689

4.Status of the Real Estate Projects mentioned at point 3 above:

Sr No	RERA Registration Number	Proposed Date of Completion	Any Complaints pending against the Project in RERA. If Yes, the Complaint Number	Any Warrants issued against the Project by RERA (Yes / No)	Has the Project been revoked by RERA? (Yes / No)
1.	P52000027689	30/06/2024	No	No	No

Ajit Achyut Kandpile

**For INFINITY INFRA**

(Partner)

  
**PARTNER**

Date-27/07/2023

Place-Navi Mumbai

### Annexure A

#### Disclosure of Interest in Other Real Estate Organizations

<Every Director / Designated Partner / Partner / Proprietor of the Promoter Organization shall submit the following declaration, which shall be in public view>

1. Name: Mr. Vijay Mahadev Patel
2. DIN / DPIN (If applicable)
3. Are you a Director / Designated Partner / Partner / Proprietor of any organization whose real estate project is registered with any Real Estate Regulatory Authority (RERA) across the country?

If Yes, please provide the following information:

S.No.	Name of the organization	Address	RERA Registration Number of each of the registered projects
1.	RUDRA DEVELOPERS	KARANJADE	P52000017062 P52000021268 P52000023502 P52000028443
2.	SONI LIFESPACES	KALAMBOLI	P52000018795 P52000018667
3.	SHREEJI LIFESPACES INFRA PROJECT	KHARGHAR	P52000047790



4. Status of the Real Estate Projects mentioned at point 3 above:.

S.No	RERA Registration Number	Proposed Date of Completion	Any Complaints pending against the Project in RERA. If Yes, the Complaint Number	Any warrants issued against the Project by RERA (Yes / No)	Has the Project been revoked by RERA? (Yes / No)
1.	P52000017062	30/06/2020	NO	NO	NO
2.	P52000021268	31/12/2021	NO	NO	NO
3.	P52000023502	31/03/2021	NO	NO	NO
4.	P52000028443	31/05/2023	NO	NO	NO
5.	P52000018795	31/12/2021	NO	NO	NO
6.	P52000018667	31/12/2022	NO	NO	NO
7.	P52000047790	30/06/2025	NO	NO	NO

**For INFINITY INFRA**

Vijay Patel



Partner

Partner

Date:

Place:

Annexure A

Disclosure of Interest in Other Real Estate Organizations

<Every Director / Designated Partner / Partner / Proprietor of the Promoter Organization shall submit the following declaration, which shall be in public view>

1. Name: Mr. Deepak Karman Patel
2. DIN / DPIN (If applicable)
3. Are you a Director / Designated Partner / Partner / Proprietor of any organization whose real estate project is registered with any Real Estate Regulatory Authority (RERA) across the country?

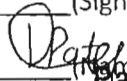
If Yes, please provide the following information:

S.No.	Name of the organization	Address	RERA Registration Number of each of the registered projects
1.	SHREEJI LIFESPACES INFRA PROJECT	KHARGHAR	P52000047790

4. Status of the Real Estate Projects mentioned at point 3 above:..

S.No	RERA Registration Number	Proposed Date of Completion	Any Complaints pending against the Project in RERA. If Yes, the Complaint Number	Any warrants issued against the Project by RERA (Yes / No)	Has the Project been revoked by RERA? (Yes / No)
1.	P52000047790	30/06/2025	NO	NO	NO

For INFINITY INFRA

\_\_\_\_\_  
(Signature)  
  
\_\_\_\_\_  
(Name & Designation)  
Partner

Date:

Place:

### Disclosure of Interest in Other Real Estate Organizations

1.Name – Jagdish Bechara Bhati

2.DIN/DPIN - 00574701


3.

Sr no	Name of the Organization	Address	RERA Registration Number of each of the registered projects:
1.	Shreeji Lifespaces Builders	B-103, The Great Eastern Summit, Plot No.66, Sector – 15, CBD Belapur 400614	P52000033022
2	Shreeji Lifespaces Realtors	B-103, The Great Eastern Summit, Plot No.66, Sector – 15, CBD Belapur 400614	P52000034767

4.Status of the Real Estate Projects mentioned at point 3 above:

Sr No	RERA Registration Number	Proposed Date of Completion	Any Complaints pending against the Project in RERA. If Yes, the Complaint Number	Any Warrants issued against the Project by RERA (Yes / No)	Has the Project been revoked by RERA? (Yes / No)
1.	P52000033022	13/07/2023	No	No	No
2.	P52000034767	30/11/2024	No	No	No

Jagdish Bechara Bhati  
For INFINITY INFRA  
(Partner)



Partner

Date-25/07/2023

Place-Navi Mumbai

**Annexure A**

**Disclosure of Interest in Other Real Estate Organizations**

1. Name: **Narayan Jiva Vaviya**

2. DIN/DPIN (If applicable): **06779589**

3. Are you a Director/ Designated Partner/ Partner/ Proprietor of any organization whose real estate project is registered with any Real Estate Regulatory Authority (RERA) across the country? – **Yes**

If Yes, please provide the following information:

S. No.	Name of the organization	Address	RERA Registration Number of each of the registered projects
1.	Shreeji Lifespaces Builders and Developers	A-17, Vashi Plaza, Near HDFC Bank, Sector-17, Vashi – 400703.	P52000009597
2.	Shreeji Lifespaces Builders and Developers	A-17, Vashi Plaza, Near HDFC Bank, Sector-17, Vashi – 400703.	P52000009590
3.	Shreeji Lifespaces Realty	D 61/64, Ground Floor, Vashi Plaza, Sector 17, Vashi – 400703.	P52000014278
4.	Shreeji Lifespaces & Infrastructures	Ground Floor, D-61, Vashi Plaza, Sector 17, Near Apna Bazaar, Vashi – 400703.	P52000019705
5.	Shreeji Lifespaces Builders	Office No 103 B Wing, The Great Eastern Summit, Plot No 66, Sector 15, CBD Belapur – 400614.	P52000033022
6.	Shreeji Lifespaces Realty	D 61/64, Ground Floor, Vashi Plaza, Sector 17, Vashi – 400703.	P52000020551

1. Status of the Real Estate Projects mentioned at point 3 above:

S. No.	RERA Registration Number	Proposed Date of Completion	Any Complaints pending against the Project in RERA. If Yes, the Complaint Number	Any Warrants issued against the Project by RERA (Yes/No)	Has the Project been revoked by RERA? (Yes /No)
1.	P52000009597	31/03/2019	No	No	No
2.	P52000009590	31/03/2018	No	No	No
3.	P52000014278	30/12/2023	No	No	No
4.	P52000019705	30/03/2024	No	No	No
5.	P52000033022	13/07/2024	No	No	No
6.	P52000020551	30/12/2023	No	No	No

For INFINITY INFRA



(Signature)  
**Partner**

Narayan Jiva Vaviya,  
(Partner of Infinity Infra)

Date: 21/07/2023

Place: Navi Mumbai





**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	07-08-2023 18:35:39.477
Transaction ID / QRF NO	200276770339
Generated by	Public User

**Transaction Details**

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	07-08-2023
Approval/Modification Date	07-08-2023
Search Reference Number	2918213391712

**Search Criteria Entered**

Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	
Survey Number / Municipal Number	Plot No 87
Plot Number	Plot No 87
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	SHREEJI INFINITY
Street Name / Number	
Pocket	
Locality / Sector	SECTOR 11
City / Town / Village	KHARGHAR
District	RAIGAD
State / UT	Maharashtra
Pin Code / Post Code	410210



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

**Search Output Details**

No Match Found

**FMS Details**

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---

# **S.R. CONSULTANTS**

## **CONSULTING STRUCTURAL ENGINEERS**

**FORM-2**  
**[See Regulation 3]**  
**ENGINEER'S CERTIFICATE**

Date: 08 August. 2023

To.  
**Ms. Infinity Infra** Through its Partners  
Mr. Rahul Jindal & others Five.  
713. Satra Plaza, Plot No-19 & 20, Sector-19,  
Vashi. Navi Mumbai 410210.

Subject: Certificate of Cost Incurred for development of "Shreeji Infinity" for construction of one building situated on the Plot Bearing **Plot No.87, Sector No.11, Node, Kharghar Taluka-Panvel, District-Raigad Pin-410 210** admeasuring 2645.82 sq. mts. area being developed by **Ms. Infinity Infra** Through its Partners Mr. Rahul Jindal & others Five.

Sir.

1.1 Subramanya Rao (SR Consultants) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being "Shreeji Infinity" situated on the plot bearing **Plot No.87, Sector No.11, Kharghar, Taluka – Panvel, District- Raigad Pin-410210** admeasuring 1994.63 sq.mts. area being developed by **Ms. Infinity Infra** Through its Partners Mr. Rahul Jindal & others Five.

2. We have estimated the cost Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of project as per specification mentioned in agreement of sale our estimated cost calculation are based on the drawing plans made available to us for the project under reference by the developer consultants. The schedule of items and quantity required for the entire work as calculated by Shyam Pande -Quantity Surveyor \*appointed by Developer Engineer. The assumption of the cost of material, labour and other inputs made by developer. And the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated cost of compaction of the aforesaid project under reference at **Rs. 30,50,00,000/-** Total of Table A and B) at the time of registration the estimated total cost of project is with reference to be the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external work as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate completion certificate for Building(s) Wing(s) Layout plotted development from the CIDCO Ltd. (planning Authority) being the planning authority under whose jurisdiction the aforesaid project is being implemented .

4. The estimated cost incurred till date is calculated at **Rs. 1,39,08,000/-**(Total of Table A and B). The amount of Estimated cost incurred is calculation on the basis of input materials services used and unit cost of these items.

5. The Balance cost of completion of the civil MEP and Allied works for completion of the apartments and proportionate completion of internal & external works. As per specification mentioned in agreement of sale, of the project is estimated **Rs. 29,10,92,000/-**(Total of Table A and B).

6. I certify that the cost of the civil, MEP and allied work for the apartments and proportionate internal & external works as per specification mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

312, Punit Chambers, Sector - 18, MAFCO,  
Vashi, Navi Mumbai - 400 705 Tel.: 2788 8176  
Email : srconsultants@yahoo.com



# S.R. CONSULTANTS CONSULTING STRUCTURAL ENGINEERS

**TABLE A**  
**Building – “Shreeji Infinity”**  
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Estimated cost of the building/wing as on date of Registration is	Rs. 2,89,750,000/-
2.	Cost incurred as on (based on the Estimated cost )	Rs. 1,39,08,000/-
3.	Work done in Percentage (as Percentage of the estimated cost )	4.80%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 27,58,42,000/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table C)	Nil

**TABLE B**  
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 1,52,50,000/-
2.	Cost incurred as on (based on the Estimated cost )	Rs. 0/-
3.	Work done in Percentage (as Percentage of the estimated cost )	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,52,50,000/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table C)	Nil

**Note:**

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time so and as per specifications mentioned in agreement of sale.

2.(\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).

3(\*\*). Balance Cost to be incurred (4) may vary from Difference between Total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

312, Punit Chambers, Sector - 18, MAFCO,  
Vashi, Navi Mumbai - 400 705 Tel.: 2788 8176  
Email : srconsultants@yahoo.com



# **S.R. CONSULTANTS**

## **CONSULTING STRUCTURAL ENGINEERS**

4. All components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specification in agreement of sale.

**Table C**  
List of Extra/Additional Items executed with Cost  
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amounts (in Rs.)
1.	nil	-
2.	nil	-

Yours Faithfully,

Yours Faithfully,

Yours Faithfully,  
For S.R. Consultants



(Subramanya Rao)  
Consulting Structural Engineer  
MCGM Registration No. STR / R / 43

SUBRAMANYA RAO  
S R CONSULTANTS  
REG No STR/R/43

Agreed and Accepted by:

**For INFINITY INFRA**



**Partner**

Signature of Promoter  
Name: Jagdish Bheeti  
Date: 8/08/2023

312, Punit Chambers, Sector - 18, MAFCO,  
Vashi, Navi Mumbai - 400 705 Tel.: 2786 8176  
Email : srconsultants@yahoo.com



**Annexure A**  
**FORM 1**  
**ARCHITECT'S CERTIFICATE**

Date: -23/06/2023

To,  
M/S. INFINITY INFRA THROUGH  
ITS PARTNERS MR. RAHUL JINDAL & OTHERS FIVE.,  
713, SATRA PLAZA, PLOT NO. 19 & 20,  
SECTOR-19D, VASHI, NAVI MUMBAI-400 703

**SUBJECT:** Certificate of Percentage of Completion of Construction Work of 1 Building of the project "SHREEJI INFINITY" [ ] situated on Plot No. 87, Sector-11, demarcated by its boundaries Existing 24.00 Mt. Wide Road to the North, Plot No. 85, Plot No. 86, Plot No. 89 to the South, Plot No. 88 to the East, Plot No. 84 to the West; of Division- KONKAN, Node -KHARGHAR, Taluka - PANVEL, District - RAIGAD, Pin No.- 410210; admeasuring 2645.82 sq.mts. Area being developed by M/S. INFINITY INFRA THROUGH ITS PARTNERS MR. RAHUL JINDAL & OTHERS FIVE.

Sir,

I, AR. AMITKUMAR B. PATEL, partner of M/s. Destination Architecture Interior Designs, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1 Building of the of the Project Shreeji Infinity, situated on the Plot No. 87, Sector -11 of Division- KONKAN, Node -KHARGHAR, Taluka - PANVEL, District - RAIGAD, Pin No.- 410210; admeasuring 2645.82 sq.mts. area being developed by M/S. INFINITY INFRA THROUGH ITS PARTNERS MR. RAHUL JINDAL & OTHERS FIVE.

1. Following technical professionals are appointed by Owners / Promoters: -

- (i) M/s. **DESTINATION ARCHITECTURE INTERIOR DESIGNS** as Architect;
- (ii) M/s. **EPICONS CONSULTANTS PRIVATE LIMITED** as Structural Consultant
- (iii) M/s /Shri / Smt as **ANIL VERMA & ASSOCIATES** MEP Consultant
- (iv) Shri **SHAILESHBHAI BHAGWANBHAI BHUVA** as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number \_\_\_\_\_ under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.



**Table A**  
**Project - SHREEJI INFINITY**

 1) **Building**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	0 Basement and 1 Plinth	0%
3	4 Podiums	0%
4	Stilt Floor	0%
5	10 Slabs of Super Structure (0 Slab constructed out of 10)	0%
6	Internal walls	0%
	Internal Plaster	0%
	Floorings within Flats/Premises	0%
	Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
	Electrical Fittings within the Flat/Premises	0%
8	Staircases (R.C.C. Work)	0%
	Lifts Wells (R.C.C. Work)	0%
	Lobbies (R.C.C. Work)	0%
	Overhead Water Tanks	0%
	Underground Water Tanks	0%
9	External plumbing	0%
	External plaster	0%
	Elevation	0%
	Completion of terraces with waterproofing	0%
10	Installation of lifts	0%
	Installation of water pumps	0%
	Fire Fighting Fittings and Equipment as per CFO NOC	0%
	Electrical fittings to Common Areas	0%
	Electro mechanical equipment	0%
	Compliance to conditions of environment /CRZ NOC	N.A.
	Finishing to entrance lobby/s	0%
	Plinth protection	0%
	Paving of areas appurtenant to Building/Wing	0%
	Compound Wall	0%
All other requirements as may be required to Obtain Occupation /Completion Certificate	0%	

Date: -23/06/2023

TABLE-B  
 Project – SHREEJI INFINITY  
 Internal & External Development Works in Respect of the entire project

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of Work done	Details
1	Internal Roads & Footpaths	No	-	N.A.
2	Water Supply	Yes	0%	Not commenced. Will be provided as per UDCPR.
3	Sewerage (chamber, lines,)	Yes	0%	Not commenced. Will be provided as per UDCPR.
4	Storm Water Drains	Yes	0%	Not commenced. Will be provided as per UDCPR.
5	Landscaping & Tree Planting	Yes	0%	Not commenced. Will be provided as per UDCPR.
6	Street Lighting	No	-	N.A.
7	Community Buildings	No	-	N.A.
8	Treatment and disposal of sewage and sullage water (only sullage water)	Yes	0%	Not commenced. Will be provided as per UDCPR.
9	Solid Waste management & Disposal	Yes	0%	Not commenced. Will be provided as per UDCPR.
10	Water conservation, Rain water harvesting	Yes	0%	Not commenced. Will be provided as per UDCPR.
11	Energy management	No	-	N.A.
12	Fire protection and fire safety requirements	Yes	0%	Not commenced. Will be provided as per CFO NOC.
13	Electrical meter room, sub-station, receiving station	Yes	0%	Not commenced. Will be provided as per UDCPR or MSEB requirement

 Yours Faithfully,  
 FOR,

**DESTINATION** Architecture Interior Designs



 Digitally signed by Ar.  
 AmitKumar B. Patel  
 DN: cn=Ar. AmitKumar B. Patel,  
 o=DESTINATION Architecture  
 Interior Designs, ou,  
 email=destination.ind1@gmail.  
 com, c=IN

 Ar. AMITKUMAR B. PATEL  
 (License no. CA/2014/63182)

 Agreed and Accepted by **M/S. INFINITY INFRA THROUGH ITS PARTNERS MR. RAHUL JINDAL & OTHERS FIVE.,**

 Signature of Promoter:  
 Name: For M/s. INFINITY INFRA  
 Date:



Partner



महाराष्ट्र MAHARASHTRA

2023 05 JUL 2023 57AA 908289



05 JUN 2023

ऑरिजन-1/पत्रक प्रतिज्ञापत्रासाठी  
 मुद्रांक विभागाचे नोंदवही क्रमांक 6464 दिनांक \_\_\_\_\_  
 मुद्रांक विकत घेण्याचे नाव For INFINITY INFRA  
 पत्ता व रहती \_\_\_\_\_  
 श्री. रविंद्र विष्णू विंगारे  
 परवाना क्र. 15/2000, नवीन प.अ. : 1201043,  
 मुद्रांक विभागाचे ठिकाण : मुद्रांक सचिवालय, शांति नं. 23, प्रभात सेंटर एअरक  
 प्लॉट नं. 7, संजय-1ए, सी.बी.डी, वेल्डर, वरी मुंबई. फोन: 09324704124  
 ज्या कारणासाठी उरली मुद्रांक खरेदी केल्या त्याची प्रत्येक कारणासाठी  
 मुद्रांक खरेदी केल्यापासून 8 महिन्यात काढणे आवश्यक आहे

Form 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Narayan Jiva Vaviya promoter of the duly authorized by the promoter of the proposed project, vide its authorization dated 06<sup>th</sup> July 2023.

I, Mr. Narayan Jiva Vaviya duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:





1. That we have a legal Title Report to the land on which the development of the project (**Shreeji Infinity**) is proposed. A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is **31.12.2028**.
4. That seventy per cent of the amounts realized by me/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 to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That we shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that amounts collected for a particular project have been utilized (or the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the project.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we shall inform 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds



For INFINITY INFRA

Partner

Deponent



**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Navi Mumbai on this 06<sup>th</sup> July, 2023

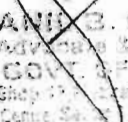
Deponent  
**For INFINITY INFRA**

**Mr. Narayan Jiva Vaviya Partner**

  
**(M/s. Infinity Infra)**



**BEFORE ME**

  
**ANIL B. PATIL**  
Advocate & Notary  
GOVT. OF INDIA  
Shop No. 10, 1st Floor,  
Prattal Centre, Sector 14, C.B.D., Belapur  
Navi Mumbai - 400614, Maharashtra  
Mob. 9119441777  
Reg. No. 15275

**05 JUL 2023**

  
05/07/2023

**DECLARATION ABOUT COMMENCEMENT CERTIFICATE  
(Format - D)**

A. Name of the Promoter/ Organization-M/s. **INFINITY INFRA**

B. Name of project with CS/CTS/survey No.-**Shreeji Infinity, Plot No-87, Sector-11, Kharghar Taluka-Panvel, District-Raigda-410210.**

1. We are aware that as per section a [2] (c & d) of RERA act. 2016, read with Rules & Regulations made there under, an authenticated copy of approvals and Commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority/ Competent Authority.
2. Accordingly, we have obtained layout approval from **CIDCO/BP-18433/TPO (NM & K)/2023/10756 on 31/05/2023** for Plot No-87, Sector-11, Kharghar, Taluka-Panvel, District-Raigad-410210.
3. Also the commencement certificate/Building plans are approved by **CIDCO/BP-18433/TPO (NM & K)/2023/10756 on 31/05/2023**. Further commencement certificate is granted up to 1Ground+4Parking+5 Floors i.e. approval with no. of residential units-28 Units and commercial-13 units
4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately.

**For M/s. Infinity Infra**  
**For INFINITY INFRA**



Partner

**(Partner)**



Reference No. : CIDCO/BP-18433/TPO(NM & K)/2023/10756

Date : 31/5/2023

To,

M/s. Infinity Infra through its Partners Mr.  
Rahul...

**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/110**

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. **87**, Sector **11** at **Kharghar**, Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-18433/TPO(NM & K)/2023 dated 23 February, 2023

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

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

- 1) Name of Assessee : M/s. Infinity Infra through its Partners Mr. Rahul Jindal And Others Five
- 2) Location : Plot No. **87**, Sector **11** at **Kharghar**, Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2645.82
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 42500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	2857 *5	BuiltUP area *5	14285
<b>Total Assessed Charges</b>				<b>14285</b>

- 7) Date of Assessment : 12 May, 2023

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/0840	02/22/2023	14285	CIDCO/BP/2023/0840	23/2/2023	Net Banking
2	CIDCO/BP/2023/1870	05/12/2023 1:12:16 PM	4819354	CIDCO/BP/2023/1870	12/5/2023	Net Banking

Unique Code No. **2023 04 021 02 3794 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **87**, Sector **11** at **Kharghar**, Navi Mumbai.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
Bhushan Ramchandra  
Chauhan  
Date: 31 May 2023 16:41  
Circumference  
Development  
Plan

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18433/TPO(NM & K)/2023/10756

Date : 31/5/2023

To,

M/s. Infinity Infra through its Partners Mr.  
Rahul...

**ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10604**

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	7	9	4	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on  
Plot No. **87**, Sector **11** at **Kharghar** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-18433/TPO(NM & K)/2023 dated **23 February, 2023**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS**  
**(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s. Infinity Infra through its Partners Mr. Rahul Jindal And Others Five
- 2) Location : Plot No. **87**, Sector **11** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2645.82
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 11007.61 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 2933710

7) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102379402	12/5/2023	2933710	20230402102379402	12/5/2023	Net Banking

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMKISHORE  
CHAUDHARI  
Date: 11 May 2023 15:56:41  
DN: cn=BHUSHAN RAMKISHORE  
O=CIDCO

ASSOCIATE PLANNER (BP)



## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

**Sub** : Development Permission for **Mixed** Building on Plot No. **87** , Sector **11** at **Kharghar** ,  
Navi Mumbai.

**Ref** :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **87**, Sector **11** at **Kharghar** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions.

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

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BRISSEKAR RANJAN A  
CHANDHARI  
Date: 31 May 2023 15:47  
Organization: CIDCO  
E-mail: [cidco@cidco.gov.in](mailto:cidco@cidco.gov.in)

ASSOCIATE PLANNER (BP)

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. Infinity Infra through its Partners Mr. Rahul Jindal And Others Five** , 713,Satra Plaza, Plot No - 19&20,Sector -169D,Vashi, Navi Mumbai for Plot No. **87** , Sector **11** , Node **Kharghar** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 4Parking + 5Floor** Net Builtup Area **3852.2** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	3129.92	722.26	0
UNIT (in Nos.)	28	13	0

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

**B.** Applicant Should Construct Hutments for labours at site.

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

**1. This Certificate is liable to be revoked by the Corporation if :-**

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMCHANDRA  
CHAUDHARI  
Date: 21 May 2023 15:41  
Organization: CIDCO  
DN: cn=BHUSHAN RAMCHANDRA  
CHAUDHARI, o=CIDCO

ASSOCIATE PLANNER (BP)



Reference No. : **CIDCO/BP-18433/TPO(NM & K)/2023/10756**

Date : **31/5/2023**

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 77,043.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMK  
CHAUDHARI  
Date: 31 May 2023 11:05:41  
GMT+05:30  
City: Pune  
State: Maharashtra

ASSOCIATE PLANNER (BP)



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

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BILAL KHAN PAKKAR  
DN: cn=BILAL KHAN PAKKAR  
Date: 2023.05.31 15:54:11  
Original name: BILAL KHAN PAKKAR  
Distinguished Name: BILAL KHAN PAKKAR  
Planner

ASSOCIATE PLANNER (BP)

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

**Additional Conditions:**

1. The terms and conditions mentioned in Provisional Fire NOC issued vide ref. no. CIDCO/FIRE/HQ/2023/E-199887 dated 11/04/2023 shall be binding on you.
2. The excess parking shall deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.



Thanking You

Yours faithfully,

Signature  
valid



ASSOCIATE PLANNER (BP)

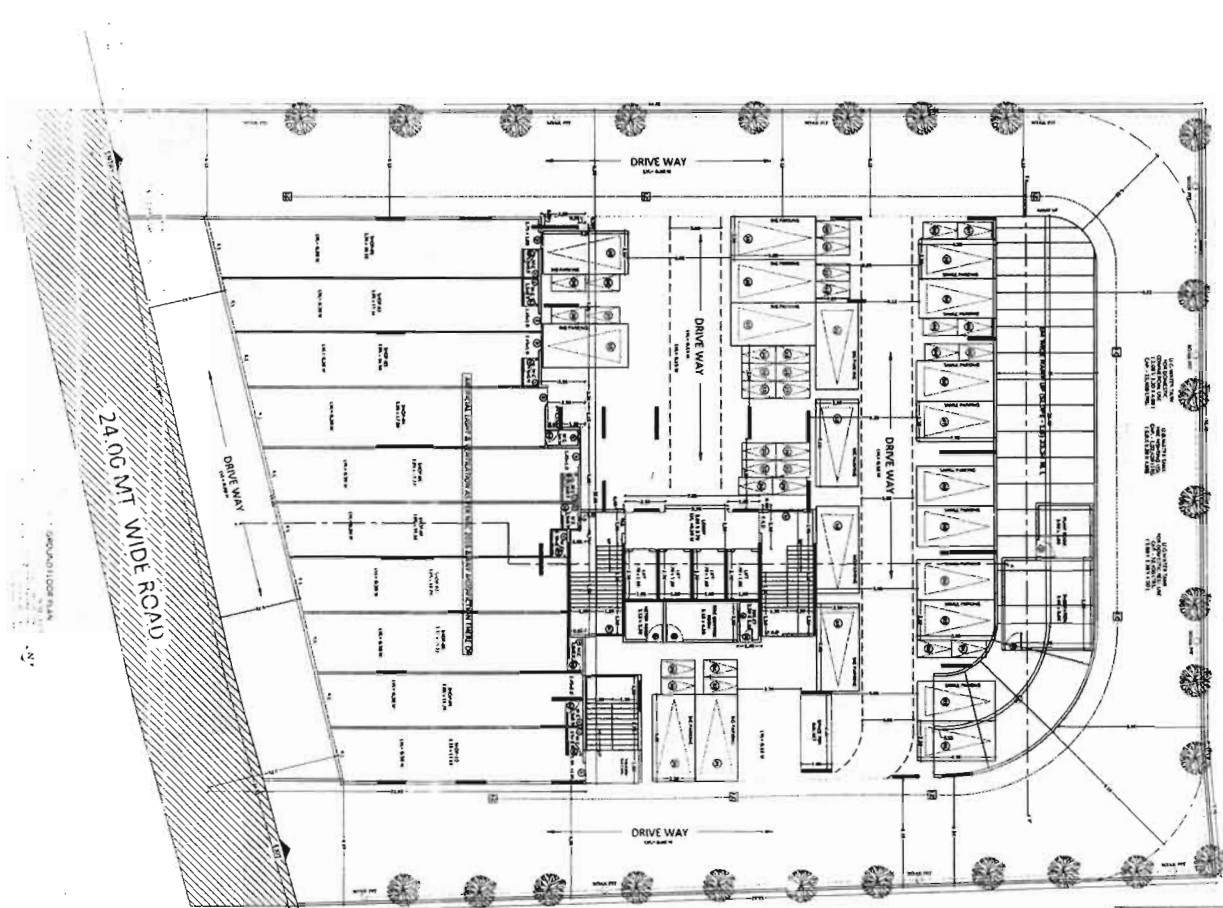
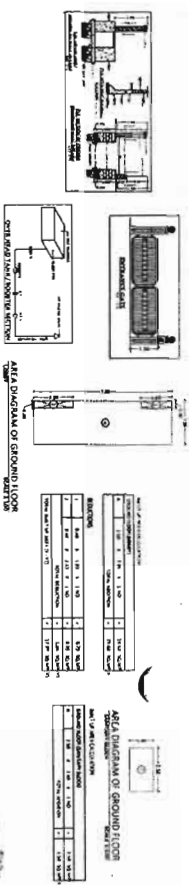


TABLE 1: SUMMARY OF PROPOSED PLANT AND PER LOT/LOT

LOT NO.	FLOOR	FLOOR AREA (SQ. M)	PLANT AREA (SQ. M)	PLANT CAPACITY (LITERS)
1	GROUND	150.15	11.83	511.78
2	1ST	172.11	0.20	271.18
3	2ND			
4	3RD			
5	4TH			
6	5TH			
7	6TH			
8	7TH			
9	8TH			
10	9TH			
11	TOTAL	222.26	12.03	822.19

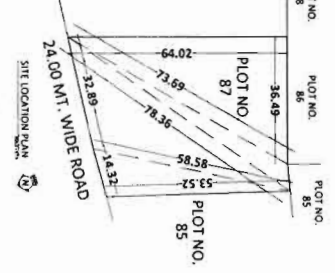


TABLE 2: SUMMARY OF PROPOSED PLANT AND PER LOT/LOT

LOT NO.	FLOOR	FLOOR AREA (SQ. M)	PLANT AREA (SQ. M)	PLANT CAPACITY (LITERS)
1	GROUND	150.15	11.83	511.78
2	1ST	172.11	0.20	271.18
3	2ND			
4	3RD			
5	4TH			
6	5TH			
7	6TH			
8	7TH			
9	8TH			
10	9TH			
11	TOTAL	222.26	12.03	822.19

TABLE 3: SUMMARY OF PROPOSED PLANT AND PER LOT/LOT

LOT NO.	FLOOR	FLOOR AREA (SQ. M)	PLANT AREA (SQ. M)	PLANT CAPACITY (LITERS)
1	GROUND	150.15	11.83	511.78
2	1ST	172.11	0.20	271.18
3	2ND			
4	3RD			
5	4TH			
6	5TH			
7	6TH			
8	7TH			
9	8TH			
10	9TH			
11	TOTAL	222.26	12.03	822.19

TABLE 4: SUMMARY OF PROPOSED PLANT AND PER LOT/LOT

LOT NO.	FLOOR	FLOOR AREA (SQ. M)	PLANT AREA (SQ. M)	PLANT CAPACITY (LITERS)
1	GROUND	150.15	11.83	511.78
2	1ST	172.11	0.20	271.18
3	2ND			
4	3RD			
5	4TH			
6	5TH			
7	6TH			
8	7TH			
9	8TH			
10	9TH			
11	TOTAL	222.26	12.03	822.19

TABLE 5: SUMMARY OF PROPOSED PLANT AND PER LOT/LOT

LOT NO.	FLOOR	FLOOR AREA (SQ. M)	PLANT AREA (SQ. M)	PLANT CAPACITY (LITERS)
1	GROUND	150.15	11.83	511.78
2	1ST	172.11	0.20	271.18
3	2ND			
4	3RD			
5	4TH			
6	5TH			
7	6TH			
8	7TH			
9	8TH			
10	9TH			
11	TOTAL	222.26	12.03	822.19

APPROVED SUBJECT TO THE CONDITIONS ATTACHED IN THE OTHER PARTS OF THIS DOCUMENT.

DATE: 10/10/2018

PROJECT: DESTINATION

TABLE 6: SUMMARY OF PROPOSED PLANT AND PER LOT/LOT

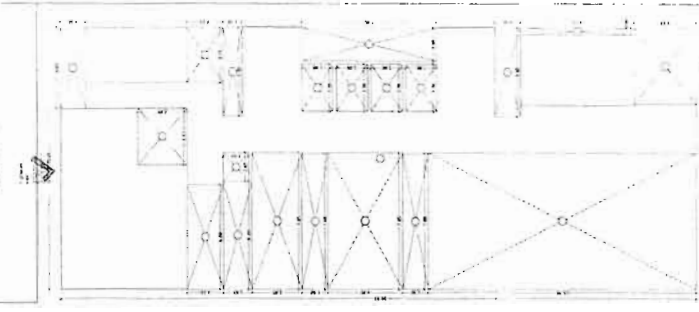
LOT NO.	FLOOR	FLOOR AREA (SQ. M)	PLANT AREA (SQ. M)	PLANT CAPACITY (LITERS)
1	GROUND	150.15	11.83	511.78
2	1ST	172.11	0.20	271.18
3	2ND			
4	3RD			
5	4TH			
6	5TH			
7	6TH			
8	7TH			
9	8TH			
10	9TH			
11	TOTAL	222.26	12.03	822.19





APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE OTHER SHEETS

Scale: 1/8" = 1'-0"



AREA DIAGRAM OF 3RD FLOOR

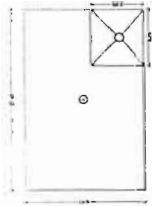
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PROJECT: PROPOSED RESIDENTIAL LEASE COMMERCIAL BUILDING ON PLOT NO. 44, SECTION 11, NAME, ADDRESS & SURVEY DETAILS. NO. 100, ROAD IN ZONE 3, TOWN OF...

DATE: 2023-08-15

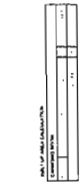
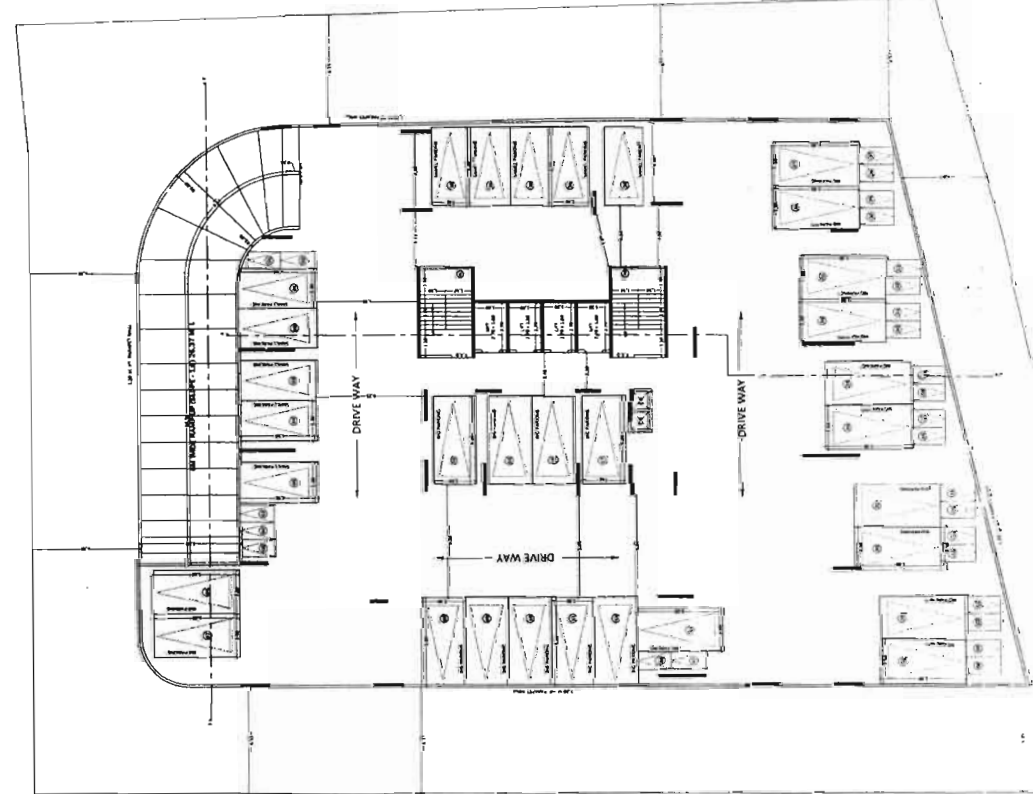
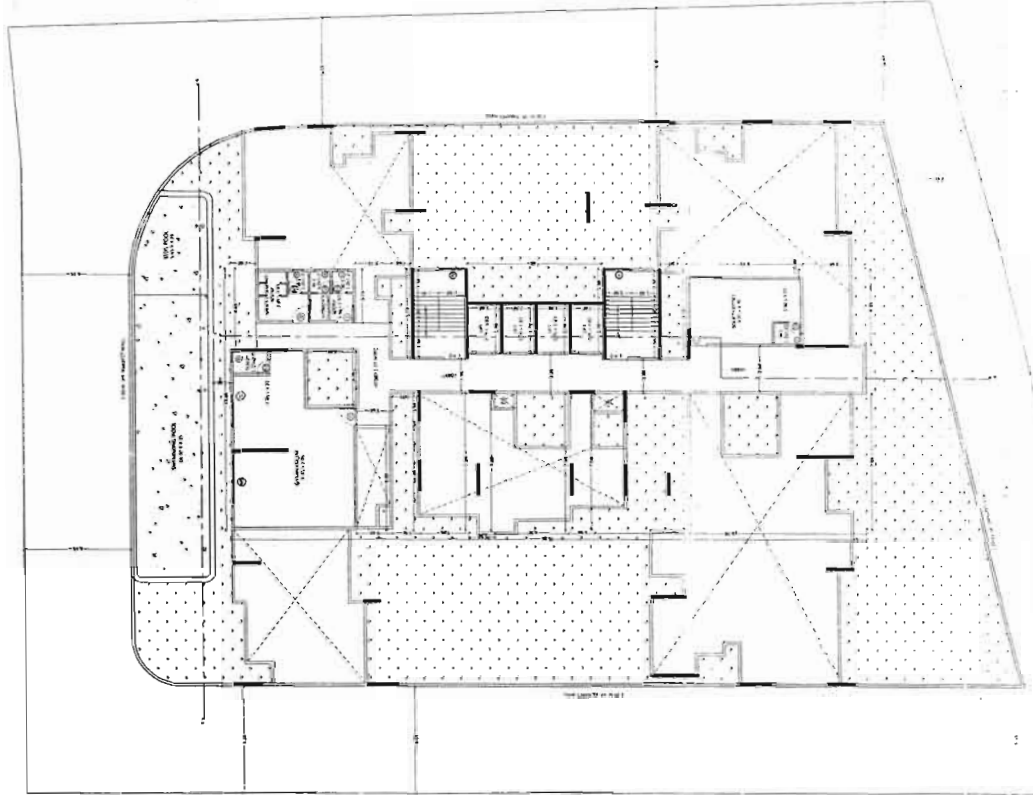


DESTINATION ARCHITECTURE GROUP



AREA DIAGRAM OF 3RD FLOOR

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AREA DIAGRAM OF 3RD FLOOR

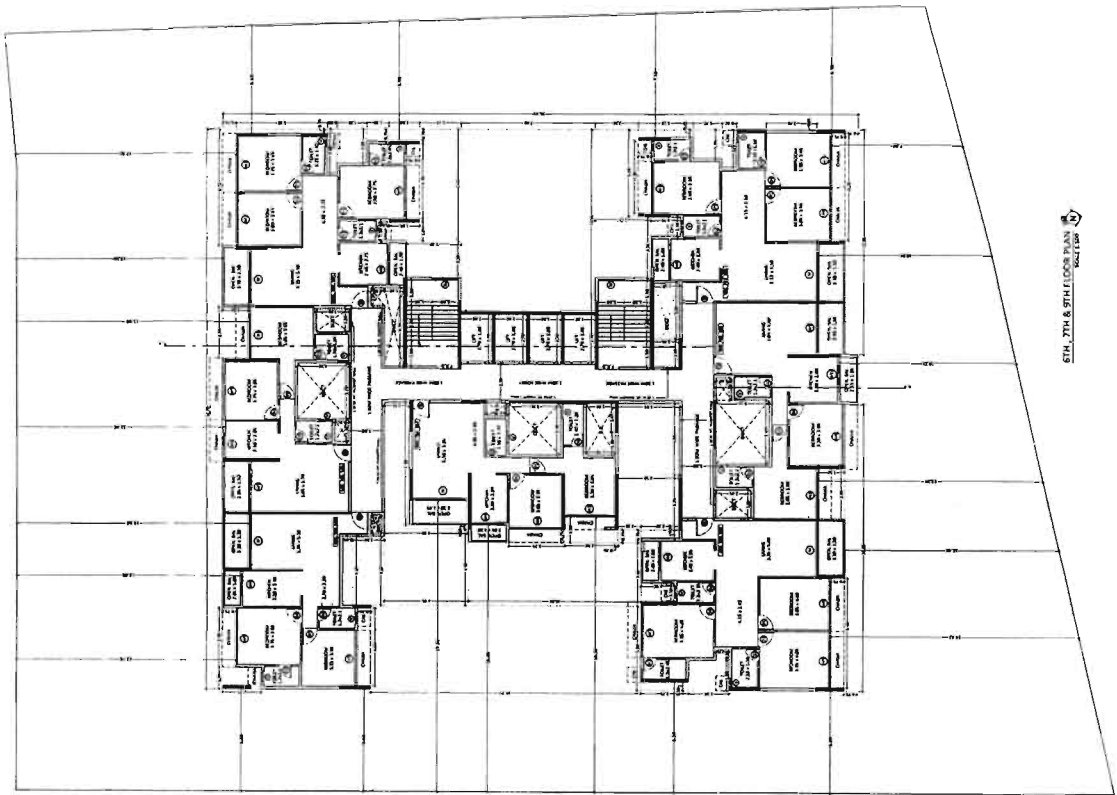
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AREA DIAGRAM OF 3RD FLOOR

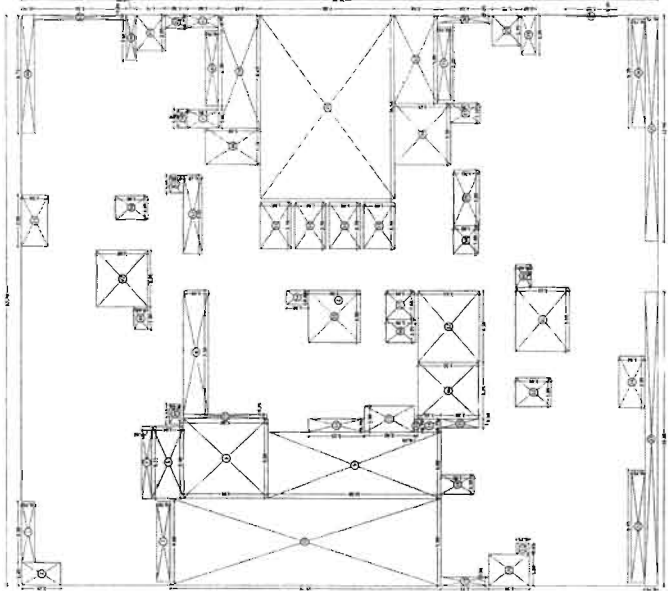
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5TH, 2ND & 3RD FLOOR PLAN

NO.	DESCRIPTION	UNIT	QTY	TOTAL
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3	...	...	...	...
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AREA DIAGRAM OF 5TH TO 3RD FLOOR

PROJECT  
 PROPOSED RESIDENTIAL CIVIL COMMERCIAL  
 BUILDING ON PLOT NO. 4, SECTOR - 11,  
 KHARJANAH, RAJASTHAN  
 DRAWN BY: ARCHITECTURE INTERIOR DESIGN  
 DATE: 20/08/2024  
 SCALE: 1/1000

DESTINATION  
 ARCHITECTURE INTERIOR DESIGN



Date-06/07/2023

## ENCUMBRANCE CERTIFICATE

I Mr. Narayan Jiva Vaviya Partner of M/S. Infinity Infra the Promoter of the proposed project "SHREEJI INFINITY" having registered address at 713, Satra Plaza, Plot No-19 & 20, Sector-19, Vashi, Navi Mumbai-410210 do hereby solemnly declare, undertake and state as under: -

That the promoter (i.e. M/S INFINITY INFRA) has a legal title report to All that piece or parcel of land knows as **Plot No-87, Sector-11, Kharghar Taluka-Panvel, District-Raigda-410210.** admeasuring **2645.82 sq. Mtrs** or there about and bounded as follows that is to say:

### Schedule of the above mentioned property:

On or towards the North by: Existing 24.00 M wide Road  
On or towards the South by: Plot No-85, Plot No-86, Plot No-89  
On or towards the East by: Plot No-88  
On or towards the West by: Plot No-84

I Further Certify that the above Project is Free from all Encumbrances.

AND there is no litigation with respect to the project land or project.

This Certificate is issued for Registration under Maharashtra Act 2016.

Thanking You,

**For INFINITY INFRA**

(M/s INFINITY INFRA)

Partner

(Partner)



O: 713, 7th Floor, Satra Plaza, Plot No. 71 & 70, Sector-19D,  
Vashi, Navi Mumbai - 400 705. T: 022 2783 6600 / 5500  
E: infinityvashi@gmail.com W: www.infinitybuilds.in

Date-06/07/2023

Name of the Promotor/Organization: -**INFINITY INFRA**

Name of Project: - **Shreeji Infinity, Plot No-87, Sector-11, Kharghar Taluka-  
Panvel, District-Raigda-410210.**

We hereby confirm that there are no encumbrances concerned to legal on the  
above plot.

**Schedule of the above mentioned property:**

Area in sq. Mtrs: 2645.82 Sq. Mtrs  
Boundaries North: Existing 24.00 M wide Road  
Boundaries South: Plot No-85, Plot No-86, Plot No-89  
Boundaries East: Plot No-28  
Boundaries West: Plot No-84

**For INFINITY INFRA  
(M/s INFINITY INFRA)**

A handwritten signature in black ink, appearing to be 'JW', enclosed within a circular scribble.

**Partner  
(Partner)**

DATE : 26.06.2023

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

To  
MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No.87, Sector-11, Kharghar, Navi Mumbai, Taluka-Panvel, District-Raigad (hereinafter referred as the said Plot")

I have investigated the title of the said plot on the request of M/S. INFINITY INFRA and on the basis of the Photo Copies of the relevant Documents which are produced to me i.e.

- 1) Description of the Property :- All that Piece and Parcel of land bearing Plot No.87, admeasuring about 2645.82 Sq.Mtrs. Area, lying, being and situated in Sector-11 at Kharghar, Navi Mumbai, Taluka-Panvel and District Raigad.
- 2) Documents of Allotment of plot.
  - i) Allotment Letter dated 27.04.2022
  - ii) Registered Agreement to Lease dated 09.02.2023.
  - iii) Commencement Certificate dated 31.05.2023
- 3) 7/12 extract of the above property – Not Applicable
- 4) Search report for 30 years from 1994 till 2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S. INFINITY INFRA is clear, marketable and without any encumbrances.

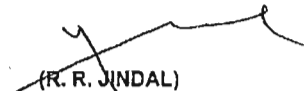
Owners of land  
M/S. INFINITY INFRA

Plot No.87, Sector-11,  
Kharghar, Navi Mumbai.

The report reflecting the title of the M/S. INFINITY INFRA on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 26.06.2023

  
(R. R. JINDAL)  
ADVOCATE  
(JINDAL AND JINDAL LAW FIRM)  
PARTNER  
JINDAL & JINDAL  
LAW FIRM  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.

**FORMAT-A**  
**(Circular No:- 28 / 2021**  
**TITLE OF THE SAID LAND**

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section of 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
2. The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. Vide scheme No.MM-SCH-21-2021-22 Corporation has launched a scheme for lease of 11 plots for Residential Cum Commercial use at Kharghar node of Navi Mumbai through e-Tender cum e-Auction.
4. The Promoters have participated in the said scheme and applied for Plot No.87, admeasuring 2645.82 Sq.mtrs. Sector-11, Kharghar node by quoting Rs.1,64,164.00 per Sq. mtr.

**IN THE YEAR 2022**

5. Being the Highest bidder among the participants for the above said plot, the Corporation has allotted a Plot of land being Plot No.87, Sector- 11, in Kharghar node, Navi Mumbai, containing by measurement 2645.82 Square meters or thereabouts for Residential + Commercial purpose to the Promoters by allotment Letter under Reference No.3609/1000936/811, dated 27.04.2022 on the terms and conditions and for the lease premium as contained in the said Allotment Letter
6. The Promoters M/S. INFINITY INFRA paid to the Corporation a sum of Rs.434,348,394.48/- (Rupees Forty Three Crore Forty Three Lakhs Forty Eight Thousand Three Hundred Ninety Four and Forty Eight Paise Only) as and by way of full and final payment of lease premium of the said plot as per the terms of Allotment.

**IN THE YEAR 2023**

7. By an Agreement to Lease dated: 9<sup>th</sup> February, 2023 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

**PARTNER**  
**JINDAL & JINDAL**  
**LAW FIRM**  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705

Tel.. 022 2782 5356 / 59 / Mob. 9987058727

• Email: jindaloffice@gmail.com • Website . www.jindallawfirm.com

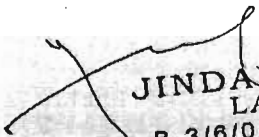
LIMITED, (CIDCO), therein and herein referred to as 'THE CORPORATION' and M/S. INFINITY INFRA, through its Partners 1) MR. RAHUL R. JINDAL, 2) MR. AJIT A. KANDPILE, 3) MR. VIJAY M. PATEL, 4) MR. DEEPAK K. PATEL, 5) MR. NARAYAN JIVA VAVIYA, 6) MR. JAGDISH BECHARA BHATHI (therein referred to as the Licensee & hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.87, Sector-11, admeasuring 2645.82 Sq. Mtrs. at Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT') and which is more particularly described in the First Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease.

8. The said Agreement to Lease dated 9<sup>th</sup> February, 2023 has been registered at the Office of Sub Registrar Assurances Panvel-4, Vide Receipt No.1949, Document No.PVL4-1772-2023, Dated: 09.02.2023.
9. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No.CIDCO/ BP-18433/TPO(NM &K)/2023/10756, Dt.31.05.2023 granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
10. The Promoters have entrusted the architect works to "DESTINATION", (hereinafter called "The Said Architect") & RCC works to "EPICONS CONSULTANTS PVT. LTD.", (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
11. The said Plot is earmarked for the purpose of building a residential cum commercial project and the said project shall be known as "SHREEJI INFINITY"

**SCHEDULE**

ALL THAT piece or parcel of land known as Plot No.87, situated in Sector-11, at Kharghar, Navi Mumbai, contained by admeasurements 2645.82 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Existing 24.00 M. Wide Road.  
On or towards the South By : Plot No.85, Plot No.86, Plot No.89  
On or towards the West By : Plot No.84  
On or towards the East By : Plot No.88

  
**PARTNER**  
**JINDAL & JINDAL**  
**LAW FIRM**  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhodaya Bank, Sector 2, Vashi, Navi Mumbai - 400705  
Tel.. 022 2782 5356 / 59 / Mob. 9987058727

● Email: [jindaloffice@gmail.com](mailto:jindaloffice@gmail.com) ● Website : [www.jindallawfirm.com](http://www.jindallawfirm.com)

I have caused the search through search clerk Mr. Ganesh A. Mane, in the Sub-Registrar office at Panvel-1,2,3,4, & 5, for the last 30 years

1994 : Torn  
1995 : Torn  
1996 : Torn  
1997 : Torn  
1998 : Torn  
1999 : Some Pages Torn  
2000 : Some Pages Torn  
2001 : Some Pages Torn  
2002 : Some Pages Torn  
2002 to 2022 : NIL

2023 : ENTRY

PVL-4 1772/2023	AGREEMENT TO LEASE A.V. Rs.434,348,394.48/-  CIDCO TO M/S. INFINITY INFRA, through its Partners MR. RAHUL R. JINDAL, MR. JAGDISH BECHARA BHATHI	09.02.2023 10.02.2023
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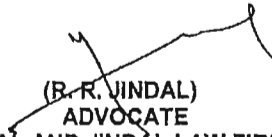
Schedule : Plot No.87, Sector No.11, Area 2645.82 Sq.Mtrs. Village-Khargar, Taluka-Panvel, Dist. Raigad.

(up to Last dated 03 June 2023)

Copy of the search Report has been attached herewith

No litigation seen in the Commencement Certificate.

Date : 26.06.2023

  
(B. R. JINDAL)  
ADVOCATE  
(JINDAL AND JINDAL LAW FIRM)  
PARTNER  
JINDAL & JINDAL  
LAW FIRM  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.





CHALLAN  
MTR Form Number-6



GRN	MH003052820202324E	BARCODE	[Barcode]		Date	05/06/2023-08:38:17	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Payer Details				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name				PNL2_PANVEL 2 JOINT SUB REGISTRAR				
Location				RAIGAD				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
0030072201 SEARCH FEE				750.00				
				Flat/Block No.				
				Premises/Bullding				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Land Plot No 87 Sector No 11 Village Kharghar From 1994 To 2023				
				Amount In				
				Seven Hundred Fifty Rupees Only				
Total				750.00				
				Words				
Payment Details				CANARA BANK				
				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN				
				Ref.No.				
				02400412023060500080				
				4060506202302400080				
Cheque/DD No.				Bank Date				
				RBI Date				
				05/06/2023-08:39:19				
				Not Verified with RBI				
Name of Bank				Bank-Branch				
				CANARA BANK				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID : Mobile No. : 9702752672  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 सदर चलान "दंड पत्र" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तऐवजाची लागू नाही.

# GANESH A MANE

(SEARCH CLERK)

Room No. 16, Jai Bhole Shankar Chawl, Suryanagar, Vikhroli (W),  
Mumbai - 400 083  
Mob. 9702752672

Date: 05.06.2023

To,  
Jindal & Jindal  
Associates

Ref: Investigation title of the property Land bearing Plot No. 87, Sector No. 11, Area 2645.82 Sq Mtrs., Village. Kharghar, Taluka. Panvel, Dist Raigad.

Owner: M/S. INFINITY INFRA.

Dear Sir,

As per your instructions I have taken Online search of above mentioned property in Sub-Registrars Offices at Panvel & Uran from 1994 To 2023 ( 30 Years).

I have found the following documents registered therein during the course of search save and except those listed herein below.

AT PANVEL & URAN SUB REGISTRAR OFFICE FROM 1994 TO 2023 | 30 YEARS) COMPUTER RECORD - PVL- 1, 2, 3, 4, 5.

1994 : Torn  
1995 : Torn  
1996 : Torn  
1997 : Torn  
1998 : Some Pages Torn  
1999 : Some Pages Torn  
2000 : some Pages Torn  
2001 : Some Pages Torn  
2002 :  
To : Nil  
2022 :  
2023 : ENTRY

PVL-4 1772/2023	AGREEMENT TO LEASE A.V. RS. 434348394.48/-  CIDCO LIMITED THROUGH ASSISTANT MARKETING OFFICER RAJENDRA SONAWANE TO M/S. INFINITY INFRA THROUGH PARTNER RAHUL R JINDAL, JAGDISH BECHARA BHATHI	09.02.2023 10.02.2023
--------------------	--	--------------------------

Schedule: Plot No. 87, Sector No. 11, Area 2645.82 Sq Mtrs., Village. Kharghar, Taluka. Panvel. Dist Raigad.

(Up to Last dated 03 June 2023)

Pranyu

NOTE OF SEARCH

The Online Record is not properly maintained therefore I have conducted the above search as per the available record on online portal.

---

G.A. Mane

G.A. MANE  
Search Clerk  
MUMBAI



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

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

**Allotment of Residential + Commercial Plot**

Reference No.3609/1000936/811

Date : 27.04.2022

Customer No: 30474948

To,  
M/s Infinity Infra ,  
713, Satra Plaza, Plot No.19&20,  
Sector -19D,Vashi,  
Navi Mumbai-400703.

**Subject:** Allotment of Plot No. 87, in Sector 11 at Node Kharghar, Navi Mumbai.

**Reference:** 1) Scheme No.MM-SCH-21-2021-22

2) Your participation in Scheme No.MM-SCH-21-2021-22

**- Successful Bidder**

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-SCH-21-2021-22 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

**A. DETAILS OF PLOT ALLOTTED**

a) Plot Allotment date	: 27.04.2022
b) Plot Number	: 87
c) LAPO code	: NMKG01100000087
d) Sector No	: 11
e) Node	: Kharghar
f) Area of Plot (In Sqm)	: 2,645.8200
g) Rate Rs./Sqm	: 164,164.00
h) Total Lease Premium (Rs)	: 434,348,394.48
i) Permissible FSI/VPR	: 1.5000
j) Use of Plot/Land Use	: Residential + Commercial

**B. TOTAL PRICE OF PLOT**

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
434,348,394.48	16,123,362.00	418,225,032.48



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

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

**Allotment of Residential + Commercial Plot**

**C. PAYMENT SCHEDULE**

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	1,451,102.58	1,451,102.58	2,902,205.16	30.04.2022
BC1	206,940,774.27	18,624,669.68	18,624,669.68	244,190,113.63	10.06.2022
BC2	206,940,774.27	18,624,669.68	18,624,669.68	244,190,113.63	10.07.2022

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

**D. TDS**

The Allotee is required to pay TDS amount of Rupees **4343483.94/-** to Income Tax department directly against the CIDCO#s Pan number AACCC3303K and submit form 16B to the CIDCO

The Allotee is also required to pay CGST Amount of Rupees **390913.56/-** and SGST Amount of Rupees **390913.56/-** on TDS to CIDCO online.

**E. MISCELLANEOUS CHARGES**

Particulars	Charges (Rate)	Amount in Rs.
1)Documentation Charges (Incl. GST @ 18%)	0.00	590.00
2)Annual Lease rent (Area)	0.00	0.00
3)Annual Lease rent (Fixed)	0.00	0.00
4)60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%)	100.00 per year	7,080.00
5)Water Distribution Betterment Charges	310 per sqm	820,204.20
6)Power Supply Network Development Charges	0.00	2,411,003.48
7)Power Connection Charges	0.00	0.00
8)Deposit Power Connection	0.00	0.00
9)Water Connection Charges	0.00	0.00
10)Deposit Water connection	0.00	0.00
11)Drainage Conn. Charges	0.00	0.00
12)Deposit Drainage Conn.	0.00	0.00
13)Other Charges	0.00	0.00
<b>Total Miscellaneous Charges</b>		<b>3,238,877.68</b>



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

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

**Allotment of Residential + Commercial Plot**

**F. Goods & Services Tax (GST):**

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

b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case

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

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

iii) The GSTIN Registration Number

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

**G. You are requested to pay all the installments online.**

**Online Payment Link :- [https://cidco.maharashtra.gov.in/cidco\\_plot](https://cidco.maharashtra.gov.in/cidco_plot)**

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





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

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

**Allotment of Residential + Commercial Plot**

per the Unified Development Control & Promotion Regulations for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

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

Yours Faithfully,

Marketing Manager (Commercial)  
**Marketing Manager  
(Commercial)**  
**CIDCO Ltd. CBD belapur  
Navi Mumbai - 400 614**



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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

**Allotment of Residential + Commercial Plot**

Reference No.3609/1000936/811

Date : 27.04.2022

Customer No: 30474948

To,  
M/s Infinity Infra ,  
713, Satra Plaza, Plot No.19&20,  
Sector -19D,Vashi,  
Navi Mumbai-400703.

**Subject:** Allotment of Plot No. 87, in Sector 11 at Node Kharghar, Navi Mumbai.

**Reference:** 1) Scheme No.MM-SCH-21-2021-22

2) Your participation in Scheme No.MM-SCH-21-2021-22

**- Successful Bidder**

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-SCH-21-2021-22 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

**A. DETAILS OF PLOT ALLOTTED**

a) Plot Allotment date	: 27.04.2022
b) Plot Number	: 87
c) LAPO code	: NMKG01100000087
d) Sector No	: 11
e) Node	: Kharghar
f) Area of Plot (In Sqm)	: 2,645.8200
g) Rate Rs./Sqm	: 164,164.00
h) Total Lease Premium (Rs)	: 434,348,394.48
i) Permissible FSI/VPR	: 1.5000
j) Use of Plot/Land Use	: Residential + Commercial

**B. TOTAL PRICE OF PLOT**

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
434,348,394.48	16,123,362.00	418,225,032.48



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

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

**Allotment of Residential + Commercial Plot**

**C. PAYMENT SCHEDULE**

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	1,451,102.58	1,451,102.58	2,902,205.16	30.04.2022
BC1	206,940,774.27	18,624,669.68	18,624,669.68	244,190,113.63	10.06.2022
BC2	206,940,774.27	18,624,669.68	18,624,669.68	244,190,113.63	10.07.2022

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

**D. TDS**

The Allotee is required to pay TDS amount of Rupees **4343483.94/-** to Income Tax department directly against the CIDCO's Pan number AACCC3303K and submit form 16B to the CIDCO

The Allotee is also required to pay CGST Amount of Rupees **390913.56/-** and SGST Amount of Rupees **390913.56/-** on TDS to CIDCO online.

**E. MISCELLANEOUS CHARGES**

Particulars	Charges (Rate)	Amount in Rs.
1) Documentation Charges (Incl. GST @ 18%)	0.00	590.00
2) Annual Lease rent (Area)	0.00	0.00
3) Annual Lease rent (Fixed)	0.00	0.00
4) 60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%)	100.00 per year	7,080.00
5) Water Distribution Betterment Charges	310 per sqm	820,204.20
6) Power Supply Network Development Charges	0.00	2,411,003.48
7) Power Connection Charges	0.00	0.00
8) Deposit Power Connection	0.00	0.00
9) Water Connection Charges	0.00	0.00
10) Deposit Water connection	0.00	0.00
11) Drainage Conn. Charges	0.00	0.00
12) Deposit Drainage Conn.	0.00	0.00
13) Other Charges	0.00	0.00
<b>Total Miscellaneous Charges</b>		<b>3,238,877.68</b>



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

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

**Allotment of Residential + Commercial Plot**

**F. Goods & Services Tax (GST):**

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

b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case

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

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

iii) The GSTIN Registration Number

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

**G. You are requested to pay all the installments online.**

**Online Payment Link :- [https://cidco.maharashtra.gov.in/cidco\\_plot](https://cidco.maharashtra.gov.in/cidco_plot)**

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



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

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

**Allotment of Residential + Commercial Plot**

per the Unified Development Control & Promotion Regulations for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

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

Yours Faithfully,

Marketing Manager (Commercial)  
**Marketing Manager**  
**(Commercial)**  
**CIDCO Ltd. CBD belapur**  
**Navi Mumbai - 400 614**

DATE : 26.06.2023

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

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No.87, Sector-11, Kharghar, Navi Mumbai, Taluka-Panvel, District-Raigad (hereinafter referred as the said Plot\*)

I have investigated the title of the said plot on the request of M/S. INFINITY INFRA and on the basis of the Photo Copies of the relevant Documents which are produced to me i.e.

- 1) Description of the Property :- All that Piece and Parcel of land bearing Plot No.87, admeasuring about 2645.82 Sq.Mtrs. Area, lying, being and situated in Sector-11 at Kharghar, Navi Mumbai, Taluka-Panvel and District Raigad.
- 2) Documents of Allotment of plot.
  - i) Allotment Letter dated 27.04.2022
  - ii) Registered Agreement to Lease dated 09.02.2023.
  - iii) Commencement Certificate dated 31.05.2023
- 3) 7/12 extract of the above property – Not Applicable
- 4) Search report for 30 years from 1994 till 2023.


On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S. INFINITY INFRA is clear, marketable and without any encumbrances.

Owners of land  
M/S. INFINITY INFRA - Plot No.87, Sector-11,  
Kharghar, Navi Mumbai.

The report reflecting the title of the M/S. INFINITY INFRA on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 26.06.2023

  
(R. R. JINDAL)  
ADVOCATE  
(JINDAL AND JINDAL LAW FIRM)  
PARTNER  
**JINDAL & JINDAL**  
LAW FIRM  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.



**FORMAT- A**  
**(Circular No:- 28 / 2021**

**TITLE OF THE SAID LAND**

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section of 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
2. The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. Vide scheme No.MM-SCH-21-2021-22 Corporation has launched a scheme for lease of 11 plots for Residential Cum Commercial use at Kharghar node of Navi Mumbai through e-Tender cum e-Auction.
4. The Promoters have participated in the said scheme and applied for Plot No.87, admeasuring 2645.82 Sq.mtrs. Sector-11, Kharghar node by quoting Rs.1,64,164.00 per Sq. mtr.

**IN THE YEAR 2022**

5. Being the Highest bidder among the participants for the above said plot, the Corporation has allotted a Plot of land being Plot No.87, Sector- 11, in Kharghar node, Navi Mumbai, containing by measurement 2645.82 Square meters or thereabouts for Residential + Commercial purpose to the Promoters by allotment Letter under Reference No.3609/1000936/811, dated 27.04.2022 on the terms and conditions and for the lease premium as contained in the said Allotment Letter
6. The Promoters M/S. INFINITY INFRA paid to the Corporation a sum of Rs.434,348,394.48/- (Rupees Forty Three Crore Forty Three Lakhs Forty Eight Thousand Three Hundred Ninety Four and Forty Eight Paise Only) as and by way of full and final payment of lease premium of the said plot as per the terms of Allotment.

**IN THE YEAR 2023**

7. By an Agreement to Lease dated: 9<sup>th</sup> February, 2023 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

PARTNER  
JINDAL & JINDAL  
LAW FIRM  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705

Tel.. 022 2782 5356 / 59 / Mob. 9987058727


● Email: jindaloffice@gmail.com ● Website . www.jindallawfirm.com

LIMITED, (CIDCO), therein and herein referred to as 'THE CORPORATION' and M/S. INFINITY INFRA, through its Partners 1) MR. RAHUL R. JINDAL, 2) MR. AJIT A. KANDPILE, 3) MR. VIJAY M. PATEL, 4) MR. DEEPAK K. PATEL, 5) MR. NARAYAN JIVA VAVIYA, 6) MR. JAGDISH BECHARA BHATHI (therein referred to as the Licensee & hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.87, Sector-11, admeasuring 2645.82 Sq. Mtrs. at Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT') and which is more particularly described in the First Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease.

8. The said Agreement to Lease dated 9<sup>th</sup> February, 2023 has been registered at the Office of Sub Registrar Assurances Panvel-4, Vide Receipt No.1949, Document No.PVL4-1772-2023, Dated: 09.02.2023.
9. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No.CIDCO/ BP-18433/TPO(NM &K)/2023/10756, Dt.31.05.2023 granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
10. The Promoters have entrusted the architect works to "DESTINATION", (hereinafter called "The Said Architect") & RCC works to "EPICONS CONSULTANTS PVT. LTD.", (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
11. The said Plot is earmarked for the purpose of building a residential cum commercial project and the said project shall be known as "SHREEJI INFINITY"

**SCHEDULE**

ALL THAT piece or parcel of land known as Plot No.87, situated in Sector-11, at Kharghar, Navi Mumbai, contained by admeasurements 2645.82 Sq.Mtrs. or thereabouts and bounded as follows that is to say:  
On or towards the North By : Existing 24.00 M. Wide Road.  
On or towards the South By : Plot No.85, Plot No.86, Plot No.89  
On or towards the West By : Plot No.84  
On or towards the East By : Plot No.88

  
**PARTNER**  
**JINDAL & JINDAL**  
LAW FIRM  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705

Tel.. 022 2782 5356 / 59 / Mob. 9987058727

● Email: jindaloffice@gmail.com ● Website . www.jindallawfirm.com

I have caused the search through search clerk Mr. Ganesh A. Mane, in the Sub-Registrar office at Panvel-1,2,3,4, & 5, for the last 30 years

1994 : Torn  
1995 : Torn  
1996 : Torn  
1997 : Torn  
1998 : Torn  
1999 : Some Pages Torn  
2000 : Some Pages Torn  
2001 : Some Pages Torn  
2002 : Some Pages Torn  
2002 to 2022 : NIL

2023 : ENTRY

PVL-4 1772/2023	AGREEMENT TO LEASE A.V. Rs.434,348,394.48/-  CIDCO TO M/S. INFINITY INFRA, through its Partners MR. RAHUL R. JINDAL, MR. JAGDISH BECHARA BHATHI	09.02.2023 10.02.2023
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Schedule : Plot No.87, Sector No.11, Area 2645.82 Sq.Mtrs. Village-Khargar, Taluka-Panvel, Dist. Raigad.

(up to Last dated 03 June 2023)

Copy of the search Report has been attached herewith

No litigation seen in the Commencement Certificate.

Date : 26.06.2023

  
(R. R. JINDAL)  
ADVOCATE  
(JINDAL AND JINDAL LAW FIRM)  
PARTNER  
JINDAL & JINDAL  
LAW FIRM  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.



CHALLAN  
MTR Form Number-6



GRN	MH003052820202324E	BARCODE	[Barcode]			Date	05/06/2023-08:38:17	Form ID	
Department					Inspector General Of Registration				
Type of Payment					Search Fee				
Type of Payment					Other Items				
Office Name					PNL2_PANVEL 2 JOINT SUB REGISTRAR				
Location					RAIGAD				
Year					2023-2024 One Time				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					750.00				
Full Name					GANESH MANE				
Flat/Block No.									
Premises/Building									
Road/Street									
Area/Locality									
Town/City/District									
PIN									
Remarks (If Any)					Land Plot No 87 Sector No 11 Village Kharghar From 1994 To 2023				
Amount In					Seven Hundred Fifty Rupees Only				
Words									
Total					750.00				
Payment Details					CANARA BANK				
FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN				
					Ref. No.				
					02400412023060500080				
					1060506202302400080				
Cheque/DD No.					Bank Date				
					RBI Date				
					05/06/2023-08:39:19				
					Not Verified with RBI				
Name of Bank					Bank-Branch				
					CANARA BANK				
Name of Branch					Scroll No. , Date				
					Not Verified with Scroll				

Department ID :

Mobile No. : 9702752672

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवण्याच्या दस्तासाठी लागू नाही.

# GANESH A MANE

(SEARCH CLERK)

Room No. 16, Jai Bhole Shankar Chawl, Suryanagar, Vikhroli (W),  
Mumbai - 400 083  
Mob. 9702752672

Date: 05.06.2023

To,  
Jindal & Jindal  
Associates .

Ref: Investigation title of the property Land bearing Plot No. 87, Sector No. 11, Area 2645.82 Sq Mtrs., Village. Kharghar, Taluka. Panvel, Dist Raigad.

Owner: M/S. INFINITY INFRA.

Dear Sir,

As per your instructions I have taken Online search of above mentioned property in Sub-Registrars Offices at Panvel & Uran from 1994 To 2023 (30 Years).

I have found the following documents registered therein during the course of search save and except those listed herein below.

**AT PANVEL & URAN SUB REGISTRAR OFFICE FROM 1994 TO 2023 ( 30 YEARS) COMPUTER RECORD - PVL- 1, 2, 3, 4, 5.**

1994 : Torn  
1995 : Torn  
1996 : Torn  
1997 : Torn  
1998 : Some Pages Torn  
1999 : Some Pages Torn  
2000 : some Pages Torn  
2001 : Some Pages Torn  
2002 :  
To : Nil  
2022 :  
2023 : ENTRY

PVL-4 1772/2023	AGREEMENT TO LEASE A.V. RS. 434348394.48/-  CIDCO LIMITED THROUGH ASSISTANT MARKETING OFFICER RAJENDRA SONAWANE TO M/S. INFINITY INFRA THROUGH PARTNER RAHUL R JINDAL, JAGDISH BECHARA BHATHI	09.02.2023 10.02.2023
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**Schedule:** Plot No. 87, Sector No. 11, Area 2645.82 Sq Mtrs., Village. Kharghar, Taluka. Panvel. Dist Raigad.

**(Up to Last dated 03 June 2023)**

7/2/2023

NOTE OF SEARCH

The Online Record is not properly maintained therefore I have conducted the above search as per the available record on online portal.

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G.A.MANE

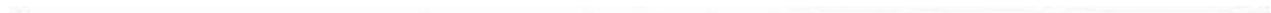
G.A.MANE  
Search Clerk  
MUMBAI



1131  
208

**DEED OF ADMISSION CUM  
RETIREMENT  
OF  
INFINITY INFRA**

)  
)



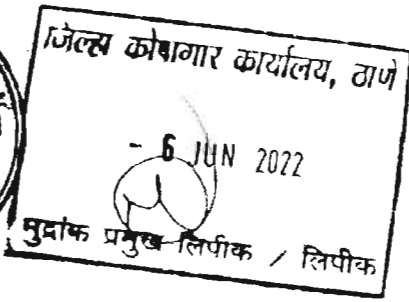


महाराष्ट्र MAHARASHTRA

2022

11 JUL 2022

BN 608067



DEED OF ADMISSION CUM RETIREMENT

THIS DEED OF ADMISSION CUM RETIREMENT is made and entered into at Navi Mumbai on this 15<sup>th</sup> Day of July, 2022 BETWEEN:

(1) MR. AJIT ACHYUT KANDPILE ,having pan No (ALKPK 0112 E), Aaddhar No (5782 8968 6756) an adult Indian Inhabitant, residing at Lush 1, plot no 70 , sector-12 ,Vashi , Navi Mumbai-400703 (which Expression shall unless it be repugnant to the meaning or context thereof will mean and include their respective heirs, executors, administrators and assignees), hereinafter referred to as "THE CONTINUING PARTNER" of the FIRST PART

①

②

③ Dinesh Chandra Agrawal

④

⑤ Dated

⑥

⑦ Witness

11 JUL 2022

23640  
Admission cum Retirement Deed

Infinity Infra

Sudhir  
800

म.प्र.राज्य वि. मंत्रालय  
पुणे  
पत्रांक: ११७४/२०२२

ज्या यादीत नोंदविलेले आहे, तसेच यादीत नोंदविलेले आहे अशाप्रमाणे पुढील कार्यवाहीत  
महत्त्वात बाबत येऊन आहे.




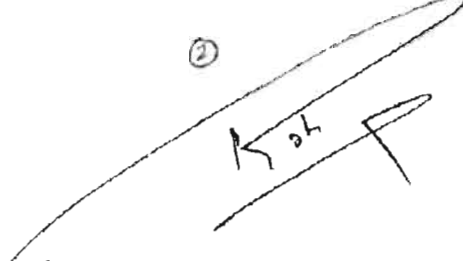
)  
)

(2) MR. RAHUL RULDURAM JINDAL, having pan no (ADAPJ 8806 E), Aadhar no.(7171 3131 4954) an adult Indian Inhabitant, residing at B-2401, 24<sup>TH</sup> Floor, Tharwani Heights, Plot no 4, Sector -18, Sanpada, Navi Mumbai-400705. (which Expression shall unless it be repugnant to the meaning or context thereof will mean and include their respective heirs, executors, administrators and assignees), hereinafter referred to as "THE CONTINUING PARTNER" of the SECOND PART


(3) MR. DINESH AGRAWAL, son of Ghanshyam Das Agrawal, having Pan no (AOSPA 4627 F), Aadhar no. (8519 8487 0897) an adult Indian Inhabitant, residing at G-501, Hariom Heritage, Plot no 8, Sector-21, Kharghar, Navi Mumbai-410210 (which Expression shall unless it be repugnant to the meaning or context thereof will mean and include their respective heirs, exccutors, administrators and assignees), hereinafter referred to as "THE RETIRING PARTNER" of the THIRD PART.

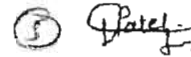
(4) MR. VIJAY MAHADEV PATEL, having pan no (AOFPP6430G), Aadhar no.(8611 9866 0190) an adult Indian Inhabitant, residing at, 202, Yamunaraj Co-Op Hsg Society, Plot no .36, Sector-20, Opp Haware Splender, Kharghar, Raigarh, Maharashtra-410210 which Expression shall unless it be repugnant to the meaning or context thereof will mean and include his respective heirs, executors, administrators and assignees), hereinafter referred to as "THE INCOMING PARTNER" of the FOURTH PART.

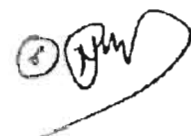
① 

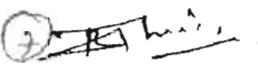
② 

③ Dinesh chandra Agrawal

④ 

⑤ 

⑥ 


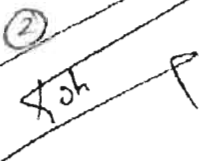


⑦ 

(5) MR. DEEPAK KARMAN PATEL, having pan no (DBLPP1311Q), Aadhar no.(9497 1735 8548) an adult Indian Inhabitant, residing at 304, Sai lake Residency, Tapasenagar, Kolbad Road, Thane West, Thane , Maharashtra ,400601(which Expression shall unless it be repugnant to the meaning or context thereof will mean and include their respective heirs, executors, administrators and assignees), hereinafter referred to as "THE INCOMING PARTNER" of the FIFTH PART.

(6) MR. NARAYAN JIVA VAVIYA, having pan no (AHPPP8466M), Aadhar no (8866 0067 1891) an adult Indian Inhabitant, residing at, Flat no F-803 Palm Beach Residency, Plot no 24-29, Sector-4, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, 400706(which Expression shall unless it be repugnant to the meaning or context thereof will mean and include their respective heirs, executors, administrators and assignees), hereinafter referred to as "THE INCOMING PARTNER" of the SIXTH PART.

(7) MR. JAGDISH BECHARA BHATHI, having pan no (BRMPB3378Q), Aadhar no (3651 4075 8945) an adult Indian Inhabitant, residing at Room No-2, Watch Wala Chawl, Road no-2, Sahar Village, Andheri East, Mumbai, Mumbai, maharashtra, 400099 (which Expression shall unless it be repugnant to the meaning or context thereof will mean and include their respective heirs, executors, administrators and assignees), hereinafter referred to as "THE INCOMING PARTNER" of the SEVENTH PART.

WHEREAS parties hereto of the First Part, Second Part & Third Part were carrying on the business under the name and style of INFINITY INFRA at Office No 713, Satra Plaza, Sector-19D, Vashi, Navi Mumbai-400705 (hereinafter referred to as "The Said

①   
②   
③ Dinesh Chandu Agrawal  
④   
⑤ Patel  
⑥   
⑦ ~~Patel~~

Firm" (for brevity sake) under the Deed of Partnership dated 17<sup>th</sup> day of August, 2021 and upon the terms & conditions recorded therein.


AND WHEREAS vide supplementary deed dated 23<sup>rd</sup> day of November, 2021 there has been change in Clause no 9 of the partnership deed dated 17<sup>th</sup> day of August, 2021, wherein it was mutually agreed to share the profits / loss incurred in the Firm in equal proportions between the Parties of the FIRST SECOND and THIRD Part.

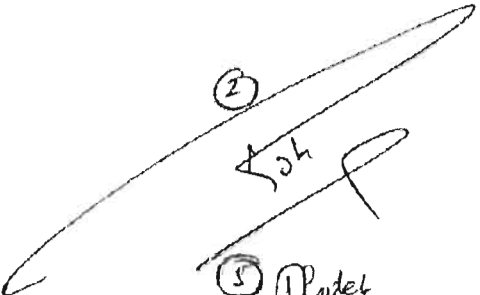
AND WHEREAS, the Party of the Third Part have expressed its desire to retire and surrender or waive all their rights and interests as partner and the Parties of the FOURTH, FIFTH, SIXTH AND SEVENTH Part have expressed their desire to be admitted as partners in the said Partnership Firm.

AND WHEREAS, the parties hereto are desirous of recording in writing the terms & conditions of the said Partnership.


NOW THIS INDENTURE OF PARTNERSHIP WITNESSETH AS FOLLOWS:-

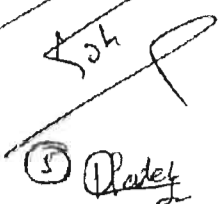
1. The Parties of the First , Second And Third Part during the tenure of their partnership had been allotted 7 plots in auction conducted by the CIDCO, the details of plots and EMD paid for it is mentioned below:


① 

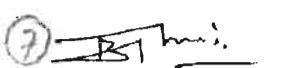
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Sr No	Details of plots	Earnest Money Deposit (EMD) Paid (Rs)
1	Plot no 87, Sector-11, Kharghar	16,123,362/-
2	Plot no 103, Sector-11, Kharghar	25,001,572/-
3	Plot no 108, Sector-11, Kharghar	11,664,559/-
4	Plot no 109, Sector-11, Kharghar	12,721,393/-
5	Plot no 354, Sector-01, Ghansoli	43,21,401/-
6	Plot no 14, Sector-2, Ghansoli	2,729,199 /-
7	Plot no 15, Sector-2, Ghansoli	4,151,471/-

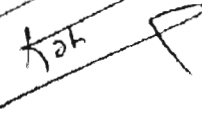
As per the allotment letter issued by CIDCO in lieu of the above mentioned plots, the partners had to pay the Balance amount due to CIDCO against the plots allotted. Also in case of non-payment of the balance amount due against the said allotment, the EMD stands forfeited as per the Terms mentioned in Letter of Allotment issued by CIDCO.

WHEREAS, also 5 plots (Sr No 2, 3, 4, 6 & 7) belong to the Party of the FIRST, SECOND & THIRD Part and the Continuing Partners along with FOURTH, FIFTH, SIXTH & SEVENTH part have rights only in Plot no 87, Sector-11, Kharghar and/or any Plot acquired in future.

However due to certain issues they had mutually decided not to pay any monies against the 5 plots allotted to them vide Sr no. 2,3,4,6 & 7 mentioned above. They have also requested CIDCO for the refund of the EMD paid against the said plots. Further they have filed a WRIT petition with the High Court against CIDCO for refund of EMD paid


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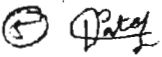
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against the said plots. The matter as on date is still under process and the partners are awaiting the pronouncement of the Courts as on date of this Deed Till then the retiring partners share in the EMD of 5 plots vide Sr no. 2,3,4,6 & 7 shall be kept as contingent liability in the books of the firm and all loss & benefits shall be divided as per the share mentioned vide supplementary deed dated 23<sup>rd</sup> day of November, 2021.

WHEREAS as regards Plot no 354, Sector-01 at Ghansoli mentioned in Sr No. 5 above, the Parties of the FIRST SECOND AND THIRD Part have decided to transfer the said plot to M/s Rupa Properties and Securities Private Limited. The Books of accounts have been made up on the effective date giving effect to the said transactions and the amount payable to retiring partner against the same shall be drawn up within 1 month to which the Retiring Partner also agrees. The Retiring Partner also agrees to bear/indemnify any expenses, taxes; GST if any that may arise in future pertaining to the said transactions to the extent of its share in the firm.

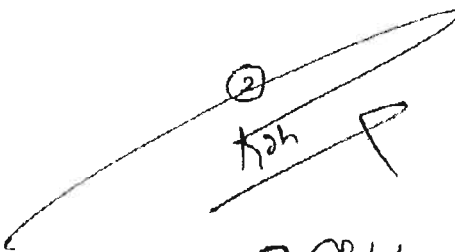
The Retiring Partner hereby agrees that it shall bear to the extent of its share in the Partnership any expenses, taxes, loss that may incur in the Firm for any acts in respect of the above Plots except Plot no 87, Sector-11, Kharghar.

Further it has been mutually decided by the Parties of the FIRST Part and SECOND Part that they shall be developing the Plot No 87, Sector-11 situated at Kharghar to which the Party of the Third part has agreed and the Party of the Third Part hereby agrees to surrender or waive all its rights and interests in the said Plot.

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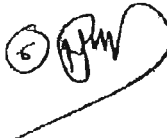
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Accordingly the Party of the Third Part subject to the above surrenders or waives all its rights and interests as partner in the said Firm.

2. The parties of the FIRST SECOND THIRD part hereto have understood their accounts in the partnership business as on date and parties hereto have mutually agreed that in case of any liability arising in future pertaining to events more precisely described above, then the said loss or expenses/taxes shall be borne in by the Partners in their respective Profit Sharing Ratio mentioned vide supplementary dated 23<sup>rd</sup> Day of November, 2021.

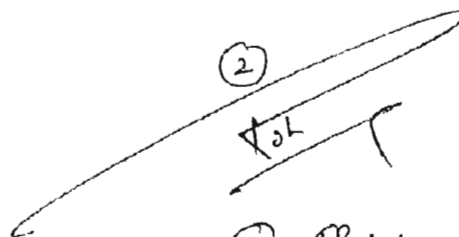
3. Notwithstanding anything to the contrary contained herein, any benefits/ liabilities accruing out of 5 plots (i.e. mentioned in point no 1 with Sr No 2, 3, 4, 6 & 7) anytime in future including refund of EMD/ interest/ penalty etc from CIDCO, any other benefit received in any form from any other party on account of these 5 plots will belong only to the partner one, two and three and will be divided in their profit sharing ratio as per supplementary deed dated 23<sup>rd</sup> Nov, 2021 and the retiring partners' share of loss/benefit will have to be settled within a period of 7 days from the date of receipt of benefit / incurring of loss in respect of above 5 plots

4. Further as regards to liabilities created by the Continuing and Retiring Partners for executing transactions incurred expressly mentioned in Point no 1 of this deed, the Retiring Partner hereby undertakes to discharge/ pay the liability as appearing in the

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Books of Accounts as on the effective date in proportion to its share in the Firm within 1 month from the execution of this deed by bringing in his contribution.


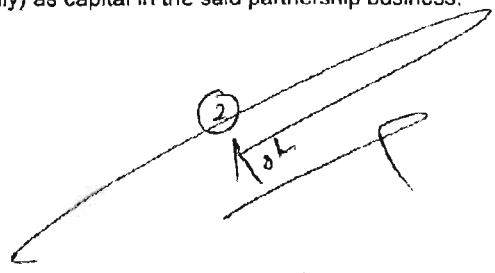
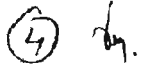
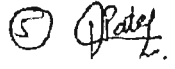

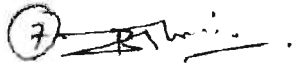
5. Whereas the Parties of the FOURTH FIFTH SIXTH AND SEVENTH part have expressly offered their desire to be admitted as Partners in the Said Firm specifically for the development of the Plot no 87, Sector-11 at Kharghar to which the continuing partners have agreed.

It is expressly agreed that the rights duties etc.. Of the Incoming Partners shall be limited to the extent of the deeds done in respect of the Development and sale thereof on the Project to be constructed on Plot no 87, Sector-11 at Kharghar.

6. The continuing partners and the incoming partners shall carry on the business under the name and style of INFINITY INFRA at Office No 713, Salra Plaza, Sector-19D, Vashi, Navi Mumbai-400705 and or at any place or places as the continuing Partners and the Incoming Partners may mutually agree upon from time to time.

7. The Nature of Business of the partnership business shall be that of Builders & Developers, Civil Contractor, and/or that of estate agent, developing and selling and/or purchasing of plots, lands and properties etc s and/or such other business or businesses as the parties hereto may from time to time mutually agreed upon.

8. The Incoming Partners shall initially introduce Rs.50,000/- (Rupees Fifty Thousand only) as capital in the said partnership business.


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9. The partnership shall be continued with effect from 15<sup>th</sup> day of July, 2022 by the Continuing Partners and Incoming Partners and the duration thereof shall be "AT WILL".

10. The Retiring Partner hereby assign, transfer and release all their shares, rights, title and interest in the said Partnership Business together with all the assets (except future receivables against the mentioned 5 plots i.e. mentioned in table of point no 1 with Sr No 2, 3, 4, 6 & 7) including goodwill and outstanding benefits of all permits, licenses held by the Firm in their names and the outstanding contracts subject to all debts and liabilities of the Firm more specifically mentioned in Point no 1, 2 & 3 of the Deed.


11. It is agreed by and between the Continuing Partners and Incoming Partners hereto that simple interest at the rate of 12 % per annum or such other rate as may be prescribed under section 40(b) (iv) of the Income Tax Act, 1961, shall be payable by partnership on the amount standing to the credit of capital account and Loan account and current account of partners.

12. It is agreed by and between the parties hereto that parties of First Part, Second Part, Fourth Part, Fifth Part, Sixth Part and Seventh Part (hereinafter referred to as working partners) shall actively devote their time and attention in the conduct of the affairs of the business of the partnership, as the circumstances and business needs may require and shall be entitled to yearly remuneration:

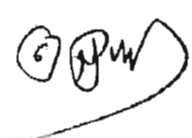
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The yearly remuneration payable to the working partners shall be calculated as Percentage of book profit for each accounting year or part thereof in following manner:

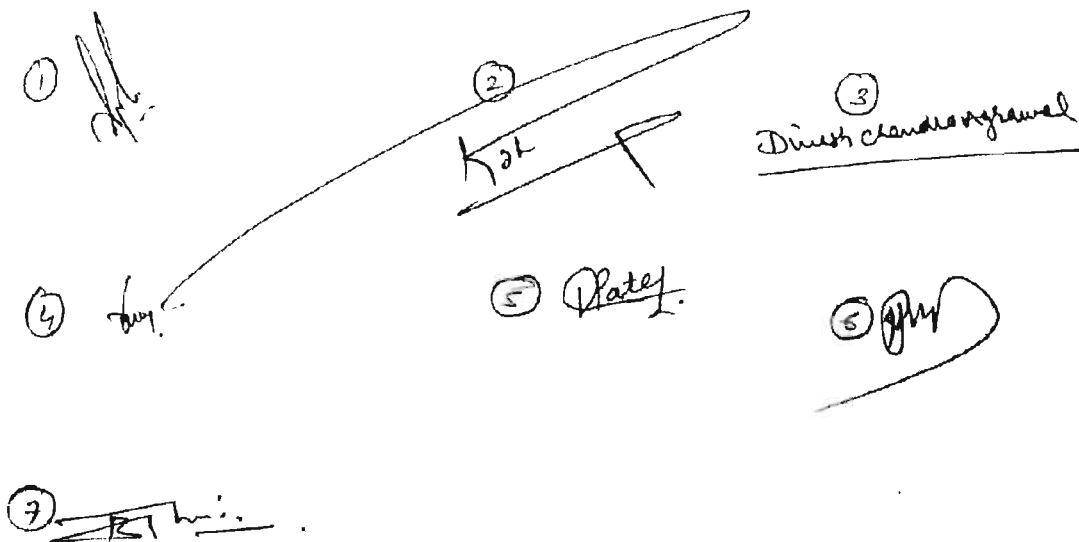
In respect of First Rs.3, 00,000/- Of Book Profits	90%
In respect of the Balance amount Of Book Profit	60%

Provided that in the year in which book profit does not exceeds Rs.1,50,000/- (RUPEES ONE LAKH FIFTY THOUSAND ONLY) or there is a loss the aggregate remuneration payable shall be restricted to the amount of book profits.

For the purpose of this clause the expression "Book Profit" shall mean the "Book Profit" as defined in Section 40(b), of Income Tax Act, 1961, or any statutory modification or re-enactment thereof for the time being in force.

The working partners may draw remuneration from month to month or as the case may be, from time to time as they may choose. The remuneration payable as aforesaid shall be determined and credited to the account of the working partner on ascertainment of book profits and adjusted against the remuneration, if any, already drawn.


The aggregate remuneration will be divided among the working partners in following ratios:

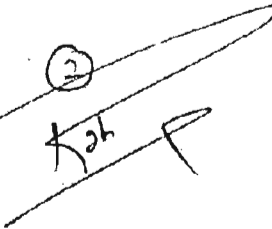


Sr No	Name of the Partners	Ratio
1.	AJIT ACHYUT KANDPILE	33.50%
2.	RAHUL RULDURAM JINDAL	33.50%
3.	VIJAY MAHADEV PATEL	8.25%
4.	DEEPAK KARMAN PATEL	8.25%
5.	NARAYAN JIVA VAVIYA	8.25%
6.	JAGDISH BECHARA BHATHI	8.25%
	<u>TOTAL</u>	<u>100%</u>

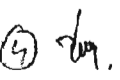
13. The Continuing and Incoming parties hereto shall be entitled to modify the above terms relating to remuneration, interest etc., payable to the partners by executing a supplementary deed and any such deed when executed shall have effect, unless otherwise provided, from the first day of the accounting period in which such supplementary deed is executed and the same shall form part of this deed of partnership.

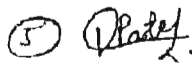
14. After deducting all expenses relating to the partnership business including interest and remuneration to partners, the resultant net profit or net loss shall be distributed between or borne by the Continuing partners & the Incoming Partners in the following proportion:


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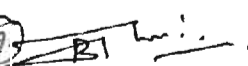
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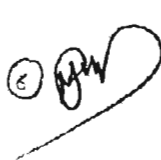
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Sr No	Name of the Partners	Profit/Loss Ratio
1.	AJIT ACHYUT KANDPILE	33.50%
2.	RAHUL RULDURAM JINDAL	33.50%
3.	VIJAY MAHADEV PATEL	8.25%
4.	DEEPAK KARMAN PATEL	8.25%
5.	NARAYAN JIVA VAVIYA	8.25%
6.	JAGDISH BECHARA BHATHI	8.25%
	<u>TOTAL</u>	<u>100%</u>


15. As regards transactions pertaining to Plot No 87, Sector 11, Kharghar the Continuing Partners and Incoming Partners have taken over all the liabilities of the said firm relating to the said Plot as appearing in the books of Accounts of the firm as on the Effective date and they shall pay and discharge the same as and when the same becomes due and payable. The Continuing Partners and Incoming Partners hereby agree to indemnify and keep indemnified the Retiring Partner against all such liability and any action, claim, demand etc. which may be made or taken against the Retiring Partners.

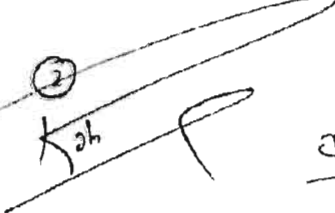
16. As regards transactions pertaining to Plot No 87, Sector 11, Kharghar the Continuing Partners and Incoming Partners shall be entitled to collect and recover all the outstanding effects of the partnership and shall have full right to receive the same and give valid receipts and discharge for all and singular the debts and effect of or dues owing or in any way belonging to the partnership and to settle all accounts,

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reckonings, matter suits or things whatsoever relating to the said partnership or the business thereof including the aforesaid against all person or persons and to compound or release all or any of the debts or claims of the said partnership and to institute an action or other legal proceedings for or completing payment or delivery thereof, to file any other suit or proceedings filed or pending and to prosecute and defend suits and other proceedings if any that may be or may have been filed or adopted in connection with the said business the liabilities or claims thereof and the Retiring Partner does hereby irrevocably appoint and nominate the continuing partners as their true and lawful attorney in the names of the Retiring Partner to do all acts, deeds, matters and things aforesaid as may be necessary for the purpose aforesaid and/or for more perfectly releasing and vesting the assets and properties of the partnership to the Continuing Partners and Incoming Partners; and for such purpose the Continuing Partners and Incoming Partners hereby get the full consent and authority of the Retiring Partner to deal and/or transact with the said assets and properties as they may deem think fit and necessary. The Continuing Partner and Incoming Partner do hereby agree to indemnify and keep indemnified the Retiring Partner against all acts, suits, demands and liabilities relating to anything done by the Continuing partner/Incoming Partner under the powers conferred by this clause.

17. It is agreed among the parties that the retiring partner shall be liable to the extent of their share in profit before reconstitution for short recoveries, bad debts etc., if any incurred on recovery of debts standing receivable as on 15/07/2022 i.e. the effective

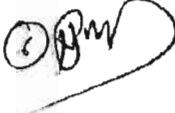
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date. Retiring Partner hereby also undertakes to indemnify and keep indemnified the Continuing Partners as well as Incoming Partners in this respect

18. The parties hereto mutually covenant with each other that they have respectively not incurred or contracted any debts or liabilities that are not entered in the books of the partnership during the course of business of the partnership and if any such debts and liabilities are found to have been so incurred by either party they will indemnify the other against all such debts and liabilities and against all proceedings, claims, demands, cost charges and expenses in connection therewith.


19. The parties hereto shall pay and discharge all debts and liabilities if any incurred by them/him in their/his own personal capacities and shall indemnify and keep indemnified the other in respect thereof.

20. Save & except as here in otherwise provided the parties hereto respectively release each other of and from all actions, Claims, Proceedings and demands whatsoever in connection with or arising out of the said partnership and also from all cause, Covenants, agreements, matters and things mentioned in or recited in the said deed of partnership under which the parties hereto were carrying on the said business and the retirement from the said partnership.


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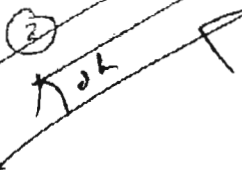
21. All the parties hereto shall sign and execute such other documents or document and do such acts, deeds, matters and things as the party shall reasonably required for completion effectuating the retirement from the partnership and all matters connected therewith.

22. If any dispute or differences shall thereafter arise between any of the parties hereto touching the partnership or interpretation of these presents or retirement of the partnership or its account or final payment or receipts of the money or the right duties and liabilities of the parties hereto under these presents or any matter relating to the retirement from the partnership shall be referred to Arbitration one to be appointed by each party and every such reference shall be deemed an Arbitration in accordance with the provisions of and subject to the Indian Arbitration Act, 1940 or any statutory modification. re-enactment thereof for the time being in force.


23. Bank Account or Accounts shall be opened under the firm name and the same shall be operated by any two Partners from the continuing partners and the Incoming partners from time to time.

24. Death, retirement or insolvency of any partners shall not dissolve the firm as regards the remaining partners.

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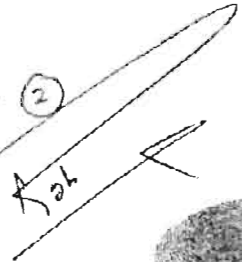

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IN WITNESS WHEREOF, the parties hereto have hereunto set a subscribed their respective hands and seals the day and year hereinabove mentioned.

SIGNED, SEALED & DELIVERED by the  
Within named party  
**MR. AJIT ACHYUT KANDPILE**  
The Continuing Partner  
in the presence of.....

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SIGNED, SEALED & DELIVERED by the  
Within named party  
**MR. RAHUL RULDURAM JINDAL**  
The Continuing Partner  
In the presence of.....

} ②   


SIGNED, SEALED & DELIVERED by the  
Within named party  
**MR. DINESH AGRAWAL**  
The Retiring Partner  
In the presence of.....

} ③   
Dinesh chandra Agrawal

)  
)

SIGNED, SEALED & DELIVERED by the

Within named party

**MR. VIJAY MAHADEV PATEL**

The Incoming Partner

In the presence of.....

} ④ *Vijay*

SIGNED, SEALED & DELIVERED by the

Within named party

**MR. DEEPAK KARMAN PATEL**

The Incoming Partner

In the presence of.....

} ⑤ *Patel*

SIGNED, SEALED & DELIVERED by the

Within named party

**MR. NARAYAN JIVA VAVIYA**

The Incoming Partner

In the presence of.....

} ⑥ *Narayan*

SIGNED, SEALED & DELIVERED by the

Within named party

**MR. JAGDISH BECHARA BHATHI**

The Incoming Partner

in the presence of.....

} ⑦ *Bhathi*

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# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

मालिक का नाम एवं पता

INFINITY INFRA From Mr. Nararyan  
Jiva Vaviya

दिनांक/DATE: 17-10-2022

OWNERS Name &  
Address

103, Great Eastern Summit, Plot No. 56,  
Sector- 15, CBD, Belapur, Navi Mumbai-  
400614.

वैधता/ Valid Up to: 16-10-2030

## 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 GSR 751 (E) dated 30th Sep.2015 amended by GSR 770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

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

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/092322/699580
आवेदक का नाम / Applicant Name*	Ajay Desai
स्थल का पता / Site Address*	Plot No. 87, Sector- 11, Kharghar, Navi Mumbai., Kharghar Navi Mumbai, Navi Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 02 26.77N 73 04 21.81E, 19 02 28.41N 73 04 22.29E, 19 02 26.35N 73 04 23.25E, 19 02 28.32N 73 04 23.86E
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*	8.12 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	78.04 M (Restricted)

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

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई शुरुवात कॉलोनी, हनुमान रोड के सामने विलेपार्ले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-2889000

Regional headquarter Western Region, Porta Cabins, New Shuruvat Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. 91-22-2889000



*(Signature)*





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

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।

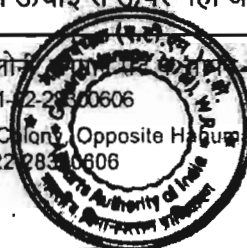
e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढिया, 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।

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, मुंबई- 400099

दूरभाष संख्या : 91-22-28300606

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





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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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 धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

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

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

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

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

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

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

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://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](http://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 मसने, 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-



*[Handwritten signature]*  
18/10/2018



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

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- I), 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) 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।

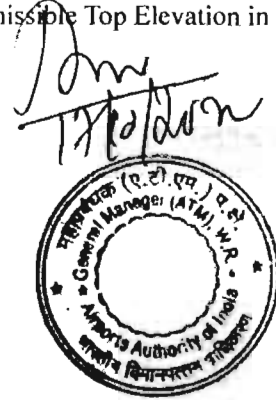
n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jur. diction 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 किपी 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, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

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





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

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	 Niraj 17/10/2024 NIRAJ GUPTA SM (ATM-2.15)
द्वारा जांचा गया Verified by	 17/10/2024 Muntahmed Shokh B ADM (ATM-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	25910.02	104.7
Navi Mumbai	5131.08	3.99
Santa Cruz	22478.92	105.14
NOCID	NAVI/WEST/B/092322/699580	

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

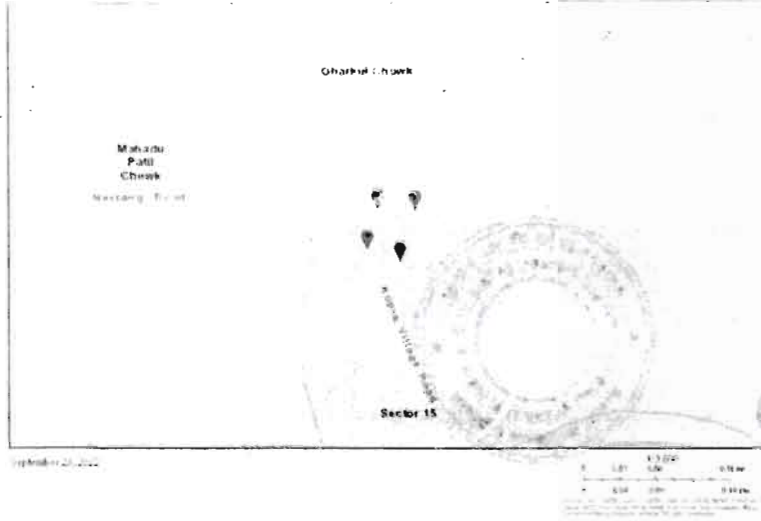
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

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

Reference No. : CIDCO/BP-18433/TPO(NM & K)/2023/10756

Date : 31/5/2023

To,

M/s. Infinity Infra through its Partners Mr. Rahul...

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

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. **87**, Sector **11** at **Kharghar**, Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-18433/TPO(NM & K)/2023 dated 23 February, 2023

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

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

- 1) Name of Assessee : M/s. Infinity Infra through its Partners Mr. Rahul Jindal And Others Five
- 2) Location : Plot No. **87**, Sector **11** at **Kharghar**, Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2645.82
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 42500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	2857 *5	BuiltUP area *5	14285
<b>Total Assessed Charges</b>				<b>14285</b>

- 7) Date of Assessment : 12 May, 2023

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/0840	02/22/2023	14285	CIDCO/BP/2023/0840	23/2/2023	Net Banking
2	CIDCO/BP/2023/1870	05/12/2023 1:12:16 PM	4819354	CIDCO/BP/2023/1870	12/5/2023	Net Banking

Unique Code No. **2023 04 021 02 3794 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **87**, Sector **11** at **Kharghar**, Navi Mumbai.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMCHANDRA  
CHAUDHARI  
Date: 31 May 2023 16:41  
Org: CIDCO  
Distinguished Name  
Planner

ASSOCIATE PLANNER (BP)

To,

**M/s. Infinity Infra through its Partners Mr. Rahul...****ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10604**

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	7	9	4	0	2
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**Sub** : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on Plot No. **87**, Secto: **11** at **Kharghar** , Navi Mumbai.

**Ref** : 1)Your Proposal No. .CIDCO/BP-18433/TPO(NM & K)/2023 dated **23 February, 2023**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS**  
**(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s. Infinity Infra through its Partners Mr. Rahul Jindal And Others Five
- 2) Location : Plot No. **87**, Sector **11** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2645.82
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 11007.61 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 2933710

**7) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102379402	12/5/2023	2933710	20230402102379402	12/5/2023	Net Banking

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
SHRISHANK RAMKISHORE  
CHAUDHARI  
Date: 31 May 2023 16:41  
Original name: 20230402102379402  
Doc: 20230402102379402  
Plan: 20230402102379402

ASSOCIATE PLANNER (BP)





## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

**Sub :** Development Permission for **Mixed** Building on Plot No. **87** , Sector **11** at **Kharghar** , Navi Mumbai.

**Ref :**

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **87**, Sector **11** at **Kharghar** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

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

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMKISHORE  
CHAUHAN  
Date: 31 May 2023 10:56:41  
DN: cn=BHUSHAN RAMKISHORE  
CHAUHAN, o=CIDCO

ASSOCIATE PLANNER (BP)

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. Infinity Infra through its Partners Mr. Rahul Jindal And Others Five , 713,Satra Plaza, Plot No - 19&20,Sector -169D,Vashi, Navi Mumbai** for Plot No. **87** , Sector **11** , Node **Kharghar** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 4Parking + 5Floor** Net Builtup Area **3852.2** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	3129.92	722.26	0
UNIT (in Nos.)	28	13	0

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

**B.** Applicant Should Construct Hutments for labours at site.

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

**1. This Certificate is liable to be revoked by the Corporation if :-**

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMA CHAUDHARI  
CHAUDHARI  
Date: 2023.05.31 11:26:41  
DN: cn=BHUSHAN RAMA  
CHAUDHARI, o=CIDCO  
Planned

ASSOCIATE PLANNER (BP)

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

2. The applicant shall :-

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

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

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BRIJESH RANK  
CHAUDHARI  
Date: 31 May 2023 10:58:41  
Original name: [unclear].indd #1  
E: [unclear]  
P: [unclear]

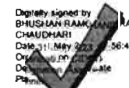
ASSOCIATE PLANNER (BP)

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 77,043.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMKUMAR RA  
CHAUDHARI  
Date: 31. May 2023 12:56:41  
DN: cn=CH, o=CIDCO  
Reason: I am a signatory

ASSOCIATE PLANNER (BP)

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

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RANK  
CHAUDHARI  
Date: 31 May 2023 15:56:41  
Certificate  
Date: 31 May 2023 15:56:41  
Plan

ASSOCIATE PLANNER (BP)

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

**Additional Conditions:**

1. The terms and conditions mentioned in Provisional Fire NOC issued vide ref. no. CIDCO/FIRE/HQ/2023/E-199887 dated 11/04/2023 shall be binding on you.
2. The excess parking shall deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.



Thanking You

Yours faithfully,

Signature  
valid



ASSOCIATE PLANNER (BP)





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

मालिक का नाम एवं पता INFINITY INFRA From Mr. Nararyan Jiva Vaviya दिनांक/DATE: 17-10-2022  
OWNERS Name & Address 103, Great Eastern Summit, Plot No. 56, Sector- 15, CBD, Belapur, Navi Mumbai- 400614. वैधता/ Valid Up to: 16-10-2030

## 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	NAVI/WEST/B/092322/699580
आवेदक का नाम / Applicant Name*	Ajay Desai
स्थल का पता / Site Address*	Plot No. 87, Sector- 11, Kharghar, Navi Mumbai., Kharghar Navi Mumbai, Navi Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 02 26.77N 73 04 21.81E, 19 02 28.41N 73 04 22.29E, 19 02 26.35N 73 04 23.25E, 19 02 28.32N 73 04 23.86E
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*	8.12 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	78.04 M (Restricted)

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

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई कोलोनी, हनुमान रोड के सामने, विवापार्ल ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-2880000

Regional headquarter Western Region, Porta Cabins, New Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. 91-22-2880000







# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

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।

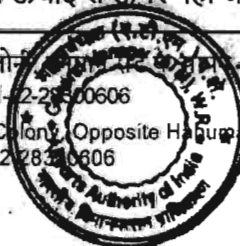
e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”.

छ) कोई भी रेडियो/ टीवी एंटीना, लाइटनिंग अरेस्टर, सीढिया, 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।

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, विले पार्ले ईस्ट

मुंबई- 400099 दूरभाष संख्या : 91-22-28320606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite H. G. Puran Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28320606





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

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 धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

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

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

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

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

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

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

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://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](http://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 बिल्डिंग, हनुमान रोड, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

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





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

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- I), 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-1), 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) 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।

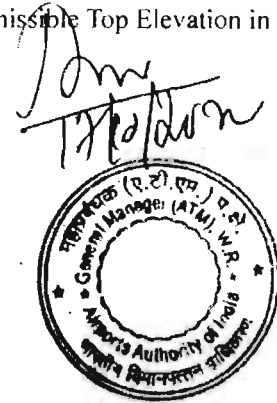
n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for 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, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

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





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

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	 Niraj 17/10/2022 NIRAJ GUPTA SM (ATM-2.15)
द्वारा जांचा गया Verified by	 17/10/2022 Muhammed Shohab AGM (ATM-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	25910.02	104.7
Navi Mumbai	5131.08	3.99
Santa Cruz	22478.92	105.14
NOCID	NAVI/WEST/B/092322/699580	

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

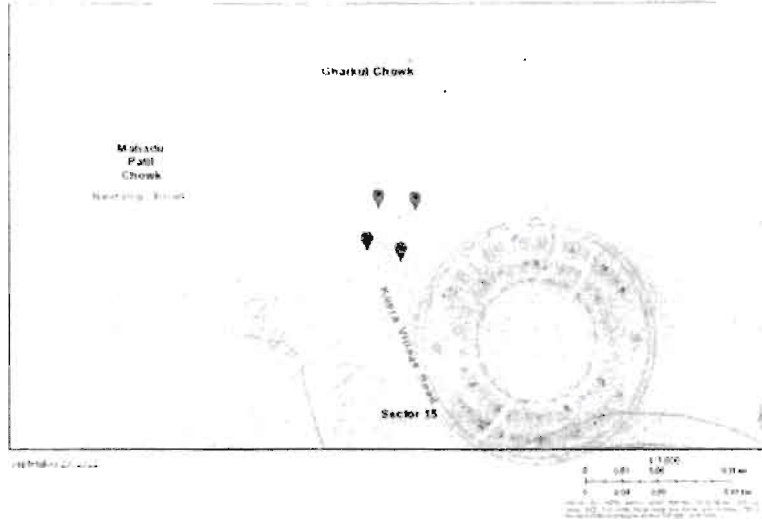
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/092322/699580

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



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

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

**Allotment of Residential + Commercial Plot**

Reference No.3609/1000936/811

Date : 27.04.2022

Customer No: 30474948

To,  
M/s Infinity,Infra ,  
713, Satra Plaza, Plot No.19&20,  
Sector -19D,Vashi,  
Navi Mumbai-400703.

**Subject:** Allotment of Plot No. 87, in Sector 11 at Node Kharghar, Navi Mumbai.

**Reference:** 1) Scheme No.MM-SCH-21-2021-22

2) Your participation in Scheme No.MM-SCH-21-2021-22

**- Successful Bidder**

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-SCH-21-2021-22 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

**A. DETAILS OF PLOT ALLOTTED**

a) Plot Allotment date	:	27.04.2022
b) Plot Number	:	87
c) LAPO code	:	NMKG01100000087
d) Sector No	:	11
e) Node	:	Kharghar
f) Area of Plot (In Sqm)	:	2,645.8200
g) Rate Rs./Sqm	:	164,164.00
h) Total Lease Premium (Rs)	:	434,348,394.48
i) Permissible FSI/VPR	:	1.5000
j) Use of Plot/Land Use	:	Residential + Commercial

**B. TOTAL PRICE OF PLOT**

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
434,348,394.48	16,123,362.00	418,225,032.48



Marketing Manager - I  
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Navi Mumbai 400614.  
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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**Allotment of Residential + Commercial Plot**

**C. PAYMENT SCHEDULE**

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	1,451,102.58	1,451,102.58	2,902,205.16	30.04.2022
BC1	206,940,774.27	18,624,669.68	18,624,669.68	244,190,113.63	10.06.2022
BC2	206,940,774.27	18,624,669.68	18,624,669.68	244,190,113.63	10.07.2022

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

**D. TDS**

The Allotee is required to pay TDS amount of Rupees **4343483.94/-** to Income Tax department directly against the CIDCO's Pan number AACCC3303K and submit form 16B to the CIDCO

The Allotee is also required to pay CGST Amount of Rupees **390913.56/-** and SGST Amount of Rupees **390913.56/-** on TDS to CIDCO online.

**E. MISCELLANEOUS CHARGES**

Particulars	Charges (Rate)	Amount in Rs.
1) Documentation Charges (Incl. GST @ 18%)	0.00	590.00
2) Annual Lease rent (Area)	0.00	0.00
3) Annual Lease rent (Fixed)	0.00	0.00
4) 60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%)	100.00 per year	7,080.00
5) Water Distribution Betterment Charges	310 per sqm	820,204.20
6) Power Supply Network Development Charges	0.00	2,411,003.48
7) Power Connection Charges	0.00	0.00
8) Deposit Power Connection	0.00	0.00
9) Water Connection Charges	0.00	0.00
10) Deposit Water connection	0.00	0.00
11) Drainage Conn. Charges	0.00	0.00
12) Deposit Drainage Conn.	0.00	0.00
13) Other Charges	0.00	0.00
<b>Total Miscellaneous Charges</b>		<b>3,238,877.68</b>





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

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

**Allotment of Residential + Commercial Plot**

**F. Goods & Services Tax (GST):**

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

b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case

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

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

iii) The GSTIN Registration Number

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

**G. You are requested to pay all the installments online.**

**Online Payment Link :- [https://cidco.maharashtra.gov.in/cidco\\_plot](https://cidco.maharashtra.gov.in/cidco_plot)**

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



Marketing Manager - I  
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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**Allotment of Residential + Commercial Plot**

per the Unified Development Control & Promotion Regulations for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

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

Yours Faithfully,

Marketing Manager (Commercial)  
**Marketing Manager  
(Commercial)**  
**CIDCO Ltd. CBD belapur  
Navi Mumbai - 400 614**

Reference No. : CIDCO/BP-18433/TPO(NM & K)/2023/10756

Date : 31/5/2023

To,

M/s. Infinity Infra through its Partners Mr.  
Rahul...

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

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. **87**, Sector **11** at **Kharghar**, Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-18433/TPO(NM & K)/2023 dated 23 February, 2023

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

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

- 1) Name of Assessee : M/s. Infinity Infra through its Partners Mr. Rahul Jindal And Others Five
- 2) Location : Plot No. **87**, Sector **11** at **Kharghar**, Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2645.82
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 42500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	2857 *5	BuiltUP area *5	14285
<b>Total Assessed Charges</b>				<b>14285</b>

- 7) Date of Assessment : 12 May, 2023

**8) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/0840	02/22/2023	14285	CIDCO/BP/2023/0840	23/2/2023	Net Banking
2	CIDCO/BP/2023/1870	05/12/2023 1:12:16 PM	4819354	CIDCO/BP/2023/1870	12/5/2023	Net Banking

Unique Code No. **2023 04 021 02 3794 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **87**, Sector **11** at **Kharghar**, Navi Mumbai.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMCHANDRA  
CHAUHANARI  
Date: 31 May 2023 11:56:41  
DN: cn=...

ASSOCIATE PLANNER (BP)

To,

M/s. Infinity Infra through its Partners Mr.  
Rahul...**ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10604**

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	7	9	4	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on  
Plot No. **87**, Sector **11** at **Kharghar** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-18433/TPO(NM & K)/2023 dated **23 February, 2023**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s. Infinity Infra through its Partners Mr. Rahul Jindal And Others Five
- 2) Location : Plot No. **87**, Sector **11** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2645.82
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 11007.61 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 2933710

**7) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102379402	12/5/2023	2933710	20230402102379402	12/5/2023	Net Banking

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAAM KHARGHAR  
DN: cn=BHUSHAN RAAM KHARGHAR,  
o=CIDCO, ou=Planning, email=BHUSHAN.RAAM.KHARGHAR@cidco.gov.in,  
c=IN

ASSOCIATE PLANNER (BP)



## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

**Sub** : Development Permission for **Mixed** Building on Plot No. **87** , Sector **11** at **Kharghar** ,  
Navi Mumbai.

**Ref** :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **87**, Sector **11** at **Kharghar** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

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

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
SHRIDHAR RAMKISHORE  
CHAUDHARI  
Date: 31 May 2023 15:41  
Original name:  
Digitally signed  
Planned

ASSOCIATE PLANNER (BP)

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. Infinity Infra through its Partners Mr. Rahul Jindal And Others Five** , 713,Satra Plaza, Plot No - 19&20,Sector -169D,Vashi, Navi Mumbai for Plot No. **87** , Sector **11** , Node **Kharghar** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed** in **1Ground Floor + 4Parking + 5Floor** Net Builtup Area **3852.2** Sq m .

Details	Resi.	Comm.	Other
<b>BUA (in Sq.M.)</b>	3129.92	722.26	0
<b>UNIT (in Nos.)</b>	28	13	0

- A.** The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B.** Applicant Should Construct Hutments for labours at site.
- C.** Applicant should provide drinking water and toilet facility for labours at site.

**1. This Certificate is liable to be revoked by the Corporation if :-**

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMKISHORE  
CHALUJHARI  
Date: 31 May 2023 15:41  
Digitally signed by  
Deputy Associate  
Planner

ASSOCIATE PLANNER (BP)

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

2. The applicant shall :-

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

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

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHMAN RAMJI CHAUDHARI  
Date: 31 May 2023  
09:56:41  
Circulation: 10756  
Disposition: 10756  
Place: \_\_\_\_\_

ASSOCIATE PLANNER (BP)



7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 77,043.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMKISHORE  
CHAUDHARI  
Date: 11 May 2023 15:56:41  
On: 11 May 2023 15:56:41  
DN: cn=, o=CIDCO  
Please

ASSOCIATE PLANNER (BP)

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

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
DHIRAJKUMAR RAJESHKUMAR A  
CHAUDHARI  
Date: 31 May 2023 11:56:41  
Organization: CIDCO  
City: Mumbai  
Country: India

ASSOCIATE PLANNER (BP)

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

**Additional Conditions:**

1. The terms and conditions mentioned in Provisional Fire NOC issued vide ref. no. CIDCO/FIRE/HQ/2023/E-199887 dated 11/04/2023 shall be binding on you.
2. The excess parking shall deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.



Thanking You

Yours faithfully,

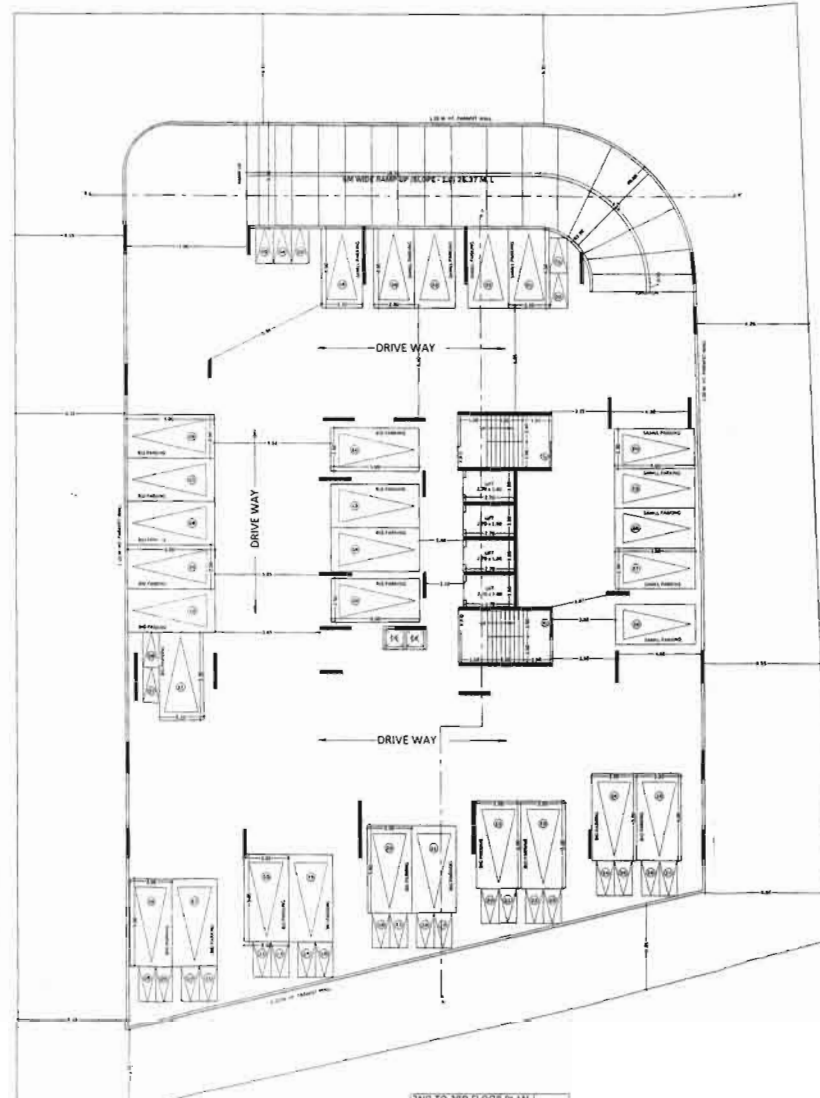
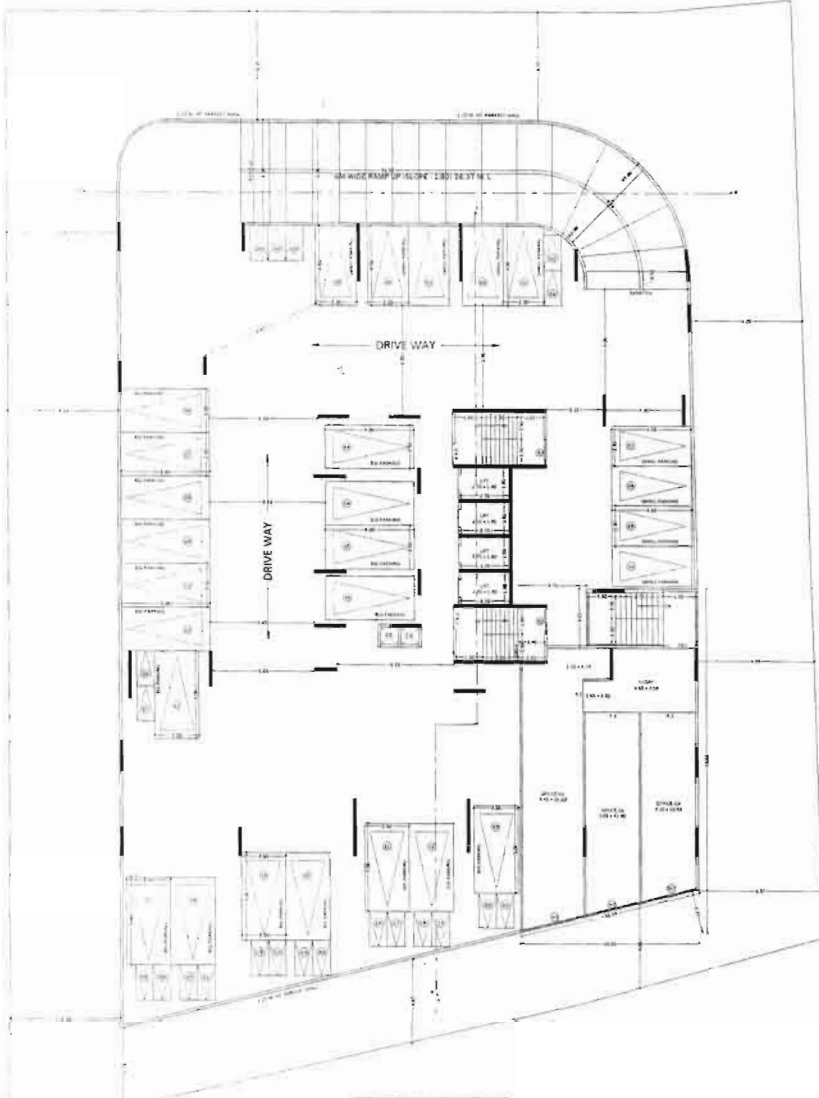
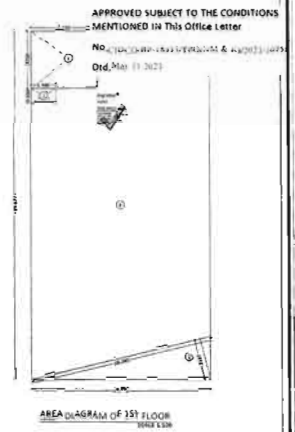
Signature  
valid

Digitally signed by  
SHRISHANK RAMK. CHAUDHARI  
Date: 11 May 2023 15:41  
Organization: CIDCO  
DN: cn=Shrishank Ramk. Chaudhari,  
ou=Planners

ASSOCIATE PLANNER (BP)



List of 1st Floor Plan			
No.	Area	Remarks	Date
1	11.2	As per drawing	15.08.2023
2	11.2	As per drawing	15.08.2023
3	11.2	As per drawing	15.08.2023
4	11.2	As per drawing	15.08.2023
5	11.2	As per drawing	15.08.2023
6	11.2	As per drawing	15.08.2023
7	11.2	As per drawing	15.08.2023
8	11.2	As per drawing	15.08.2023
9	11.2	As per drawing	15.08.2023
10	11.2	As per drawing	15.08.2023



PROJECT  
 PROPOSED RESIDENTIAL CUM COMMERCIAL  
 BUILDING ON PLOT NO - 87, SECTOR - 11,  
 KHARGHAR, NAVI, MUMBAI

NAME, ADDRESS & SIGN OF OWNER  
 MRS. ANJANY INFRA THROUGH ITS PARTNER,  
 MR. RAHUL INFRA IN NUMBER FIVE

NAME, ADDRESS & SIGN OF ARCHITECT

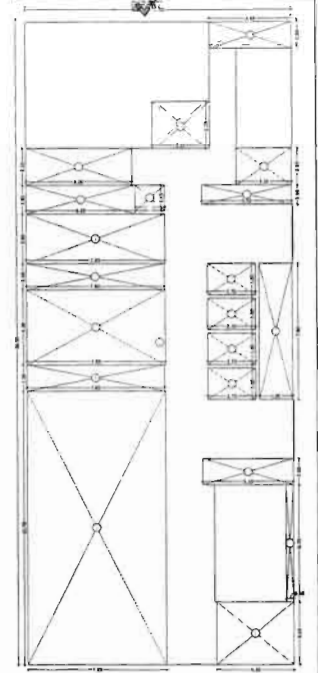
**DESTINATION**  
 ARCHITECTURE INTERIOR DESIGNS

2 / 6



STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER  
 No. C/DCO/BR/1513/FORM & N/2023/109  
 Dtd. 24/01/2023



AREA DIAGRAM OF 5TH FLOOR  
 SCALE: 1:500

TABLE OF AREA CALCULATION

FLOOR	NO.	AREA (SQ. M)	PERCENTAGE	TOTAL AREA
1	1	1000	10.00	1000
2	2	1000	10.00	2000
3	3	1000	10.00	3000
4	4	1000	10.00	4000
5	5	1000	10.00	5000
6	6	1000	10.00	6000
7	7	1000	10.00	7000
8	8	1000	10.00	8000
9	9	1000	10.00	9000
10	10	1000	10.00	10000
11	11	1000	10.00	11000
12	12	1000	10.00	12000
13	13	1000	10.00	13000
14	14	1000	10.00	14000
15	15	1000	10.00	15000
16	16	1000	10.00	16000
17	17	1000	10.00	17000
18	18	1000	10.00	18000
19	19	1000	10.00	19000
20	20	1000	10.00	20000
21	21	1000	10.00	21000
22	22	1000	10.00	22000
23	23	1000	10.00	23000
24	24	1000	10.00	24000
25	25	1000	10.00	25000
26	26	1000	10.00	26000
27	27	1000	10.00	27000
28	28	1000	10.00	28000
29	29	1000	10.00	29000
30	30	1000	10.00	30000
31	31	1000	10.00	31000
32	32	1000	10.00	32000
33	33	1000	10.00	33000
34	34	1000	10.00	34000
35	35	1000	10.00	35000
36	36	1000	10.00	36000
37	37	1000	10.00	37000
38	38	1000	10.00	38000
39	39	1000	10.00	39000
40	40	1000	10.00	40000
41	41	1000	10.00	41000
42	42	1000	10.00	42000
43	43	1000	10.00	43000
44	44	1000	10.00	44000
45	45	1000	10.00	45000
46	46	1000	10.00	46000
47	47	1000	10.00	47000
48	48	1000	10.00	48000
49	49	1000	10.00	49000
50	50	1000	10.00	50000

PROJECT  
 PROPOSED RESIDENTIAL CUM COMMERCIAL  
 BUILDING ON PLOT NO - 87, SECTOR - 11,  
 KHARJHAR, NAVI MUMBAI  
 NAME, ADDRESS & SIGN OF OWNER  
 M/S. INFINITY INFRA THROUGH ITS PARTNERS,  
 MR. RAHUL JINDAL & OTHER FIVE

NAME, ADDRESS & SIGN OF ARCHITECT

AL. ANANDARAM & PARTNERS  
 (Reg. No. CO/2008/1513)

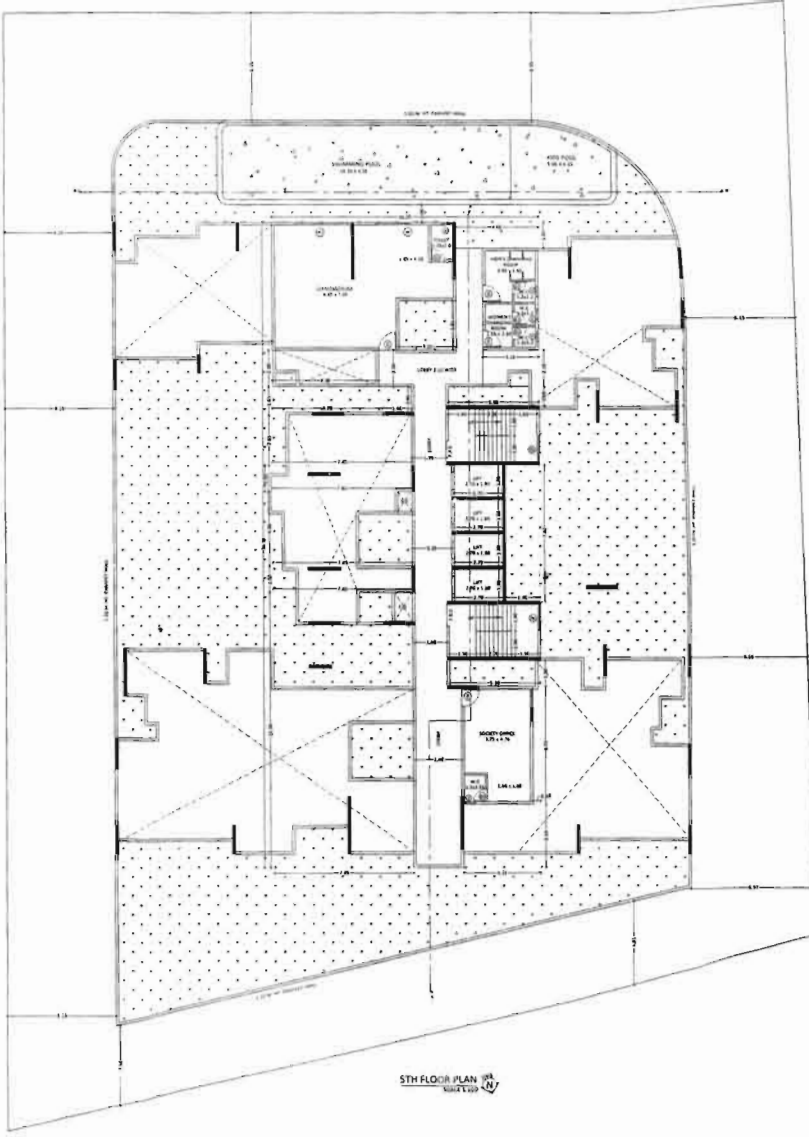
**DESTINATION**  
 ARCHITECTURE INTERIOR DESIGNS

DRIVEN BY INNOVATION, CREATIVITY & PASSION TO EXCELLENCE IN CREATING SPACES THAT INSPIRE AND TRANSFORM.

3 / 6



AREA DIAGRAM OF 5TH FLOOR  
 SCALE: 1:500



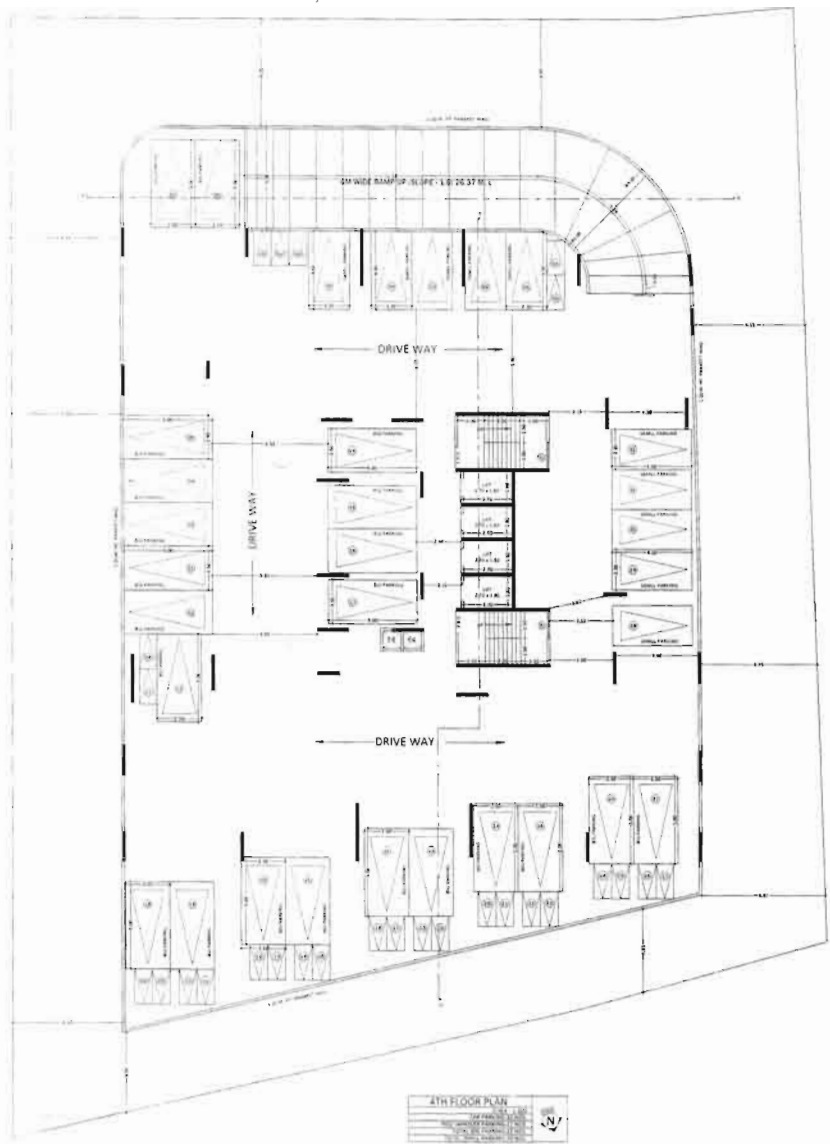
5TH FLOOR PLAN  
 SCALE: 1:500



AREA DIAGRAM OF 5TH FLOOR  
 SCALE: 1:500

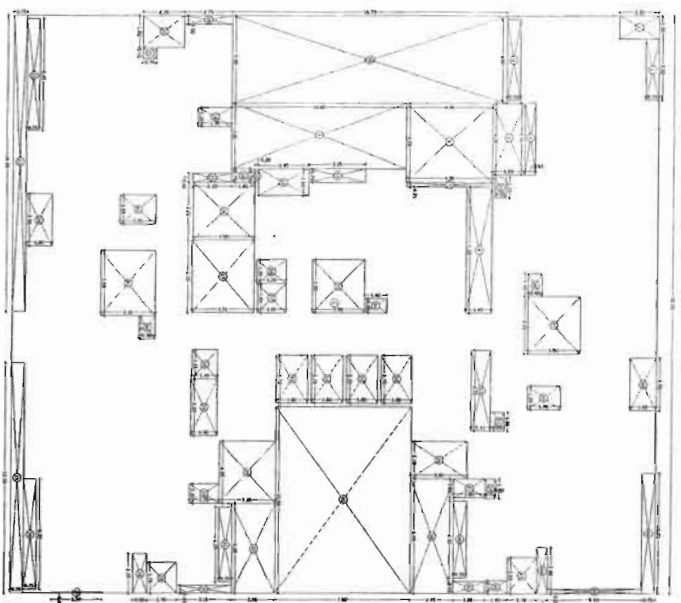
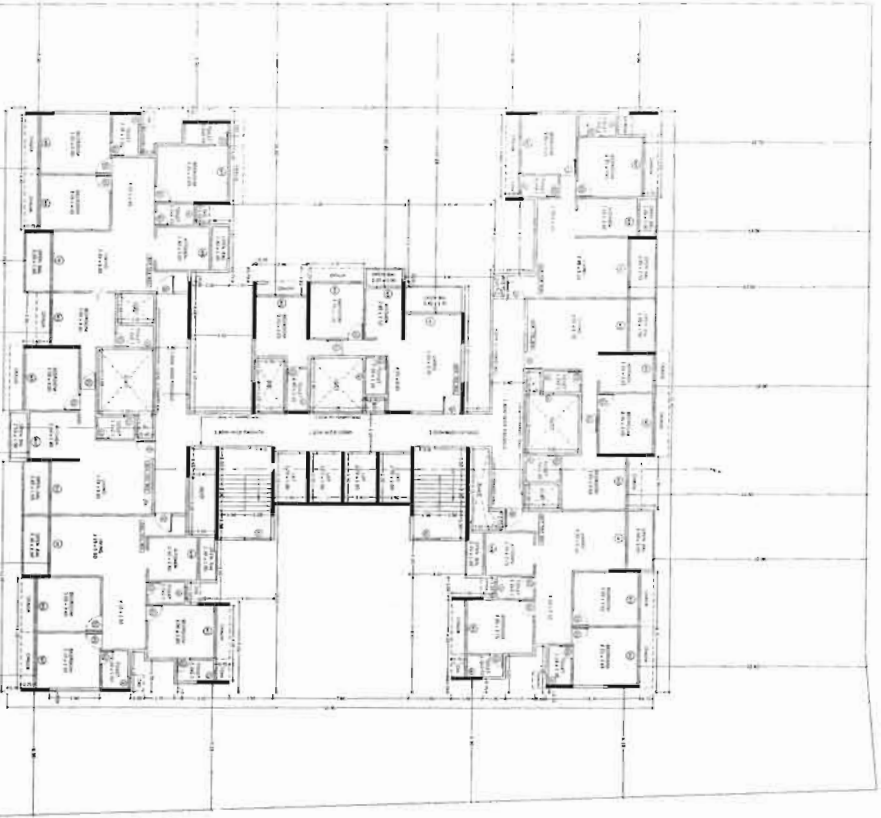


AREA DIAGRAM OF 5TH FLOOR  
 SCALE: 1:500



4TH FLOOR PLAN  
 SCALE: 1:500

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER  
 REVISED BY DESTINATION ARCHITECTURE  
 04/04/2024



NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
1	...	...	...	...	...
2	...	...	...	...	...
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100	...	...	...	...	...

PROJECT  
 PROPOSED RESIDENTIAL GYM COMMERCIAL  
 BUILDING ON PLOT NO. 87, SECTOR - 11,  
 KHANNA, PUNJAB, INDIA  
 NAME, ADDRESS & SIGN OF OWNER  
 M/S. SURESH NARAYAN INTERIOR DESIGNERS,  
 101, Sector 11, Khanna, Punjab, India

NAME, ADDRESS & SIGN OF ARCHITECT

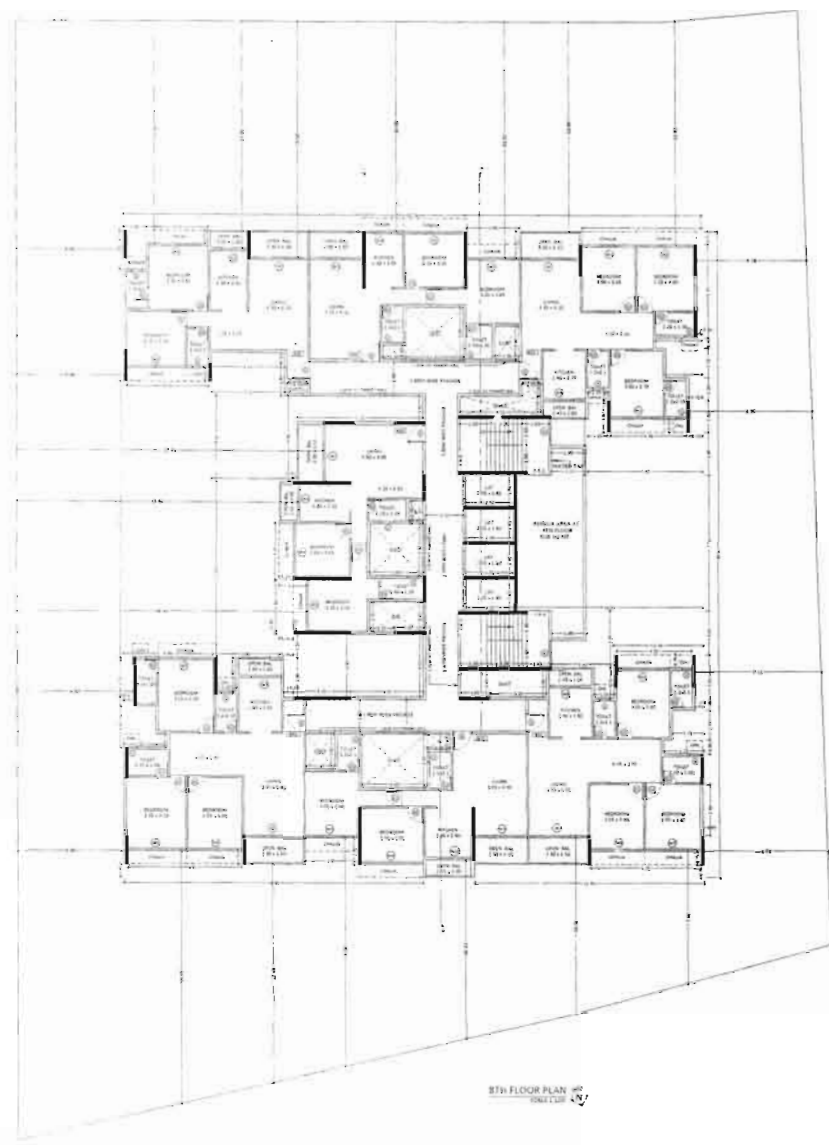
**DESTINATION**  
 ARCHITECTURE INTERIOR DESIGNS

4/6

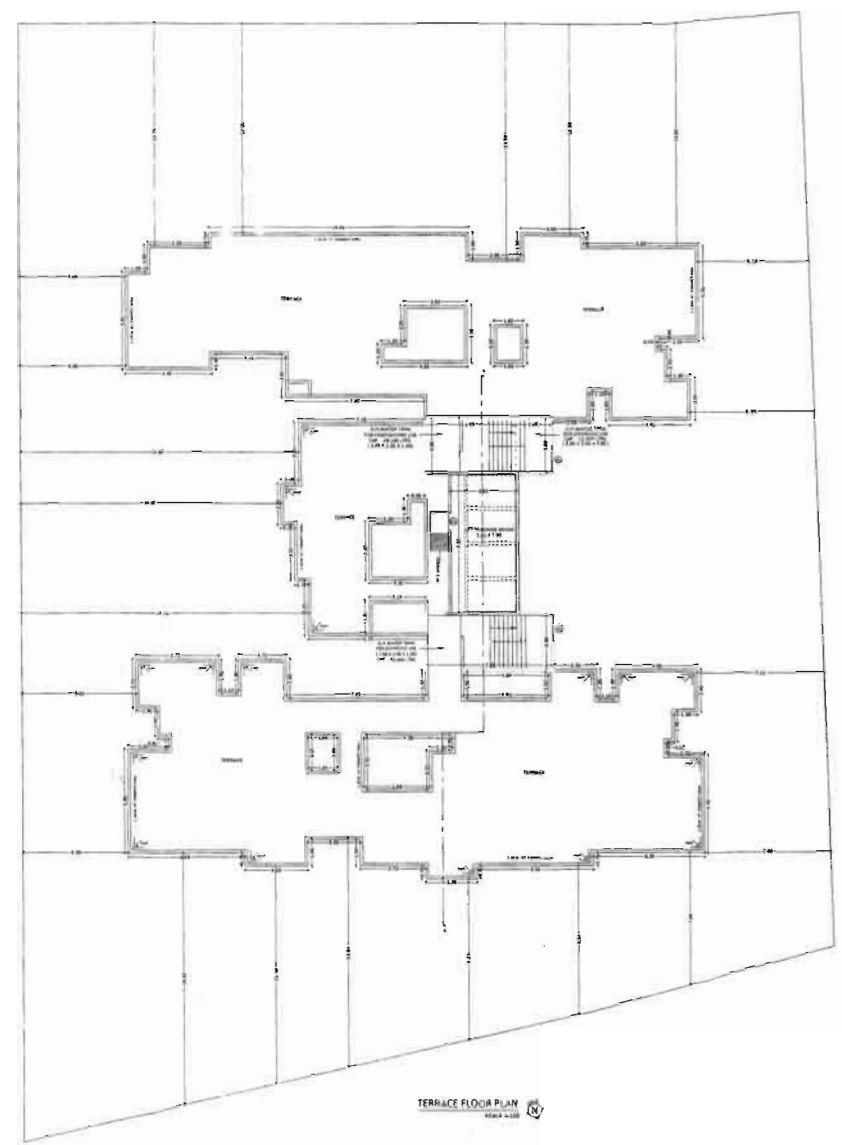


RESTATE AREA CALCULATION	
Total Area	
AREA OF COVERED AREA FLOOR - 111.11 SQ. METRE	
COVERED AREA - 105.00 SQ. METRE	
COVERED AREA - 100.00 SQ. METRE	
COVERED AREA - 100.00 SQ. METRE	
COVERED AREA - 100.00 SQ. METRE	
COVERED AREA - 100.00 SQ. METRE	
COVERED AREA - 100.00 SQ. METRE	
COVERED AREA - 100.00 SQ. METRE	
COVERED AREA - 100.00 SQ. METRE	
COVERED AREA - 100.00 SQ. METRE	
TOTAL COVERED AREA - 700.00 SQ. METRE	

APPROVED SUBJECT TO THE CONDITIONS  
MENTIONED IN THIS OFFICE LETTER  
No. 10000001145/11/11/2021 & 5/2021/11/11  
Dtd. 14.11.2021



8TH FLOOR PLAN  
DATE: 14.11.2021

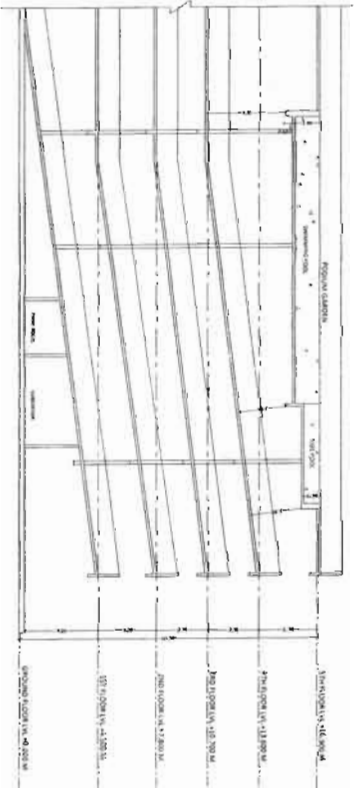


TERRACE FLOOR PLAN  
DATE: 14.11.2021

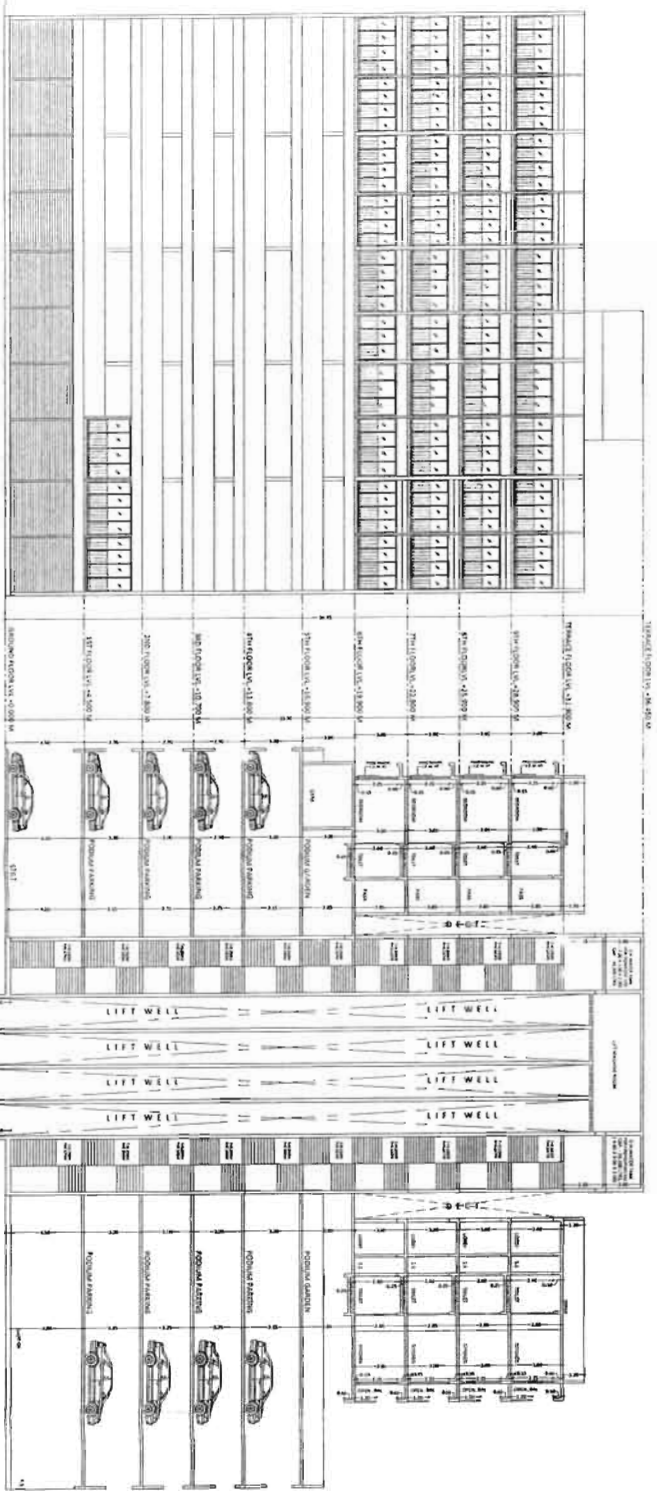
PROJECT  
PROPOSED RESIDENTIAL CUM COMMERCIAL  
BUILDING ON PLOT NO - 97, SECTOR - 11,  
KHARGHOL, NAVI MUMBAI.  
NAME, ADDRESS & SIGN OF OWNER  
M/S. INFINITY INFRA THROUGH ITS PARTNER,  
MR. RAHUL ANAND & OTHERS  
NAME, ADDRESS & SIGN OF ARCHITECT



APPROVED SUBJECT TO THE CONDITIONS  
MENTIONED IN THE OTHER LISTS  
MR. CHACABAM, BELLETRINA & KAPCOY-1035  
04d May 11, 2023



SECTION B-B  
ELEVATION



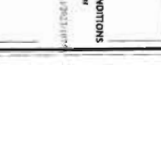
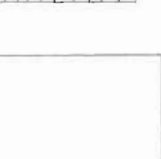
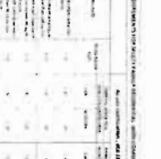
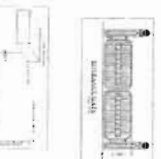
SECTION A-A  
ELEVATION

PROJECT  
PROPOSED RESIDENTIAL CIVIL COMMERCIAL  
BUILDING ON PLOT NO. 87, SECTION - 11,  
PHARMONAN, NAVI MUMBAI,  
MAHARASHTRA  
M/S. JAYANTI REAL ESTATE DEVELOPERS,  
101, BANGALORE ROAD & CHANDAN  
ROAD, BANGALORE & CHANDAN

NAME, ADDRESS & SIGN OF ARCHITECT

**DESTINATION**  
ARCHITECTURE INTERIOR DESIGNS

REG. NO. 16/6



**WATER CAPACITY REQUIRED FOR RESIDENTIAL U/G WATER TANK**

Sl. No.	Room	Area (sq. m)	Water Capacity (liters)
1	Living Room	12.50	12500
2	Bed Room	10.00	10000
3	Kitchen	8.00	8000
4	Bathroom	5.00	5000
5	W.C.	2.00	2000
6	Veranda	10.00	10000
7	Staircase	5.00	5000
8	Corridor	3.00	3000
9	Other	1.00	1000
10	<b>TOTAL</b>	<b>56.50</b>	<b>56500</b>

**WATER CAPACITY REQUIRED FOR COMMERCIAL U/G WATER TANK**

Sl. No.	Room	Area (sq. m)	Water Capacity (liters)
1	Office	100.00	100000
2	Meeting Room	20.00	20000
3	Reception	10.00	10000
4	Store	5.00	5000
5	Other	5.00	5000
6	<b>TOTAL</b>	<b>140.00</b>	<b>140000</b>

**OVER HEAD WATER TANK CAPACITY CALCULATION**

Sl. No.	Room	Area (sq. m)	Water Capacity (liters)
1	Living Room	12.50	12500
2	Bed Room	10.00	10000
3	Kitchen	8.00	8000
4	Bathroom	5.00	5000
5	W.C.	2.00	2000
6	Veranda	10.00	10000
7	Staircase	5.00	5000
8	Corridor	3.00	3000
9	Other	1.00	1000
10	<b>TOTAL</b>	<b>56.50</b>	<b>56500</b>

**PROVIDED U/G WATER TANK**

Sl. No.	Room	Area (sq. m)	Water Capacity (liters)
1	Living Room	12.50	12500
2	Bed Room	10.00	10000
3	Kitchen	8.00	8000
4	Bathroom	5.00	5000
5	W.C.	2.00	2000
6	Veranda	10.00	10000
7	Staircase	5.00	5000
8	Corridor	3.00	3000
9	Other	1.00	1000
10	<b>TOTAL</b>	<b>56.50</b>	<b>56500</b>



**Summary of proposed plot area for plot 87**

Sl. No.	FLOOR	Plot Area (sq. m)	Plot Area (sq. ft)	TOTAL
1	GROUND	172.21	1851	172.21
2	1ST	0.00	0.00	0.00
3	2ND	0.00	0.00	0.00
4	3RD	0.00	0.00	0.00
5	4TH	0.00	0.00	0.00
6	5TH	0.00	0.00	0.00
7	6TH	0.00	0.00	0.00
8	7TH	0.00	0.00	0.00
9	8TH	0.00	0.00	0.00
10	9TH	0.00	0.00	0.00
11	<b>TOTAL</b>	<b>172.21</b>	<b>1851</b>	<b>172.21</b>



**Summary of proposed plot area for plot 86**

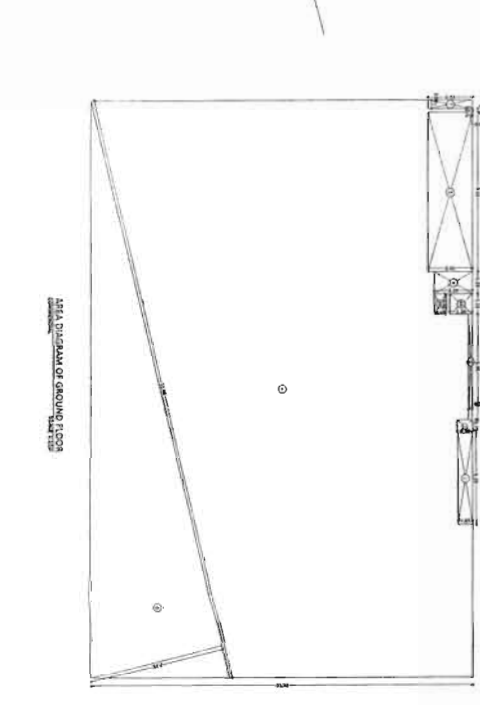
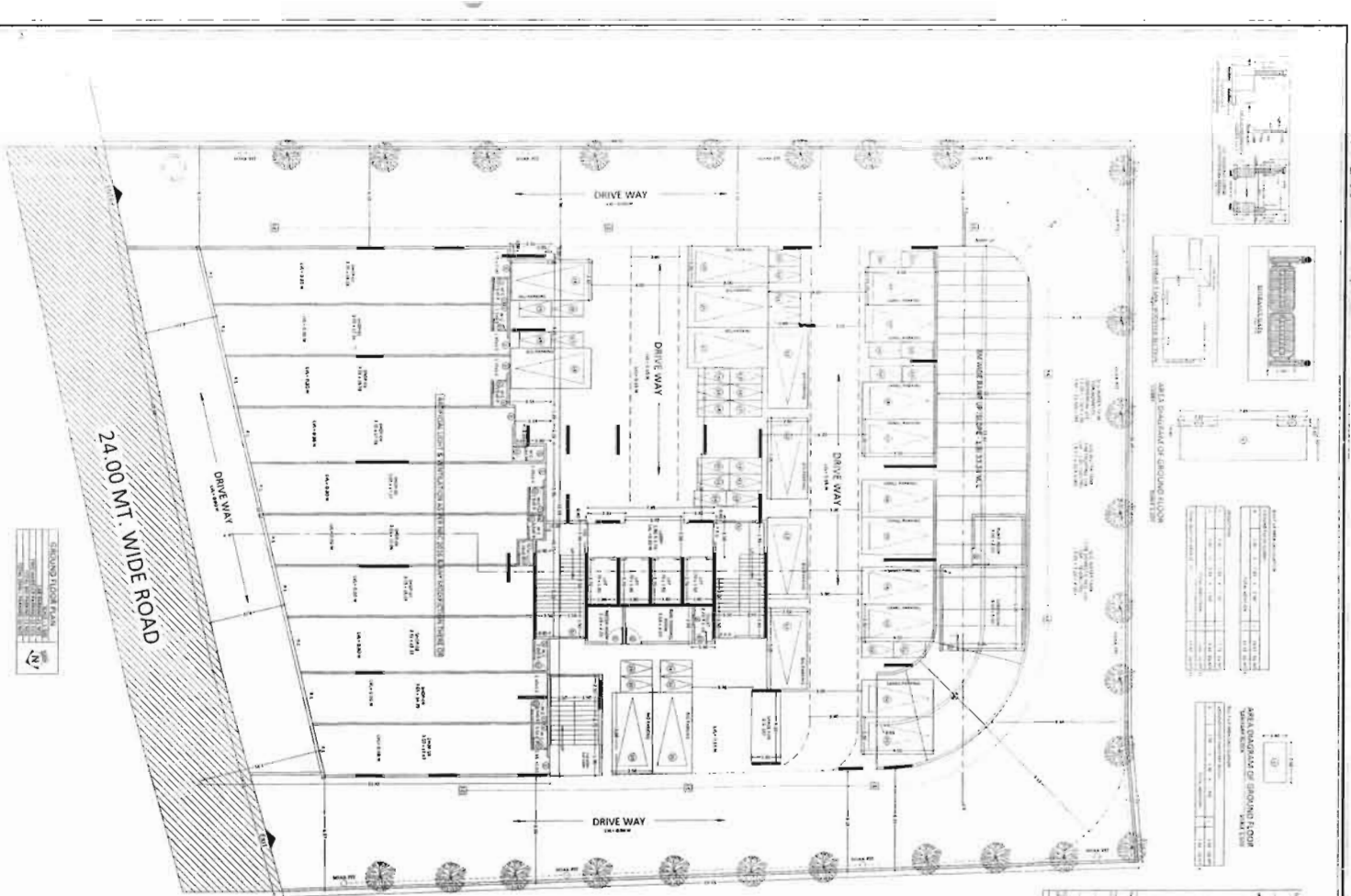
Sl. No.	FLOOR	Plot Area (sq. m)	Plot Area (sq. ft)	TOTAL
1	GROUND	172.21	1851	172.21
2	1ST	0.00	0.00	0.00
3	2ND	0.00	0.00	0.00
4	3RD	0.00	0.00	0.00
5	4TH	0.00	0.00	0.00
6	5TH	0.00	0.00	0.00
7	6TH	0.00	0.00	0.00
8	7TH	0.00	0.00	0.00
9	8TH	0.00	0.00	0.00
10	9TH	0.00	0.00	0.00
11	<b>TOTAL</b>	<b>172.21</b>	<b>1851</b>	<b>172.21</b>

**PROPERTY TAX INFORMATION**

Sl. No.	Plot No.	Area (sq. m)	Area (sq. ft)	Rate (Rs./sq. m)	Rate (Rs./sq. ft)	Total (Rs.)
1	86	172.21	1851	100	100	17221
2	87	172.21	1851	100	100	17221
3	85	172.21	1851	100	100	17221
4	<b>TOTAL</b>	<b>516.63</b>	<b>5553</b>	<b>100</b>	<b>100</b>	<b>51663</b>

**PROPERTY TAX INFORMATION**

Sl. No.	Plot No.	Area (sq. m)	Area (sq. ft)	Rate (Rs./sq. m)	Rate (Rs./sq. ft)	Total (Rs.)
1	86	172.21	1851	100	100	17221
2	87	172.21	1851	100	100	17221
3	85	172.21	1851	100	100	17221
4	<b>TOTAL</b>	<b>516.63</b>	<b>5553</b>	<b>100</b>	<b>100</b>	<b>51663</b>



**STAMPS OF APPROVAL OF PLANS**

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE LETTER.

DR. RAJESH K. SHARMA & PARTNERS  
DR. RAJESH K. SHARMA

**PROJECT**  
PROJECT: RESIDENTIAL BUILDING ON PLOT NO. 87, SECTOR - 11, NOOR - BHADRAH, NAVI MUMBAI.  
NAME, ADDRESS & SIGN OF OWNER: M/S. RAJESH K. SHARMA & PARTNERS, M/S. RAJESH K. SHARMA & PARTNERS.

**NAME, ADDRESS & SIGN OF ARCHITECT**

**DESTINATION ARCHITECTURE INTERIOR DESIGNS**  
14, RAJESH K. SHARMA  
ARCHITECTURE INTERIOR DESIGNS  
2008, RAJESH K. SHARMA & PARTNERS  
1/6

Part of Area Calculation

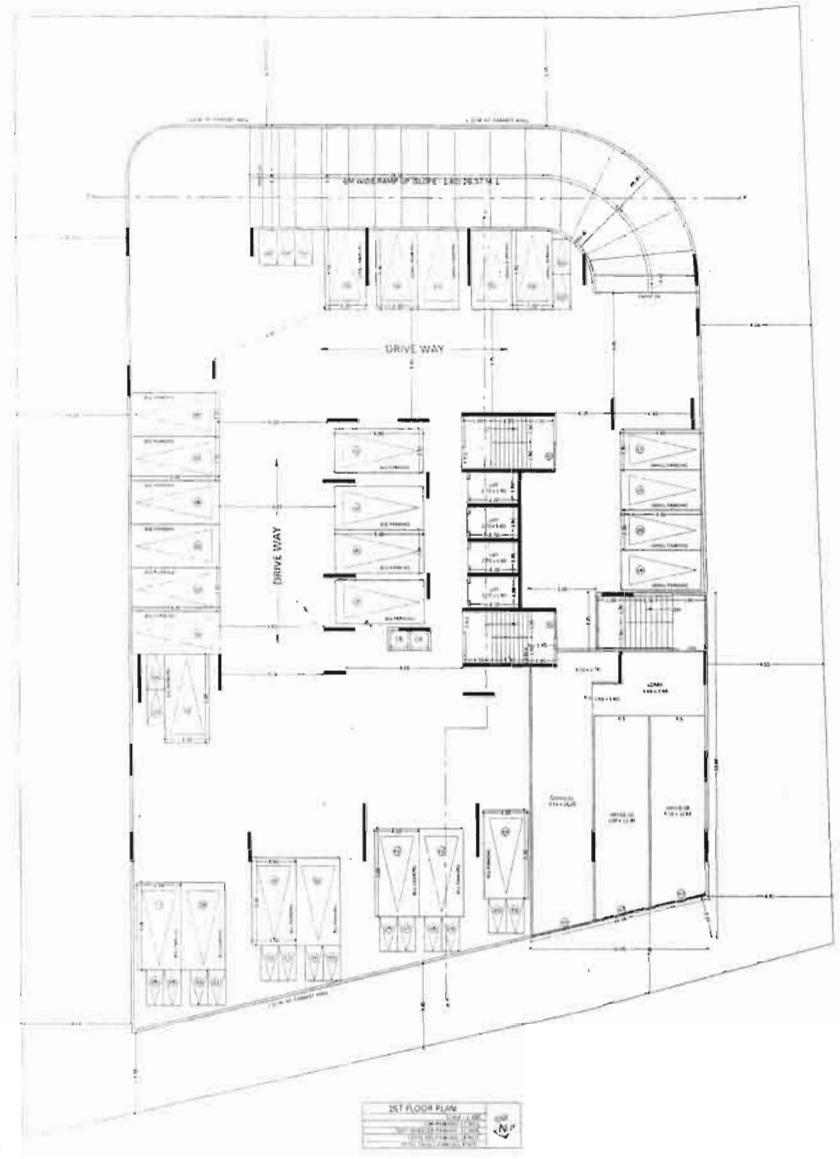
Sl. No.	Description	Area (sq. m)	Total Area (sq. m)
1	Area of Plot	10000.00	10000.00
2	Area of Road	1000.00	11000.00
3	Area of Open Space	500.00	11500.00
4	Area of Building	1000.00	12500.00
5	Area of Parking	1000.00	13500.00
6	Area of Other	500.00	14000.00
7	Total Area	14000.00	14000.00

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE LETTER

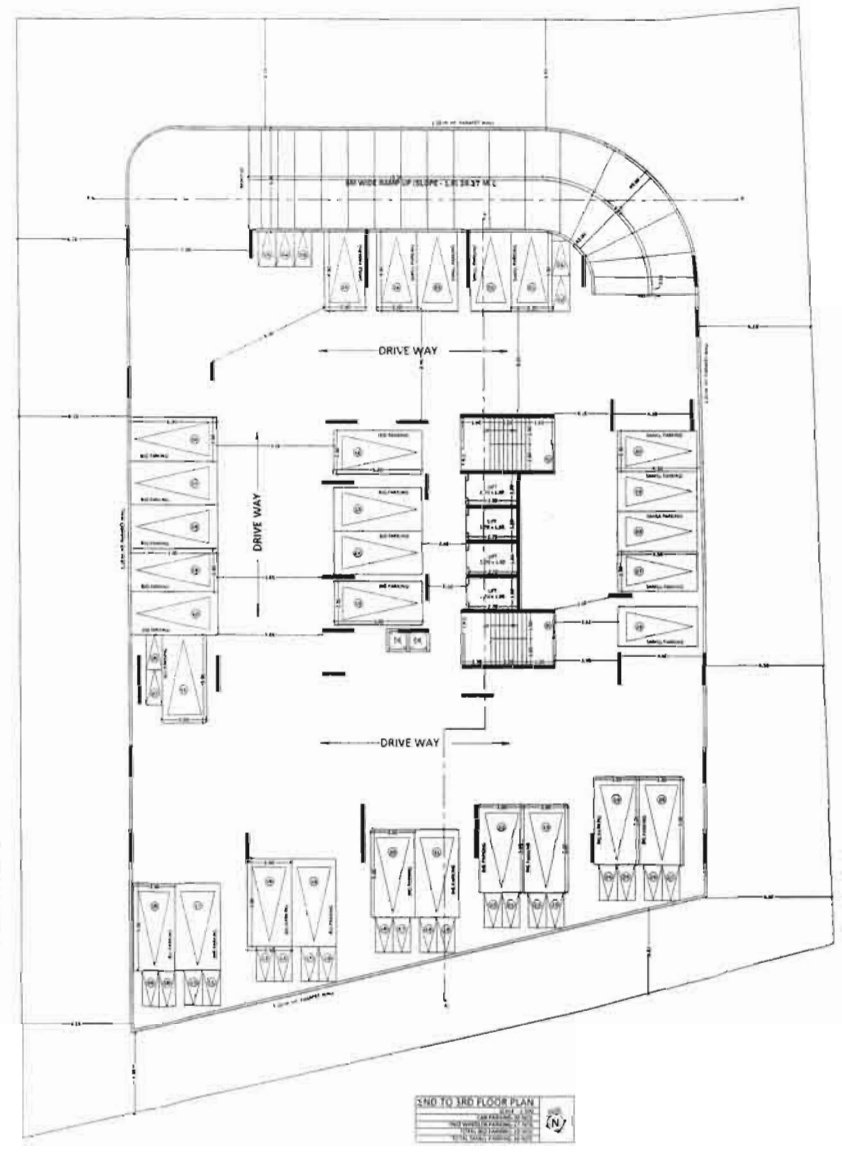
No. 100/2019/STP/18411/ET/FORM & KV/02/2019  
 Dtd. 15/11/2019



AREA DIAGRAM OF 1ST FLOOR



1ST FLOOR PLAN

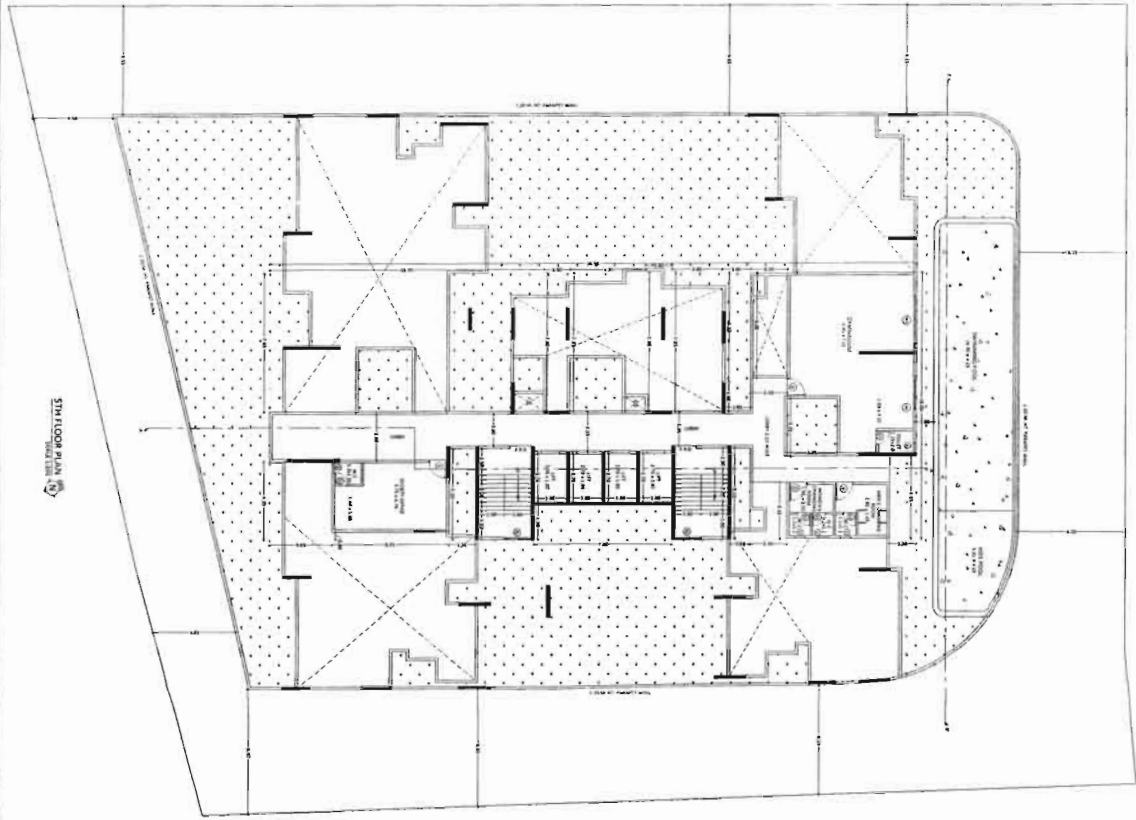
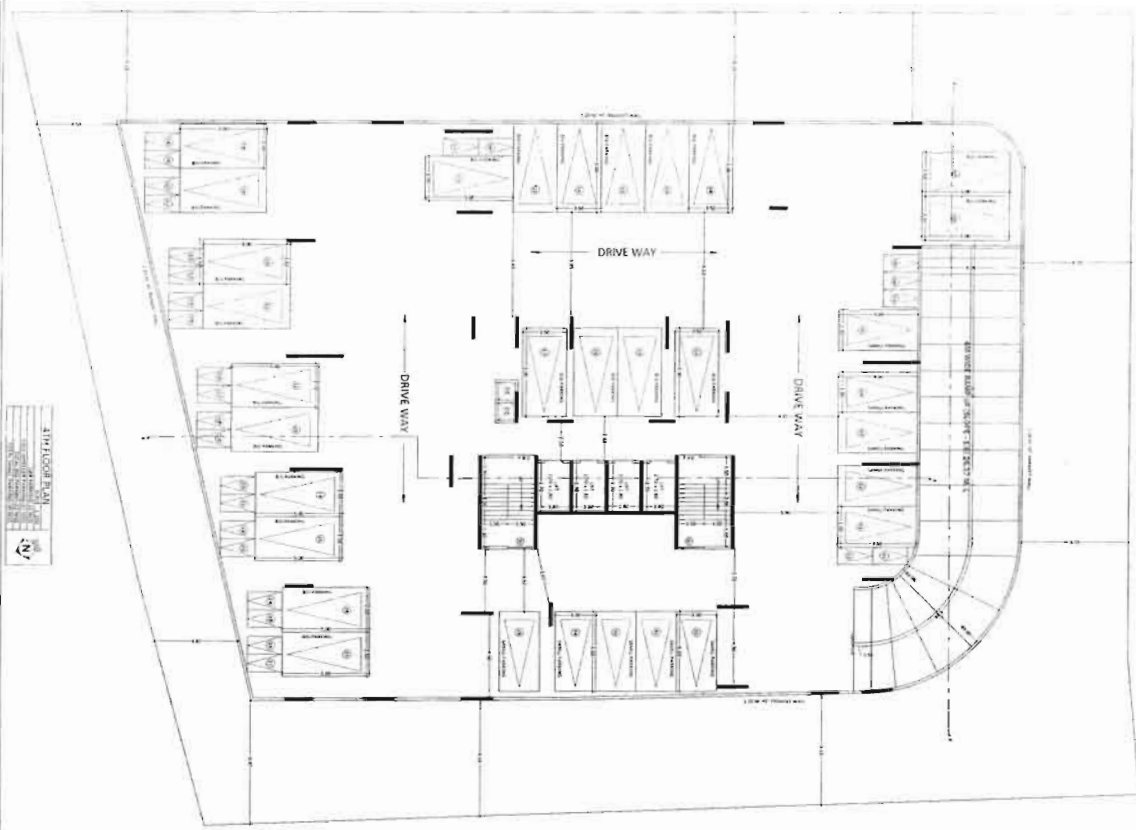
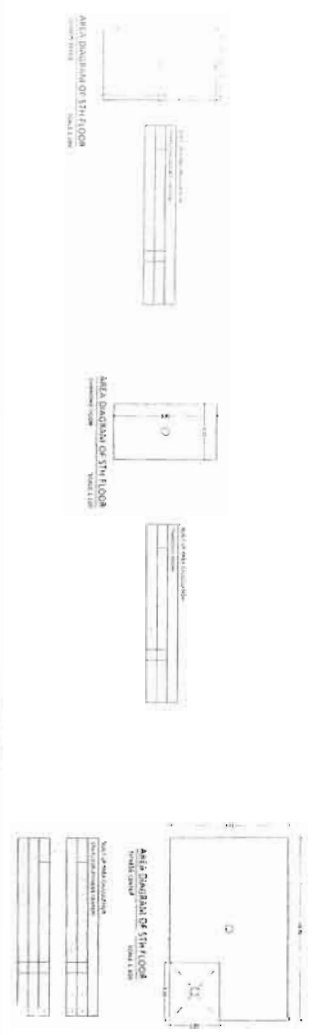


2ND TO 100 FLOOR PLAN

PROPOSED RESIDENTIAL COMMERICAL BUILDING ON PLOT NO - 47, SECTOR - 11, KHARGHAR, NAVI MUMBAI  
 NAME, ADDRESS & SIGN OF OWNER  
 M/S. INFINITY INFRA THROUGH ITS PARTNERS, MR. RAHUL JINDAL & OTHER FIVE.  
 NAME, ADDRESS & SIGN OF ARCHITECT

**DESTINATION**  
 ARCHITECTURE INTERIOR DESIGNS

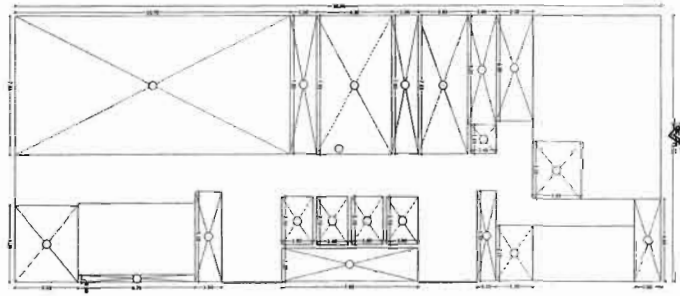




STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICIAL STATEMENT

DATE: May 31, 2023



AREA DIAGRAM OF 1ST FLOOR

NO.	DESCRIPTION	AREA (SQ. FT.)
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...
21	...	...
22	...	...
23	...	...
24	...	...
25	...	...
26	...	...
27	...	...
28	...	...
29	...	...
30	...	...
31	...	...
32	...	...
33	...	...
34	...	...
35	...	...
36	...	...
37	...	...
38	...	...
39	...	...
40	...	...
41	...	...
42	...	...
43	...	...
44	...	...
45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...
51	...	...
52	...	...
53	...	...
54	...	...
55	...	...
56	...	...
57	...	...
58	...	...
59	...	...
60	...	...
61	...	...
62	...	...
63	...	...
64	...	...
65	...	...
66	...	...
67	...	...
68	...	...
69	...	...
70	...	...
71	...	...
72	...	...
73	...	...
74	...	...
75	...	...
76	...	...
77	...	...
78	...	...
79	...	...
80	...	...
81	...	...
82	...	...
83	...	...
84	...	...
85	...	...
86	...	...
87	...	...
88	...	...
89	...	...
90	...	...
91	...	...
92	...	...
93	...	...
94	...	...
95	...	...
96	...	...
97	...	...
98	...	...
99	...	...
100	...	...

PROJECT: PROPOSED RESIDENTIAL, OWN COMMERCIAL BUILDING ON PLOT NO. 81, SECTION - 11, KARIMNAGAR, PUNE - 411 004, MAHARASHTRA, INDIA.

NAME, ADDRESS & SIGN OF OWNER: M/S. ARCHITECTURE & INTERIOR DESIGN, 101, KARNATAK, CHANDRANAGAR, PUNE - 411 004, MAHARASHTRA, INDIA.

NAME, ADDRESS & SIGN OF ARCHITECT: DESTINATION ARCHITECTURE & INTERIOR DESIGN, 101, KARNATAK, CHANDRANAGAR, PUNE - 411 004, MAHARASHTRA, INDIA.

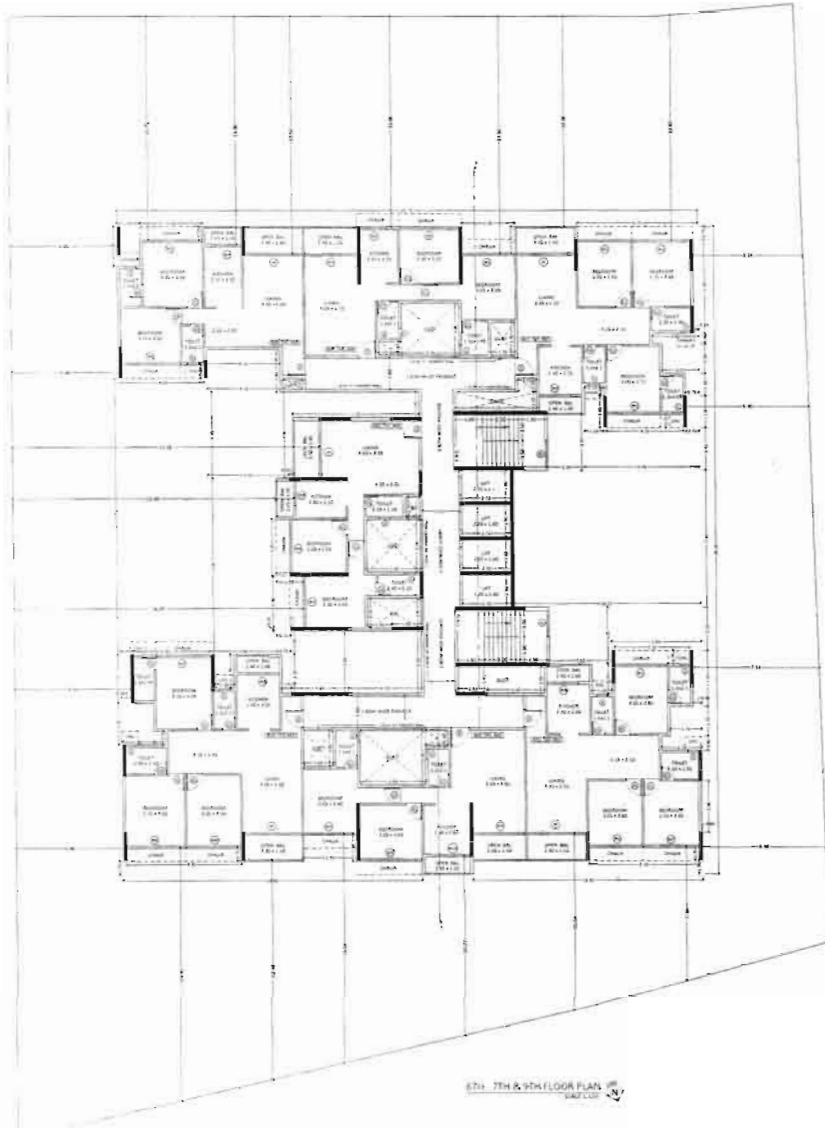
**DESTINATION**  
ARCHITECTURE INTERIOR DESIGNS

101, KARNATAK, CHANDRANAGAR, PUNE - 411 004, MAHARASHTRA, INDIA.

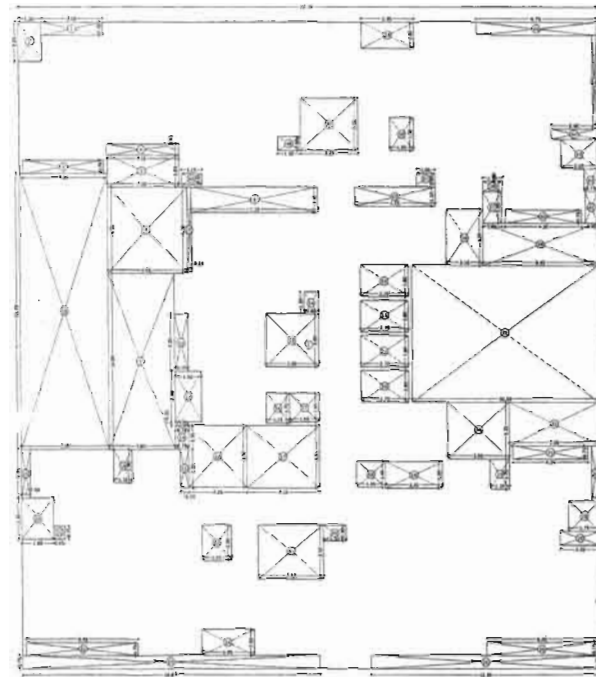
31/6

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. QCCBP/1943/TP/DM & R/2022  
Dtd. May 24, 2022



6TH, 7TH & 9TH FLOOR PLANS  
DATE: 05/24/2022



AREA DIAGRAM OF 6TH TO 9TH FLOOR

Sl. No.	Room No.	Area (sq. m)	Volume (cu. m)	Remarks
1	101	12.50	37.50	101
2	102	12.50	37.50	102
3	103	12.50	37.50	103
4	104	12.50	37.50	104
5	105	12.50	37.50	105
6	106	12.50	37.50	106
7	107	12.50	37.50	107
8	108	12.50	37.50	108
9	109	12.50	37.50	109
10	110	12.50	37.50	110
11	111	12.50	37.50	111
12	112	12.50	37.50	112
13	113	12.50	37.50	113
14	114	12.50	37.50	114
15	115	12.50	37.50	115
16	116	12.50	37.50	116
17	117	12.50	37.50	117
18	118	12.50	37.50	118
19	119	12.50	37.50	119
20	120	12.50	37.50	120
21	121	12.50	37.50	121
22	122	12.50	37.50	122
23	123	12.50	37.50	123
24	124	12.50	37.50	124
25	125	12.50	37.50	125
26	126	12.50	37.50	126
27	127	12.50	37.50	127
28	128	12.50	37.50	128
29	129	12.50	37.50	129
30	130	12.50	37.50	130
31	131	12.50	37.50	131
32	132	12.50	37.50	132
33	133	12.50	37.50	133
34	134	12.50	37.50	134
35	135	12.50	37.50	135
36	136	12.50	37.50	136
37	137	12.50	37.50	137
38	138	12.50	37.50	138
39	139	12.50	37.50	139
40	140	12.50	37.50	140
41	141	12.50	37.50	141
42	142	12.50	37.50	142
43	143	12.50	37.50	143
44	144	12.50	37.50	144
45	145	12.50	37.50	145
46	146	12.50	37.50	146
47	147	12.50	37.50	147
48	148	12.50	37.50	148
49	149	12.50	37.50	149
50	150	12.50	37.50	150
51	151	12.50	37.50	151
52	152	12.50	37.50	152
53	153	12.50	37.50	153
54	154	12.50	37.50	154
55	155	12.50	37.50	155
56	156	12.50	37.50	156
57	157	12.50	37.50	157
58	158	12.50	37.50	158
59	159	12.50	37.50	159
60	160	12.50	37.50	160
61	161	12.50	37.50	161
62	162	12.50	37.50	162
63	163	12.50	37.50	163
64	164	12.50	37.50	164
65	165	12.50	37.50	165
66	166	12.50	37.50	166
67	167	12.50	37.50	167
68	168	12.50	37.50	168
69	169	12.50	37.50	169
70	170	12.50	37.50	170
71	171	12.50	37.50	171
72	172	12.50	37.50	172
73	173	12.50	37.50	173
74	174	12.50	37.50	174
75	175	12.50	37.50	175
76	176	12.50	37.50	176
77	177	12.50	37.50	177
78	178	12.50	37.50	178
79	179	12.50	37.50	179
80	180	12.50	37.50	180
81	181	12.50	37.50	181
82	182	12.50	37.50	182
83	183	12.50	37.50	183
84	184	12.50	37.50	184
85	185	12.50	37.50	185
86	186	12.50	37.50	186
87	187	12.50	37.50	187
88	188	12.50	37.50	188
89	189	12.50	37.50	189
90	190	12.50	37.50	190
91	191	12.50	37.50	191
92	192	12.50	37.50	192
93	193	12.50	37.50	193
94	194	12.50	37.50	194
95	195	12.50	37.50	195
96	196	12.50	37.50	196
97	197	12.50	37.50	197
98	198	12.50	37.50	198
99	199	12.50	37.50	199
100	200	12.50	37.50	200

PROJECT  
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 87, SECTOR - 11, KHARGHAR, NAVI MUMBAI.  
 NAME, ADDRESS & SIGN OF OWNER  
 M/S. INFINITY INFRA THROUGH ITS PARTNERS, MR. RAHUL JINDAL & OTHER FIVE.  
 NAME, ADDRESS & SIGN OF ARCHITECT

DESTINATION ARCHITECTURE INTERIOR DESIGNS  
 4/6



**GENERAL NOTES**

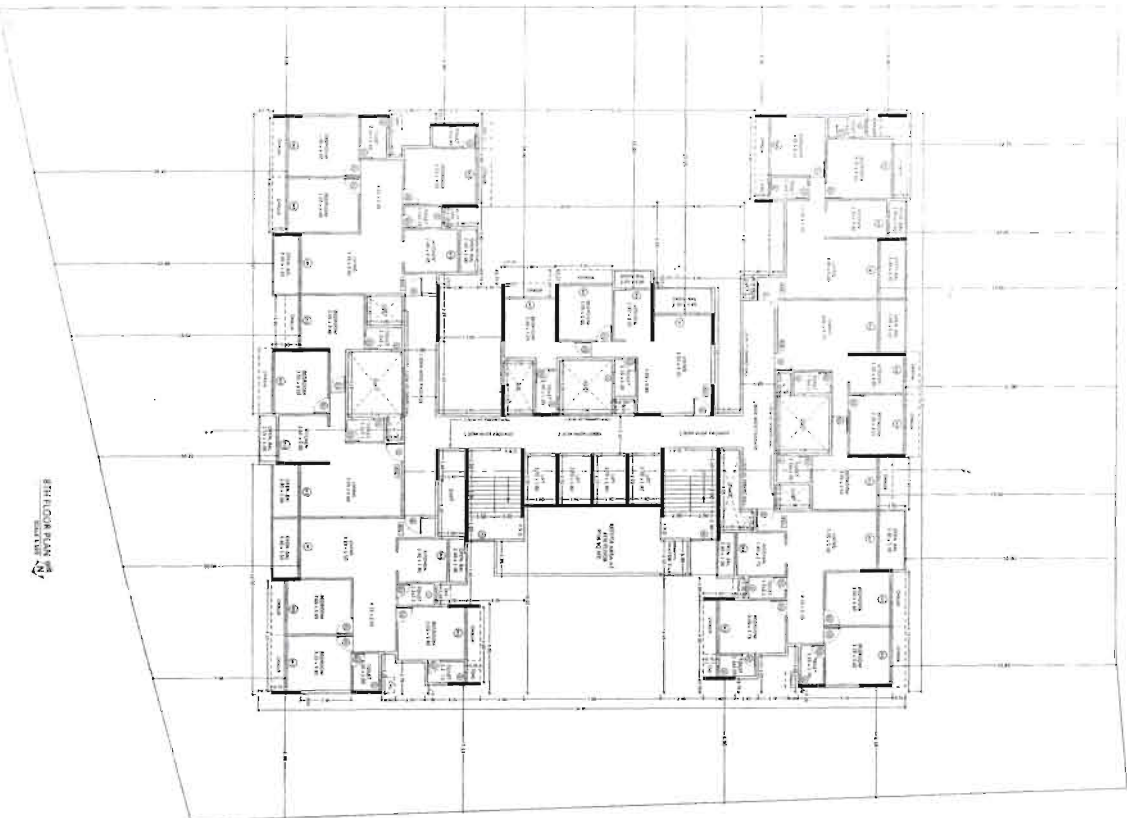
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE SUBMITTED FOR APPROVAL TO THE LOCAL BUILDING DEPARTMENT.

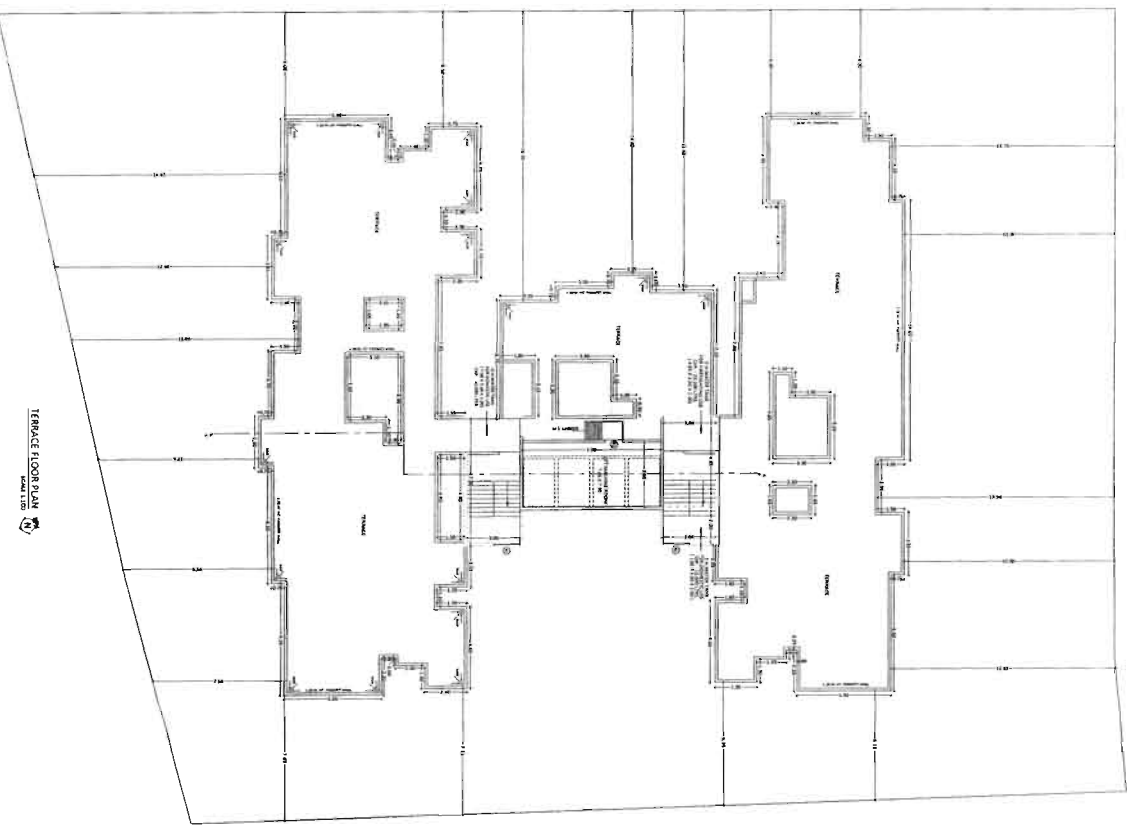
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

5. ALL WORK SHALL BE SUBJECT TO THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICIAL LETTER

REGISTERED PROFESSIONAL ARCHITECT

DATE: May 11, 2023

**PROJECT**  
 PROPOSED RETAIL RETAIL CONSUMER COMMERCIAL BUILDING ON 4th AND 5th AVENUE - 11

**NAME, ADDRESS & SIGN OF OWNER**  
 M/S. NIKHIL NIKHIL ENTERPRISES PRIVATE LIMITED, 4th AVENUE, 5th FLOOR, CHENNAI

**NAME, ADDRESS & SIGN OF ARCHITECT**

**DESTINATION**  
 ARCHITECTURE INTERIOR DESIGNS

10, Anna Salai, Chennai - 600 002

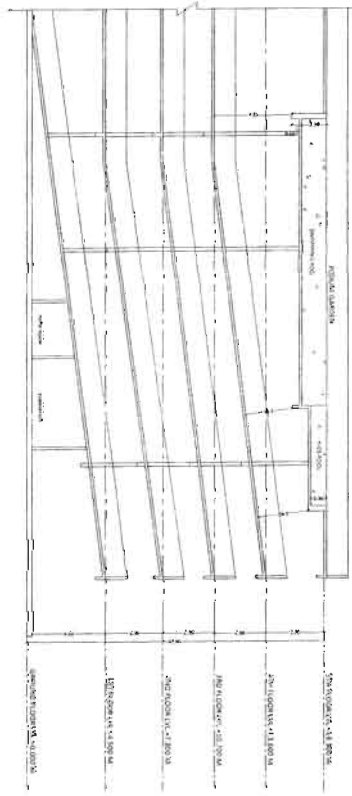
CONTACT: 98404 44444

WEBSITE: www.destinationarchitects.com

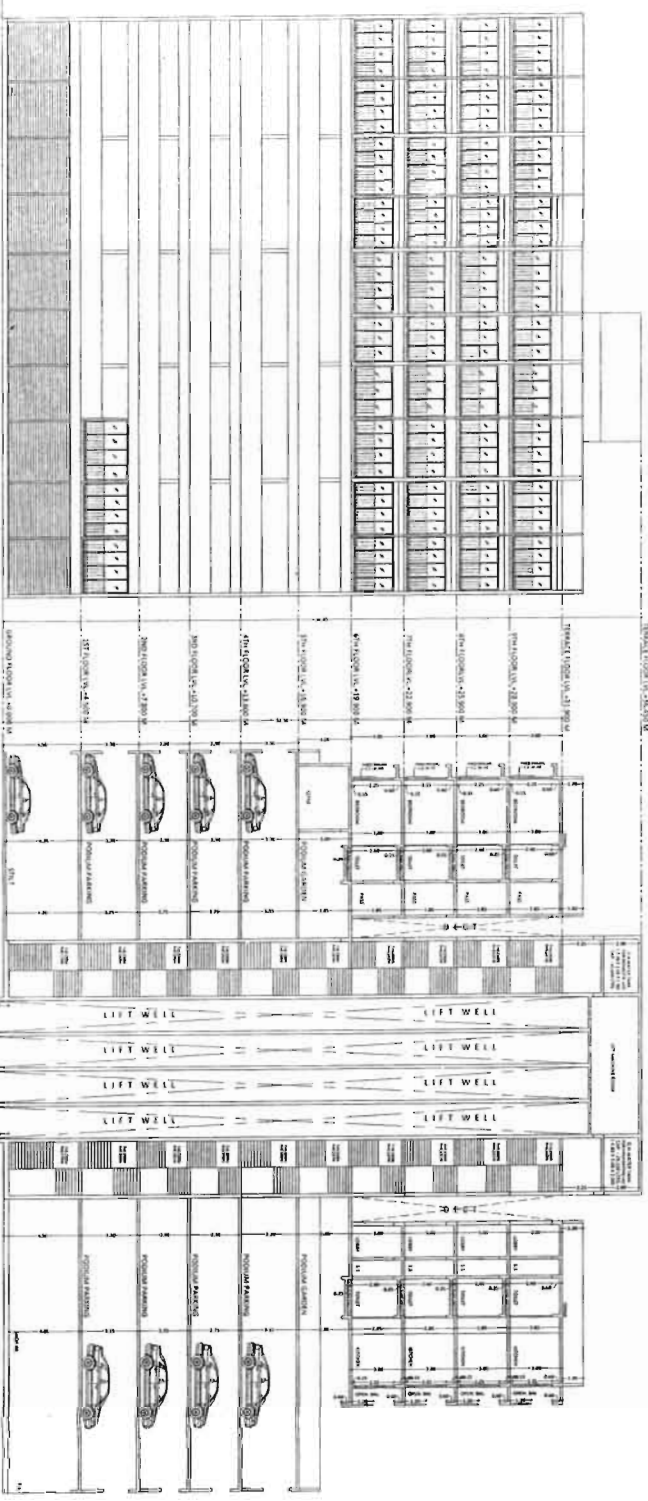
REG. NO. 10/2019

5/6

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE OTHER LISTS  
 No. 2023/04/1431/REG/MA & K/REG/1431  
 Dtd: Mar 13, 2023



SECTION B-B



FRONT SIDE ELEVATION

SECTION A-A

PROJECT  
 PROPOSED RESIDENTIAL GYM COMMERCIAL  
 BUILDING ON LOT NO. 87, SECTOR - 11,  
 KHARJOUR, NAVA MUMBAI  
 NAME, ADDRESS & SIGN OF OWNER  
 M/S. SHREY NHA THROUGH M/S. PARTNERS,  
 M/S. SHREY NHA & OTHER PVT.  
 NAME, ADDRESS & SIGN OF ARCHITECT

**DESTINATION**  
 ARCHITECTURE INTERIOR DESIGNS  
 101, MIDC INDUSTRIAL ESTATE,  
 PHASE II, CHANDRANAGAR,  
 PUNE - 411 004, INDIA  
 TEL: +91 20 2612 2222  
 FAX: +91 20 2612 2223  
 WWW.DESTINATIONARCHITECTS.COM  
 07/6/6