

Ram
HLST BKE

Vankar

NAME OF BUILDER	ZENISHA INFRA
NAME OF PROJECT	"ZENISHA LUXURIA"
RERA NUMBER	P52000046964
RERA DATE	26/09/2022 TO 31/12/2027
LOCATION	DAPOLI, PANVEL
BRM	VIJAY JADHAV MANAGER BUILDER RELATION RBO NAVI MUMBAI MOB :- 9987795850

MUMBAI

26 DEC 2023

BUILDER TIE-UP –ZENISHA LUXURIA

REQUIRMENT FROM BUILDER:

1. Board Resolution Copy /POA/ Authority letter to sign the application *(on letter head)*.
2. **Environment Clearance Certificate** from appropriate authority copy (if applicable).
3. **Fire NOC**:
4. A copy of **Insurance of Land and Building** of the real estate project and construction of the real estate project.(if any)
5. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

6.Details of expected Business to SBI in this project:

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

REQUIRMENT FROM SOURCING ENTITY:

1. Site Inspection Report along with selfie photos (on latest 10 points format by sourcing entity).
2. Any adverse finding viz. delay in execution of project and delivery of flats Verification of RBI Defaulters list.
3. **KYC Verified with Original**: Individual & Firm KYC, to be verified with original



Date:- 22/12/2023

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

BUILDER TIE UP : ZINISHA INFRA
PROJECT : ZINISHA LUXURIA

Dear Sir,

With respect to above please find enclosed tie up documents of
"ZINISHA LAXURIA" project for builder tie up process.



Vijay D Jadhav
Manager
Builder Relation
RBO SANPADA, East Mumbai

भारतीय स्टेट बैंक / State Bank of India स्थावर संवदा एवं आवास व्यवसाय हकाई मुंबई (मेट्रो) ए एवं बीयू		
प्राप्त RECD	2 6 DEC 2023	नं. No
Real Estate & Housing Business Unit Mumbai (Metro) A & BU		



bank.sbi
+91 22 2752 4208
+91 22 2752 4158
Branch Code : 05141
IP No.: 121102
rnrbo3.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,
Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT:ZENISHA LUXURIA

We M/s ZENISHA INFRA, a Company/Firm, having its registered office at Plot no 1 sector 7 Pushpak nagar dapoli are willing to enter into a Tie-up arrangement with your Bank for our Project ZENISHA LUXURIA, situated at (address) Plot no 1 sector 7 Pushpak nagar dapoli.

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

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

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

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

Yours faithfully,
For ZENISHA INFRA

PARTNER

Authorised Signatory
ZENISHA INFRA



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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT
FOR PROJECT: ZENISHA LUXURIA

We M/s,ZENISHA INFRA a Company/Firm, having its registered office at Flat no 101,, Bandhu Prem Plot no 162 Sector 31 Vashi Navi Mumbai 400703 are willing to enter into a Tie arrangement with your Bank for our Project ZENISHA LUXURIA Plot no 01 Sector 7 Pushpaknagar Dapoli Panvel 410206

Yours faithfully,

For **ZENISHA INFRA**

Bharat

PARTNERS
Authorized Signatory
(Name of the Builder)

INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars
1	Name of the Builder (Company/firm Name)	ZENISHA INFRA
2	Registered Address	Flat no 101,, Bandhu Prem Plot no 162 Sector 31 Vashi Navi Mumbai 400703

Flat No.101, Bandhu Prem, Plot No - 162, Sector - 31, Vashi Navi Mumbai - 400703.

M: +91 810 855 1361 E: zenishainfra@gmail.com

3	Address for correspondence	Flat no 101,, Bandhu Prem Plot no 162 Sector 31 Vashi Navi Mumbai 400703		
4	Contact Person Name, Mob.No. Email id	Bharat Arethia 8369586210 zenishainfra@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes-Mukesh Arethia		
5	Website url, if any	NA		
6	Date of establishment (MM/DD/YYYY)	01/04/2019		
7	Constitution(Proprietor/Partnership, Company)	ROF		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NA		
9	Ratings from CRISIL/ICRA etc.	NA		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Bharat Arethia	28	10 th Pass	Sales
2	Vasaram Bhoja Rajput	59	6 th Pass	Contractor
11	Details of latest 3 completed residential projects executed by the same firm/company/promoters			
Project Name		ZENISHA RESIDENCY	AMRUT GARDEN	PRANAV CORNER
Location		Dronagiri	New panvel	Dronagiri
Whether approved by SBI?				
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks		HDFC,AXIS,ICI CI Bank	HDFC,AXIS,ICI CI Bank	HDFC,AXIS,ICICI Bank
Month & Year of				

For ZENISHA INFRA

(Signature)

PARTNERS
Flat No 101, Bandhu Prem, Plot No - 162, Sector - 31, Vashi Navi Mumbai - 400703.

M: +91 810 855 1361 E: zenishainfra@gmail.com

Commencement of Construction	2019	2019	2020
Present Status (Completed/Partially completed)	Completed on 14 th Oct 2021	Nov 22	15 th sep 2022
	Full Completion	Full Completion	Full Completion
Total built up area of the project, in Sq.Mtr.	14400 Sq ft	1,14,000 Sq ft	34,200 Sq Ft
Number of floors	4 th Floor	13 th Floor	6 th Floor
No. of Dwelling Units in the project	33	120	60
No. of units sold in the project	33	110	60
Hsg.Loan taken Through SBI (No.of flats)			
Date of Occupancy Certificate	14 th Oct 2021	Nov 22	15 th sep 2022
Date of Society Registration	May 22	NA	NA
Total units Financed by SBI			
12	Details of the Present Project		
Project Name	ZENISHA LUXURIA		
Location with Survey Nos.	PUSHPAK NAGAR DAPOLI		
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	NA		
Status of encumbrance of the project land	NIL		

For ZENISHA INFRA

(Signature)

PARTNER

Flat No.101, Bandhu Prem, Plot No - 162, Sector - 31, Vashi Navi Mumbai - 400703.

M: +91 810 855 1361 E: zenishainfra@gmail.com

If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC BANK, AXIS BANK, ICICI BANK & BANK OF BARODA		
Month & Year of Commencement of Construction	JAN 2023		
Present Stage of Construction	1 st Slab		
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	1 Building Total 110 Flats 12th Floors		
Total built up area of the project, in Sq. Mt.	1,25,000 Sq Ft		
No. of Dwelling Units in the project	110 Flats & 20 Shops		
No. of units sold in the project	2 Flats		
No. of units Funded by SBI in this project and	NA		
Expected business from this project			
Details of Development Agreement and POA if any	POA-PNVL-3-6279-2020		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	CIDCO		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1BHK	55	50 Lacs	
2BHK	55	75 Lacs	

For ZENISHA INFRA

Bhand
PARTNERS

Flat No.101, Bandhu Prem, Plot No - 162, Sector - 31, Vashi Navi Mumbai - 400703.

M: +91 810 855 1361 E: zenishainfra@gmail.com



Total Project Value		Rs.75 CR
14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	- NA	
15. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code	ZENISHA INFRA 016110100011683 BOMBAY MERCANTILE BANK BMCB0000016	

For ZENISHA INFRA

Bhand

PARTNERS



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 :
P52000046964

Project: Zenisha Luxuria , Plot Bearing / CTS / Survey / Final Plot No.: Plot No. 1, Sector - 7 at Dapoli, Panvel, Raigarh, 410206;

1. **Zenisha Infra** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400703.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **26/09/2022** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:26-09-2022 16:15:50

Dated: 26/09/2022
Place: Mumbai

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

PROGRESS OF THE WORK

DATE : 2023-11-16

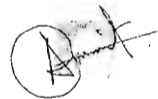
OWNER / DEVELOPER : MS. RAMUBAI DASHRATH TAREKAR AND OTHERS EIGHT & M/S. ZENISHA INFRA THROUGH ITS PARTNERS

BUILDING NAME : ZENISHA LUXURIA
 ADDRESS : PLOT NO-- 01, SEC – 07,
 NODE : PUSHPAK (DAPOLI)
 TALUKA : PANVEL
 DISTRICT : RAIGAD

Excavation	COMPLETED
Footings & Plinth	COMPLETED
Completion of R.C.C. Slab	COMPLETED TILL 3 RD SLAB
Underground Water Tank	COMPLETED
Overhead Water Tank and Lift Room	-----
Brick Walls	-----
Internal Plaster	-----
Internal Electrification	-----
Waterproofing	-----
Internal Plumbing	-----
Internal Tiles and Dado	-----
Doors and Doors Frame	-----
Windows and Glass Work	-----
Sanitary Fitting Installation	-----
Electrical Fittings Installation	-----
Internal Painting	-----
Terrace Waterproofing	-----
External plaster	-----
External Electrification	-----
External Plumbing	-----
External Tiles and Dado	-----
Fabrication	-----
External Painting & Elevation	-----
Installation of Lifts & its Compliances	-----
Firefighting Equipment as per CFO NOC	-----
Installation of Water-pumps	-----
Installation of Generator / Power Backup	-----
Compliance to Conditions of MoEF	-----
Paving of Areas Appurtenant to Building / wing	-----
Internal Roads, Car Drive-ways & Footpaths	-----
Storm Water Drains & Water Harvesting	-----
Water Supply	-----
Sewerage (Chamber, Lines, Septic tank, STP)	-----
Compound Wall& Gate	-----
Landscaping & Tree Plantation	-----
Street Lighting	-----
Community / Facility Building	-----
Energy Management	-----
Electrical Meter Rooms, Sub-station etc.	-----
All other requirements as may be required to obtain occupation / completion certificate	-----

Above mentioned construction work is observed during our site visit dated **2023-11-16**.
 This report is released against your (client's) request, received via mail dated **2023-11-16**.

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.c
 om, c=IN

Ar. Amitkumar B. Patel
 (License no. **CA/2014/63182**)

Electronic signatures are legally recognized and are provided for in the Information Technology Act, 2000 ("ITA"), the Indian Contract Act of 1872("ICA") and the Electronic Signature or Electronic Authentication Technique and Procedure Rules, 2015 ("ESEATPR")

PLOT NO-01, SECTOR-07, DAPOLI, PUSHPAK NAGAR.

RESIDENTIAL + COMMERCIAL BUILDING

FLOOR	SHOP/FLAT NO	TYPE	SALE AREA
GROUND FLOOR	1	SHOP	1040
	2	SHOP	1130
	3	SHOP	905
	4	SHOP	895
	5	SHOP	1095
	6	SHOP	985
	7	SHOP	1010
	8	SHOP	1000
	9	SHOP	990
	10	SHOP	975
	11	SHOP	925
	12	SHOP	1005
	13	SHOP	800
	14	SHOP	460
	15	SHOP	1150
	16	SHOP	770
	17	SHOP	765
	18	SHOP	670
	19	SHOP	745
	20	SHOP	830
	21	SHOP	820
TOTAL SALE AREA OF GROUND FLOOR			18965
SECOND FLOOR	201	2 BHK	1175
	202	1 BHK	875
	203	2 BHK	1160
	204	2 BHK	1270
	205	1 BHK	880
	206	1 BHK	890
	207	2 BHK	1330
	208	2 BHK	1260
	209	1 BHK	850
	210	2 BHK	1175
TOTAL SALE AREA OF SECOND FLOOR			10865
3RD TO 13TH FLOOR	301/401/501/601/701/801/901/1001/1101/1201/1301	2 BHK	1070
	302/402/502/602/702/802/902/1002/1102/1202/1302	1 BHK	780
	303/403/503/603/703/803/903/1003/1103/1203/1303	2 BHK	1070
	304/404/504/604/704/804/904/1004/1104/1204/1304	2 BHK	1070
	305/405/505/605/705/805/905/1005/1105/1205/1305	1 BHK	705
	306/406/506/606/706/806/906/1006/1106/1206/1306	1 BHK	705
	307/407/507/607/707/807/907/1007/1107/1207/1307	2 BHK	1070
	308/408/508/608/708/808/908/1008/1108/1208/1308	2 BHK	1060
	309/409/509/609/709/809/909/1009/1109/1209/1309	1 BHK	780
	310/410/510/610/710/810/910/1010/1110/1210/1310	2 BHK	1075
	311/411/511/611/711/811/911/1011/1111/1211/1311	1 BHK	710
	312/412/512/612/712/812/912/1012/1112/1212/1312	1 BHK	710
TOTAL SALE AREA OF ONE FLOOR			10805
TOTAL SALE AREA OF 3RD TO 13TH FLOOR			11885
GRAND TOTAL SALE AREA			148685

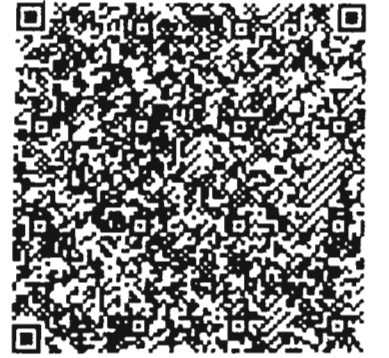
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACFZ3452F



नाम / Name
ZENISHA INFRA

16042019

निगमन/गठन की तारीख
Date Of Incorporation/Formation
01/04/2019

Bhand 4421



Maharashtra State Electricity Distribution Company Limited

Web Site: www.mahadiscom.in > Energy Bill

Energy Bill

वेब स्वयंसेवा

मुख्य पान

नवीन सदस्य नोंदणी

प्रवेश

प्रवेश नाम/परवही शब्द विस्मरण

वीज देयक अवलोकन/भरणा

वीज लागू परिगणक

वीज देयक परिगणक

नवीन जोडणीची मागणी

तक्रार नोंदवणे

नवीन जोडणी तक्रार नोंदवणे

सुरक्षा ठेव अंदाज

तक्रारीची सद्यस्थिती

रिडिंग पाठवा

अक्षय ऊर्जा वापर पहा

पैसे भरून कृषि पंप प्रतीक्षा यादीमध्ये प्रलंबित ग्राहकांनी कृषिपंप विद्युत जोडणी ऐवजी सौर कृषिपंप घेण्यास समती देण्यासाठी येथे क्लिक करावे.

स्थितीचा मागोवा घेणे, दस्तऐवज पाठवणे आणि शुल्क भरणे

*इतर शुल्काचे ऑनलाइन देय

*मोबाइल नंबर, ई-मेल, आधार, टी.डी.एस आणि पॅन क्रमांक नोंदणी / बदल

भाषा: Marathi

मुद्राप्रयोग्य आवृत्ती पहा

वीज पुरवठा देयक माहे: **NOV-2023**

GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002221786445

HSN code 27160000

ग्राहक क्रमांक: **028700351884**

Zenisha Infra

Plot no 01 sector 07 Pushpak nagar PANVEL RAIGAD D apoli 410206

मोबाइल/ ईमेल:

88*****58/

देयक दिनांक: **18-NOV-23**

देयक रक्कम रु: **52,040.00**

देय दिनांक: 08-DEC-23

या तारखे नंतर भरण्यास: **52,360.00**

विलीन युनिट: 0329 :PANVEL I (BHINGARI)

दर संकेत: 304 /LT II Comm 3Ph < 20KW

पोल क्रमांक: 00000001

पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 4 / 25-7000-1199

/0329022

मिटर क्रमांक: 08809234882

रिडिंग युप: M4

पुरवठा दिनांक: 01-Mar-2023

मजुर भार: 5 KW

सुरक्षा ठेव जमा(रु): 20,000.00

चातु रिडिंग दिनांक: 13-NOV-23

मागील रिडिंग दिनांक: 13-OCT-23

Scan this QR Code with BHM App for UPI Payment



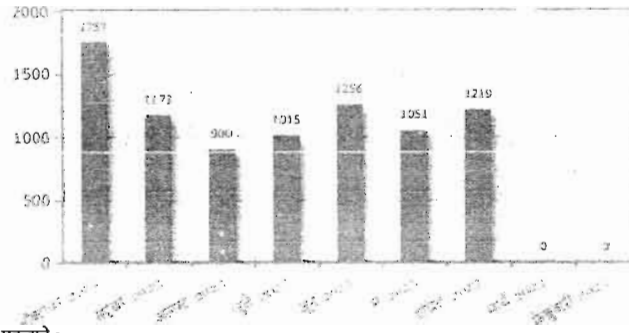
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चातु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
10084	8371	01	1713	0	1713

NORMAL

Bill Period: 1.03 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7

MSEDCL Call Center:

18002333435

18002123435

1912

ग्राहकाच्या हक्कांचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धती महामंडळाच्या संकेत स्थळ:-

www.mahadiscom.in >

ConsumerPortal > CGRF

वापर उपलब्ध आहे.

महत्वाचे:

१. छापील बिता ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी:-

<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरचा बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)

२. डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५०/- पर्यंत) सवलत मिळवा. (टॅक्सेस व ड्यूटीज वागळून)

३. तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी -<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.

४. पुढील महिन्याची रिडिंग साधारणतः 13-12-2023 ह्या तारखेला होईल.

विशेष संदेश:

* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.88*****58 आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/

मोबाइल ॲप वापरा किंवा ९९३०३९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 028700351884**

* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीची स्वीकारावी, हस्तलिखित पावती स्वीकारू नये.

गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number: **MSEDCL01028700351884**
- IFSC Code: **SBIN0008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Amount: **As per Bill**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

स्थळप्रत विलीन युनिट: 0329 ग्राहक क्रमांक: 028700351884 पी.सी.: M4 दर: 304

अंतिम तारीख 08-DEC-23 52,040.00

या तारखे पर्यंत भरण्यास 28-NOV-23 51,830.00

या तारखे नंतर भरण्यास 08-DEC-23 52,360.00

बँकेची स्थळप्रत डिटीसी क्र.: 0329022

स्थळप्रत विलीन युनिट: 0329 ग्राहक क्रमांक: 028700351884 पी.सी.: M4 दर: 304

अंतिम तारीख 08-DEC-23 52,040.00

या तारखे पर्यंत भरण्यास 28-NOV-23 51,830.00

या तारखे नंतर भरण्यास 08-DEC-23 52,360.00

सूचना व अटी

- वीज शुल्क शासन अधिसूचना क्रु इएलडी/ प्र.क.-273/उर्जा-1 दि.21/10/2016 अन्वये आकारण्यात येईल. वीज विक्रीकर शासन अधिसूचना दि. 21/10/2016 अन्वये आकारण्यात येईल. *वेळेवर आधारित दरासाठी किंवा इतर स्पष्टीकरणासाठी कृपया विद्युत नियामक आयोगाचे आदेश बघावे. **मीटर बसविण्यात येईपर्यंत ठराविक दराने आकारणी करण्यात येईल.

ग्राहक क्रमांक: 028700351884

	रु. पैसे.
स्थिर आकार	705.00
वीज आकार	17,712.42

- 1) देयकातील चुकीबद्दलची कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात/कॉल सेंटर/ मोबाइल अॅप/वेब सेल्फ सर्विस मध्ये दाखल करावी लागेल. देयकात काही चूक असली तरी विलंब शुल्क भरावे लागू नये म्हणून देयक तात्पुरत्या स्वरूपात अथवा परत तपासणी करून दुरुस्ती करण्याची हरकत नोंदवून पूर्ण रकम भरावी. मात्र अयवादात्मक अगर वाजवीपेक्षा जास्त रकमेचे देयक असेल तर तक्रारीचे निवारण होईपर्यंत ग्राहकास त्याने त्यापूर्वी वापरलेल्या युनिट इतके बिल दिले जाईल व त्यासंबंधी गेळ पूर्ण तपास करून नंतर घालण्यात येईल.
 - 2) देय तारखेच्या नंतर मागील देयकाची रकम भरली असेल व ती बाकी म्हणून त्रुट्याच्या चाचू देयकात असेल तर सध्याचे देयक भरताना मागील देयक व त्याची पावती रोखपालास दाखवावी.
 - 3) विद्युत पुरवठ्याच्या अटी, संकीर्ण अकार व दरसूची, आणि महाराष्ट्र शासनाच्या अधिनियमाद्वारे तयार केलेले नियम व आदेशातील तरतुदीनुसार हे देयक पाठविण्यात येत आहे.
- चेक तिहीण्यासाठी सूचना :**
- 4) चेक अकाउंट पेयी असावा * चेक 'MSEDCL' च्या नावे असावा, चेक स्थानिक बँकेचा असावा चेक सोबत पावती स्थळप्रत जोडावी, स्टॅम्प करू नये * चेक पुढील तारखेचा नसावा. चेक/ डीडी ने देयकाचा भरणा केल्यास, महावित्रण्या खाल्यात रकम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल.
 - 5) देयक चेक कलेक्शन पेट्रीट टाकतांना चेकच्या मागे ग्राहक क्रमांक (पी.सी., वि. यु. साहित) लिहावा व स्थळप्रतीच्या मागे चेकचा तपशील लिहावा.
 - 6) परक्राम्य संतरे अधिनियम (Negotiable Instrument Act) 1881 कलम 138 प्रमाणे चेक न वठणे हा दंडनीय अपराध असून कायदेशीर कारवाईस पात्र आहे.
 - 7) एम.ई.आर.सी.ऑर्डर २०२२ च्या केस क्रमांक २२६ नुसार, चेक बाउन्स चार्जेस रुपये 750 किंवा बँक चार्जेस यापैकी जे अधिक असेल ते 01-04-2020 पासून लागू आहेत.

MTR Order २२६/२०२२ च्या आदेशानुसार विद्युत नियामक आयोगाने दिनांक 01-APR-23 पासून निर्धारित केलेले वीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज वापरासाठी आहेत

LT II Comm 3Ph < 20KW	युनिट	0-200	201-0	1-0	1-0	>200
स्थिर अकार रु. 705	वीज अकार (रु.)	10.34	0	0	0	10.34
	इं.स.आ. (रु.)	0.25	0	0	0	0.25

वहन आकार @ ₹ 1.17 / युनिट	2,004.21
इंधन समायोजन आकार	428.25
वीज शुल्क (21 %)	4,378.47
वीज विक्री कर @ ₹ 0.18/ युनिट	308.34
व्याज	0.00
इतर आकार	0.00
चातू वीज देयक (रु.)	25,536.69
निव्वळ धकवाकी/जमा	26,501.33
समायोजित रकम	0.00
व्याजाची धकवाकी	0.00
एकूण धकवाकी/जमा	26,501.33
देयकाची निव्वळ रकम	52,038.02
पूर्णांक देयक (रु.)	52,040.00

DPC:319.21
After this date: 08-DEC-23
Pay Rs. 52,360.00

Pay Now

Prompt Payment Discount: Rs. 208.50, if bill is paid on or before 28-NOV-23

देयक भरणा 12-NOV-23 पर्यंत विचारात घेतला आहे
मागील पावतीचा दिनांक 12-OCT-23

Payment History:	
Receipt Date	Paid Amount
12-Oct-2023	17,610.00
20-Aug-2023	28,800.00
22-Jun-2023	34,890.00
13-May-2023	18,730.00

वीज नसल्याबाबतची तक्रार करण्यासाठी सध्या उपलब्ध असलेल्या सुविधे व्यतिरिक्त नविन पर्याय उपलब्ध.

- 1) नोंदणीकृत मोबाइल वरून ०२२-५०८९७१०० या नंबर वर मिस कॉल द्या
- 2) NOPOWER <ग्राहक क्र> हा संदेश ९९३०३९९३०३ या नंबरवर पाठवा.
- 3) आपले वीज देयक पाहण्यासाठी व ऑनलाइन भरणा करण्यासाठी <https://wss.mahadiscom.in/wss/wss> या पोर्टल वर उपलब्ध आहे.





ऑनलाइन पेमेंट सुविधा -<https://wss.mahadiscom.in/wss> द्वारे सुरक्षित, सुलभ आणि विनामूल्य ऑनलाइन पेमेंट सुविधेचा अवलंब करा आणि 0.25% (जास्तीत जास्त रु. 500) सवलत मिळवा. संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

डिजिटल माध्यमाने दि. 08-DEC-23 पर्यंत भरणा केल्यास, डिजिटल भरणा सूट 52.12 रु. पुढील देयकात समाविष्ट करण्यात येईल. आयकर कलम 269 ST मधील तरतुदीनुसार Rs. 2.00 लाख आणि त्याहून अधिक रोख पावती कोणत्याही प्रकारच्या पेमेंटसाठी महावितरण कडून स्विकारली जाणार नाही. मा. वीज नियामक आयोग महाराष्ट्र आदेश दिनांक 24/02/2021 नुसार दि.01/11/2021 पासून ग्राहकाचे दरमहा वीज बिल रोखीत स्विकारण्याची कमाल मर्यादा रु. 5000/- इतकी राहिल.

For Billing Complaint contact IGR: VIDYUT, SECTOR-17, WASHI Phone-27896730 EXT202
येथे तक्रारीचे निवारण समाधानकारक न झाल्यास ग्राहक पुढीलटिकाणी तक्रार दाखल करू शकतो CGRF: VIDYUT BHAVAN, BHANDUP Phone-25664316

* For queries related to your online payment transactions, please contact helpdesk_pg@mahadiscom.in
Any unauthorised changes made in this bill will lead to non-acceptance of the bill.

© 2023, Maharashtra State Electricity Distribution Company Limited.

आमच्या विश्वी | संपर्क करा | मनातले प्रश्न | मदत | सूचना व अटी | गुप्तता धोरण | साइट मॅग | आम्हाला फॉलो करा:    
ऑनलाइन अर्जाची संबंधित कोणत्याही प्रश्नांसाठी, कृपया customercare@mahadiscom.in वर मेल करा किंवा आमच्या ग्राहक सेवा केंद्र १९९२, १८००-२३३-३४३५, १८००-२९२-३४३५ वर संपर्क साधा. आपल्या ऑनलाईन देय व्यवहारांशी संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर मेल करा



वेब स्वयंसेवा

Maharashtra State Electricity Distribution Company Limited

WSS Bill स्वयंसेवा पोर्टल

Energy Bill

मुख्य पान

नवीन सदस्य नोंदणी

प्रवेश

प्रवेश नाम / परवर्ती शब्द विस्मरण

वीज देयक अवलोकन / भरणा

वीज वापर परिगणक

वीज देयक परिगणक

नवीन जोडणीची मागणी

तक्रार नोंदवणे

नवीन जोडणी तक्रार नोंदवणे

सुरक्षा ठेव अंदाज

तक्रारीची सद्यस्थिती

रिडिंग पाठवा

अक्षय ऊर्जा वापर पहा

पैसे भरून कृषि पंप प्रतीक्षा यादीमध्ये प्रलंबित ग्राहकांनी कृषिपंप विद्युत जोडणी ऐवजी सौर कृषिपंप घेण्यास समती देण्यासाठी येथे क्लिक करावे.

स्थितीचा मागोवा घेणे, दस्तऐवज पाठवणे आणि शुल्क भरणे

*इतर शुल्काचे ऑनलाइन देय

*मोबाइल नंबर, ई-मेल, आधार, टी.डी.एस आणि पॅन क्रमांक नोंदणी / बदल

मुद्रणयोग्य आवृत्ती पहा

भाषा: Marathi

वीज पुरवठा देयक माहे: NOV-2023

GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002221786445

HSN code 27160000

ग्राहक क्रमांक: 028700351884

Zenisha Infra

Plot no 01 sector 07 Pushpak nagar PANVEL RAIGAD D apoli 410206

मोबाइल / ईमेल:

88*****58/

देयक दिनांक: 18-NOV-23

देयक रक्कम रु: 52,040.00

देय दिनांक: 08-DEC-23

या तारखे नंतर भरल्यास: 52,360.00

वित्तीय युनिट: 0329 :PANVEL I (BHINGARI)

दर संकेत: 304 /LT II Comm 3Ph < 20KW

पोल क्रमांक: 00000001

पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 4 / 25-7000-1199

/0329022

मिटर क्रमांक: 08809234882

रिडिंग युप: M4

पुरवठा दिनांक: 01-Mar-2023

मजुर भार: 5 KW

सुरक्षा ठेव जमा(रु): 20,000.00

चातु रिडिंग दिनांक: 13-NOV-23

मागील रिडिंग दिनांक: 13-OCT-23

Scan this QR Code with BHIM App for UPI Payment



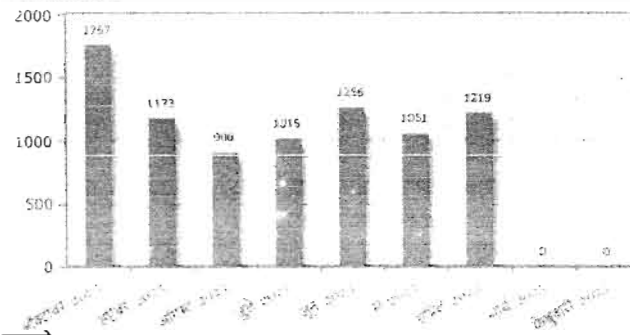
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चातु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
10084	8371	01	1713	0	1713

NORMAL

Bill Period: 1.03 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7

MSEDCL Call Center:

18002333435

18002123435

1912

ग्राहकांच्या तक्रारोचे निवारण करण्यासंबंधाचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-
www.mahadiscom.in > ConsumerPortal > CGRF वापर उपलब्ध आहे.

महत्वाचे :

१.छापील विला ऐवजी ई-विला साठी नोंदणी करा व प्रत्येक विलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा.नोंदणी करण्यासाठी:-

https://pro.mahadiscom.in/Go-Green/gogreen.jsp (GGN नंबर तुमच्या छापील विलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)

२. डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा.(टॅक्सेस व ड्युटीज वगळून)

३. तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी -https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp येथे भेट द्या.

४. पुढील महिन्याची रिडिंग साधारणतः 13-12-2023 रोजी तारखेला होईल.

विशेष संदेश :

* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.88*****58 आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/

मोबाइल ऐव वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 028700351884

* महावितरणला कोणत्याही प्रकारच्या रकमांचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये.

गैरसोय टाळण्यास ऑनलाइन भरणा सुविधांचा पर्याय वापरावा.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDCL01028700351884
- IFS Code: SBIN0008965
- Name of Bank: STATE BANK OF INDIA
- Name of Branch: IFB BKC
- Amount: As per Bill

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

स्वल्पत वित्तीय युनिट:	0329	ग्राहक क्रमांक:	028700351884	पी.सी.:	M4	दर:	304
अंतिम तारीख	08-DEC-23						52,040.00

या तारखे पर्यंत भरल्यास	28-NOV-23	51,830.00
या तारखे नंतर भरल्यास	08-DEC-23	52,360.00

बँकेची स्वल्पत	डिटीसी क्र.:	0329022					
स्वल्पत वित्तीय युनिट:	0329	ग्राहक क्रमांक:	028700351884	पी.सी.:	M4	दर:	304

अंतिम तारीख	08-DEC-23	52,040.00
या तारखे पर्यंत भरल्यास	28-NOV-23	51,830.00
या तारखे नंतर भरल्यास	08-DEC-23	52,360.00

सूचना व अटी

- वीज शुल्क शासन अधिसूचना क्र इएलडी/ प्र.क.-273/उर्ज-1 दि.21/10/2016 अन्वये आकारण्यात येईल. वीज विक्रीकर शासन अधिसूचना दि. 21/10/2016 अन्वये आकारण्यात येईल.*नेळेवर आधारित दरासाठी किंवा इतर स्पष्टीकरणासाठी कृपया विद्युत नियामक आयोगाचे आदेश बघावे. **मीटर बसविण्यात येईपर्यंत ठराविक दराने आकारणी करण्यात येईल.

ग्राहक क्रमांक: 028700351884	
	रु. पैसे
स्थिर आकार	705.00
वीज आकार	17,712.42

- 1) देयकातील चुकीबद्दलची कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात/कॉल सेंटर/ मोबाइल ऑप/वेब सेल्फ सर्विस मध्ये दाखल करावी लागेल. देयकात काही चुक असली तरी विलंब शुल्क भरावे लागू नसेल. देयक तात्पुरत्या स्वरूपात अथवा परत तपासणी करून दुरुस्ती करण्याची हरकत नोंदवून पूर्ण रक्कम भरावी. मात्र अगवादाताक अगर वाजवीपेक्षा जास्त रकमेचे देयक असेल तर तक्रारीचे निवारण होईपर्यंत ग्राहकास त्याने त्यापूर्वी वापरलेल्या युनिट इतके बिल दिले जाईल व त्यासंबंधी मेल पूर्ण तपास करून नंतर पालण्यात येईल.
 - 2) देय तारखेच्या नंतर मागील देयकाची रक्कम भरली असेल व ती बाकी म्हणून सध्याच्या चालू देयकात असेल तर सध्याचे देयक भरताना मागील देयक व त्याची पावती रोखपालास दाखवावी.
 - 3) विद्युत पुरवठ्याच्या अटी, संकीर्ण आकार व दरसूची, आणि महाराष्ट्र शासनाच्या अधिनियमाद्वारे तयार केलेले नियम व आदेशातील तरतुदीनुसार हे देयक पाठविण्यात येत आहे.
- चेक तिथीप्यासाठी सूचना :**
- 4) चेक अकाउंट पेयी असावा * चेक 'MSEDCL' च्या नावे असावा, चेक स्थानिक बँकेचा असावा चेक सोबत पावती स्थळप्रत जोडावी, स्टॅम्प करू नये * चेक पुढील तारखेचा नसावा. चेक/ डीडी ने देयकाचा भरणे केल्यास, महावितरणच्या खात्यात रक्कम जमा होण्याची दिनांक, भरणे दिनांक म्हणून गृहित धरली जाईल.
 - 5) देयक चेक कलेक्शन पेटीत टाकतांना चेकच्या मागे ग्राहक क्रमांक (पी.सी., बि. यु. साहित) लिहावा व स्थळप्रतीच्या मागे चेकचा तपशील लिहावा.
 - 6) परक्राम्य संलेख अधिनियम (Negotiable Instrument Act) 1881 कलम 138 प्रमाणे चेक न वठणे हा दंडनीय अपराध असून कायदेशीर कारवाईस पात्र आहे.
 - 7) एम.ई.आर.सी.ऑर्डर २०२२ च्या क्रमांक २२६ नुसार, चेक वाउन्स चार्जस रुपये 750 किंवा बँक चार्जस घायेकी जे अधिक असेल ते 01-04-2020 पासून लागू आहेत.

MTR Order २२६/२०२२ च्या आदेशानुसार विद्युत नियामक आयोगाने दिनांक 01-APR-23 पासून निर्धारित केलेले गीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज वापरासाठी आहेत

LT II Comm 3Ph < 20KW	युनिट	0-200	201-0	1-0	1-0	>200
स्त्रि आकार रु. 705	वीज आकार(रु.)	10.34	0	0	0	10.34
	ई.स.आ.(रु.)	0.25	0	0	0	0.25

बहिन आकार @ ₹ 1.17 / युनिट	2,004.21
इंधन समायोजन आकार	428.25
वीज शुल्क (21 %)	4,378.47
वीज विक्री कर @ ₹ 0.18/ युनिट	308.34
व्याज	0.00
इतर आकार	0.00
चालू वीज देयक(रु.)	25,536.69

निव्वळ धकवाकी/जमा	26,501.33
समायोजित रक्कम	0.00
व्याजाची धकवाकी	0.00
एकूण धकवाकी/जमा	26,501.33
देयकाची निव्वळ रक्कम	52,038.02
पूर्णांक देयक(रु.)	52,040.00

DPC:319.21
After this date: 08-DEC-23
Pay **Rs. 52,360.00**

> Pay Now

Prompt Payment Discount: Rs. 208.50 , if bill is paid on or before 28-NOV-23

देयक भरणे 12-NOV-23 पर्यंत विचारात घेतला आहे
भागील पावतीचा दिनांक 12-OCT-23

Receipt Date	Paid Amount
12-Oct-2023	17,610.00
20-Aug-2023	28,800.00
22-Jun-2023	34,890.00
13-May-2023	18,730.00

वीज नसल्याबाबतची तक्रार करण्यासाठी सध्या उपलब्ध असलेल्या सुविधे व्यतिरिक्त नविन पर्याय उपलब्ध.

१) नोंदणीकृत मोबाईल वरून ०२२-५०८९७१०० या नंबर वर मिस कॉल घ्या

२) NOPOWER <ग्राहक क्र> हा संदेश ९९३०३९९३०३ या नंबरवर पाठवा.

३) आपले वीज देयक पाहण्यासाठी व ऑनलाइन भरणे करण्यासाठी <https://wss.mahadiscom.in/wss/wss> या पोर्टल वर उपलब्ध आहे.





ऑनलाइन पेमेंट सुविधा -<https://wss.mahadiscom.in/wss> द्वारे सुरक्षित, सुलभ आणि विनामूल्य ऑनलाइन पेमेंट सुविधेचा अवलंब करा आणि 0.25% (जास्तीत जास्त रु. 500) सवलत मिळवा.संबंधितप्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

डिजिटल माध्यमाने दि. 08-DEC-23 पर्यंत भरणे केल्यास, डिजिटल भरणे सूट 52.12 रु. पुढील देयकात समाविष्ट करण्यात येईल. आयकर कलम 269 ST मधील तरतुदीनुसार Rs. 2.00 लाख आणि त्याहून अधिक रोख पावती कोणत्याही प्रकारच्या पेमेंटसाठी महावितरण कडून स्विकारली जाणार नाही. मा. वीज नियामक आयोग महाराष्ट्र आदेश दिनांक 24/02/2021 नुसार दि.01/11/2021 पासून ग्राहकाचे दरमहा वीज बिल रोखीत स्विकारण्याची कमाल मर्यादा रु. 5000/- इतकी राहिली.

For Billing Complaint contact IGRC: VIDYUT, SECTOR-17, WASHI Phone-27896730 EXT202
येथे तक्रारीचे निवारण समाधानकारक न झाल्यास ग्राहक पुढीलटिकाणी तक्रार दाखल करू शकतो CGRF: VIDYUT BHAVAN, BHANDUP Phone-25664316

* For queries related to your online payment transactions, please contact helpdesk_pg@mahadiscom.in
Any unauthorised changes made in this bill will lead to non-acceptance of the bill.

© 2023 , Maharashtra State Electricity Distribution Company Limited.

आमच्या विश्वासी | संपर्क करा | मनातले प्रश्न | मदत | सूचना व अटी | गुपतता धोरण | साइट मॅप | आम्हाला फॉलो करा :    
ऑनलाइन अर्जाशी संबंधित कोणत्याही प्रश्नांसाठी, कृपया customercare@mahadiscom.in वर मेल करा किंवा आमच्या ग्राहक सेवा केंद्र १९१२, १८००-२३३-३४३५, १८००-२१२-३४३५ वर संपर्क साधा. आपल्या ऑनलाइन देय व्यवहारांची संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर मेल करा

CARPET AREA STATEMENT AS PER RERA

This is to certify that carpet area of the Shops/Flat on **Plot no- 85, Sector-07, Pushpak Node, Navi Mumbai**, as per Plans Approved by Cidco wide letter for Development Permission and Commencement certificate No- **CIDCO/BP-17938/TPO(NM & K)/2021 /10048** dated **29th SEPTEMBER 2022** admeasure as follows:-

SHOP NO	TYPE	CARPET AREA AS PER RERA (SQ. MT.)
GROUND FLOOR		
01	SHOP	36.967
02	SHOP	34.458
03	SHOP	33.550
04	SHOP	37.088
05	SHOP	37.210
06	SHOP	23.334
07	SHOP	57.805
08	SHOP	28.821
09	SHOP	26.812
10	SHOP	26.812
11	SHOP	26.812
12	SHOP	26.812
13	SHOP	31.200
14	SHOP	35.100
15	SHOP	31.200
16	SHOP	26.812
17	SHOP	26.812
18	SHOP	39.000
3RD FLOOR		
301	1 BHK	33.560
302	1 BHK	37.007
303	1 BHK	37.007
304	2 BHK	51.558
305	2 BHK	60.444
306	2 BHK	60.444
4TH,5TH, 6TH,7TH, 9TH, 10TH, 12TH & 13TH FLOOR		
401/501/601/701/901/1001/1201/1301	1 BHK	32.882
402/502/602/702/902/1002/1202/1302	1 BHK	32.846
403/503/603/703/903/1003/1203/1303	1 BHK	33.560
404/504/604/704/904/1004/1204/1304	1 BHK	37.007
405/505/605/705/905/1005/1205/1305	1 BHK	37.007

406/506/606/706/906/1006/120 6/1306	2 BHK	51.558
407/507/607/707/907/1007/120 7/1307	2 BHK	60.444
408/508/608/708/908/1008/120 8/1308	2 BHK	60.444
409/509/609/709/909/1009/120 9/1309	1 BHK	33.525
8TH & 11TH FLOOR		
801/1101	1 BHK	32.882
802/1102	1 BHK	32.846
803/1103	1 BHK	33.560
804/1104	1 BHK	37.007
805/1105	1 BHK	37.007
806/1106	2 BHK	51.558
807/1107	2 BHK	60.444
808/1108	2 BHK	60.444

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
Adobe Acrobat Reader version:
2022.003.20282

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

4234

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

शुद्धी सेवा केंद्र ९३६
Permanent Account Number Card
ABNPR8454R

नाम / Name
VASKRAM BHOLA RAJPUT
पिता का नाम / Father's Name
BHOLA RAJYDHAN RAJPUT

वर्ग संख्या
0106/1964

हस्ताक्षर / Signature
4234





भारत सरकार
GOVERNMENT OF INDIA



वसराम भोजा राजपूत

Vasram Bhoja Rajput

जन्म तारीख / DOB: 01/06/1964

पुरुष / MALE



3000 1606 5598

माझे आधार, माझी ओळख

4424



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 14/03/2017

पत्ता:
रूम नं. २०१, तुलसी कुंज, प्लॉट नं. २५६,
सेक्टर-२८, नवी मुंबई, वाशी, ठाणे,
महाराष्ट्र - 400703

Address:
Room No.201, Tulasi Kunj, Plot
No.256, Sector-28, Navi
Mumbai, Vashi, Thane,
Maharashtra - 400703

3000 1606 5598



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001



भारत सरकार
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/60811/00325

To,
भरत करमन आरेठीया
Bharat Karman Arethia
Flat No-1001, Plot No-103
Sector-11, Koparkhalme
Navi Mumbai
Kopar Khairne Thane Thane
Maharashtra 400709
9619671664

25/04/2014

Ref: 2058 / 04E / 354681 / 354714 / P



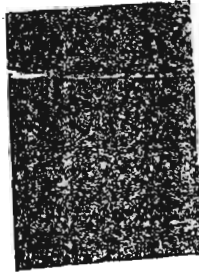
SE086835177ET



आपला आधार क्रमांक / Your Aadhaar No. :

6810 2650 6974

आधार - सामान्य माणसाचा अधिकार



भरत करमन आरेठीया
Bharat Karman Arethia
जन्म तारीख / DOB: 17/08/1994
पुरुष / Male



6810 2650 6974

आधार - सामान्य माणसाचा अधिकार

Bharat

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHARAT KARMAN ARETHIA

KARMAN ARETHIA

17/08/1994

Permanent Account Number

BOCPA0439Q

Bharat



Bhand



Rutuja Narsingh & Associates

Chartered Accountants

Contact No: +91 7208589352 / +91 9867776629

Mail us: rutujanarsingh@gmail.com

Address: 809-810, The Landmark, Plot -26A, Sector-7, Kharghar -410210.

Table G

Any Comments / Observations of CA

1	Value of the land as per Annual Statements of Rates (ASR) being Rs. 13,600/- sq.m.
2	Ready Recknor rate for unsold inventory valuation is considered to be Rs. 49,400/- for residential units & Rs. 68,500/- sq.mtrs for Shops Units.
3	Amount withdrawn till the date of this certificate is considered to be the same as Collection amounts since the promoter does not maintain separate RERA Account.
4	The amounts pertaining to current Form 3 have been considered as per details provided by the management of the company.

Yours Faithfully,

RUTUJA
SAJJAN
NARSINGH

Digitally signed
by RUTUJA
SAJJAN
NARSINGH

Date: 2023.10.20
11:23:49 +05'30'

CA Rutuja Sajjan Narsingh
Rutuja Narsingh & Associates

M. No: 188808

UDIN:23188808BGUYJZ9365

Agreed and accepted by:

For M/s. Zenisha Infra

Sd/-

Authorised Signatory

Date: 20-10-2023



Rutuja Narsingh & Associates

Chartered Accountants

Contact No: +91 7208589352 / +91 9867776629

Mail us: rutenarsingh@amail.com

Address: 809-810, The Landmark, Plot -26A, Sector-7, Kharghar -410210.

Table F

Means of Finance

Sr No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed/Estimated (As on the date certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own funds	9,59,24,097	9,59,24,097	11,90,754
2	Total Borrowed Funds(Secured) - Drawdown Aailed till date	5,75,54,458	5,75,54,458	-
3	Total Borrowed Funds(Unsecured) - Drawdown Aailed till date			
4	Customer Receipts used for Project	23,02,17,833	23,02,17,833	8,21,94,878
5	Total Funds for Project	38,36,96,389	38,36,96,389	8,33,85,632
6	Total Estimated Cost (As per Table A)	38,36,96,389	38,36,96,389	8,33,85,632



Rutuja Narsingh & Associates

Chartered Accountants

Contact No: +91 7208589352 / +91 9867776629

Mail us: rutanarsingh@gmail.com

Address: 809-810, The Landmark, Plot -26A, Sector-7, Kharghar -410210.

Table E

Designated Bank Account Details

Sr No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

I hereby certify that the required proportion of money, as specified in the act, collected from allottees of the projects unit as indicated in Table C has not been deposited in Designated RERA Bank Account.

I hereby certify that **M/s. Zenisha Infra** has utilized the required proportion of money, as specified in the act, collected from allottees for this project for land and construction of this project cannot be ascertained.



Rutuja Narsingh & Associates

Chartered Accountants

Contact No: +91 7208589352 / +91 9867776629

Mail us: rtn.narsingh@gmail.com

Address: 809-810, The Landmark, Plot -26A, Sector-7, Kharghar -410210.

Table D

Comparison between Balance Cost and Receivables

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred).	30,03,10,757
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	3,06,69,850
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4016.73
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	20,98,50,046
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	24,05,19,896
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account. IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account.	-



Rutuja Narsingh & Associates

Chartered Accountants

Contact No: +91 7208589352 / +91 9867776629

Mail us: rutujanarsingh@gmail.com

Address: 809-810, The Landmark, Plot -26A, Sector-7, Kharghar -410210.

77	1012	33.64	16,61,915
78	1101	55.25	27,29,251
79	1102	38.96	19,24,723
80	1106	35.30	17,43,820
81	1107	54.61	26,97,586
82	1108	55.37	27,35,426
83	1109	38.96	19,24,723
84	1110	55.25	27,29,251
85	1111	33.64	16,61,915
86	1112	33.64	16,61,915
87	1205	35.30	17,43,820
88	1206	35.30	17,43,820
89	1211	33.64	16,61,915
90	1212	33.64	16,61,915
	Total	4016.73	20,98,50,046



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33	409	38.96	19,24,723
34	410	55.25	27,29,251
35	411	33.64	16,61,915
36	412	33.64	16,61,915
37	501	55.25	27,29,251
38	502	38.96	19,24,723
39	503	55.16	27,25,003
40	504	54.61	26,97,586
41	505	35.30	17,43,820
42	506	35.30	17,43,820
43	507	54.61	26,97,586
44	508	55.37	27,35,426
45	509	38.96	19,24,723
46	510	55.25	27,29,251
47	511	33.64	16,61,915
48	512	33.64	16,61,915
49	601	55.25	27,29,251
50	602	38.96	19,24,723
51	603	55.16	27,25,003
52	604	54.61	26,97,586
53	605	35.30	17,43,820
54	606	35.30	17,43,820
55	607	54.61	26,97,586
56	608	55.37	27,35,426
57	609	38.96	19,24,723
58	610	55.25	27,29,251
59	611	33.64	16,61,915
60	612	33.64	16,61,915
61	704	54.61	26,97,586
62	804	54.61	26,97,586
63	809	38.96	19,24,723
64	810	55.25	27,29,251
65	811	33.64	16,61,915
66	812	33.64	16,61,915
67	907	54.61	26,97,586
68	909	38.96	19,24,723
69	910	55.25	27,29,251
70	912	33.64	16,61,915
71	1002	38.96	19,24,723
72	1004	54.61	26,97,586
73	1007	54.61	26,97,586
74	1009	38.96	19,24,723
75	1010	55.25	27,29,251
76	1011	33.64	16,61,915



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37	1008	55.37	44,00,000	9,20,000	34,80,000
38	1103	55.16	69,00,000	31,06,000	37,94,000
39	1104	54.61	NA	15,00,000	NA
40	1105	35.30	36,00,000	17,45,000	18,55,000
		1795.78	6,77,62,000	8,21,94,878	3,06,69,850

Unsold Inventory

Sr.No	Flat No /Shop No	Carpet Area In Sq.Mtrs	Unit Consideration as per Readyrecknor Rate
(1)	(2)	(3)	(4)
1	Shop 1	45.96	31,48,192
2	Shop 2	49.80	34,11,506
3	Shop 3	39.82	27,27,602
4	Shop 4	39.40	26,99,174
5	Shop 5	48.15	32,97,933
6	Shop 6	43.35	29,69,270
7	Shop 7	44.54	30,50,785
8	Shop 8	44.78	30,67,704
9	Shop 9	45.04	30,85,514
10	Shop 14	63.94	43,79,616
11	Shop 17	29.54	20,23,148
12	Shop 18	32.30	22,12,550
13	Shop 19	36.01	24,66,411
14	Shop 20	35.48	24,30,175
15	301	55.25	27,29,251
16	302	38.96	19,24,723
17	303	55.16	27,25,003
18	304	54.61	26,97,586
19	305	35.30	17,43,820
20	306	35.30	17,43,820
21	307	54.61	26,97,586
22	308	55.37	27,35,426
23	309	38.96	19,24,723
24	310	55.25	27,29,251
25	401	55.25	27,29,251
26	402	38.96	19,24,723
27	403	55.16	27,25,003
28	404	54.61	26,97,586
29	405	35.30	17,43,820
30	406	35.30	17,43,820
31	407	54.61	26,97,586
32	408	55.37	27,35,426



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Table C

Statement for Calculation of Receivables from the sales of the Real Estate Project.

Sold Inventory

Sr.No	Flat No /Shop No	Carpet Area In Sq.Mtrs	Unit Consideration as per Agreement /Letter Of Allotment	Received Amount	Balance Receivables
1	Shop 10	42.83	NA	50,00,000	NA
2	Shop 11	40.64	NA	17,62,000	NA
3	Shop 12	43.96	NA	10,00,000	NA
4	Shop 13	35.10	NA	44,00,000	NA
5	Shop 15	33.49	NA	34,00,000	NA
6	Shop 16	33.32	NA	60,00,000	27,00,000
7	701	55.25	60,00,000	33,00,000	27,00,000
8	702	38.96		51,000	
9	703	55.16	NA	36,00,000	NA
10	705	35.30	NA	6,00,000	NA
11	706	35.30	NA	21,00,000	NA
12	707	54.61	NA	40,00,000	NA
13	708	55.37	44,90,000	20,20,500	24,69,500
14	709	38.96	NA	3,00,000	NA
15	710	55.25	NA	18,00,000	NA
16	711	33.64	NA	12,10,000	NA
17	712	33.64	NA	2,00,000	NA
18	801	55.25	44,10,000	39,62,750	4,47,250
19	802	38.96	35,00,000	15,60,000	19,40,000
20	803	55.16	44,99,000	44,99,000	-
21	805	35.30	35,98,000	21,40,900	14,57,100
22	806	35.30	32,00,000	14,40,000	17,60,000
23	807	54.61	61,50,000	25,77,500	35,72,500
24	808	55.37	NA	5,00,000	NA
25	901	55.25	NA	9,25,000	NA
26	902	38.96	NA	17,00,000	NA
27	903	55.16	NA	36,60,000	NA
28	905	35.30	NA	5,50,000	NA
29	904	54.61	NA	3,57,928	NA
30	906	35.30	NA	18,00,000	NA
31	908	55.37	44,90,000	20,20,500	24,69,500
32	911	33.64	NA	36,86,800	NA
33	1001	55.25	38,00,000	13,70,000	24,30,000
34	1005	35.30	42,50,000	19,55,000	22,95,000
35	1003	55.16	44,75,000	44,75,000	-
36	1006	35.30	NA	10,00,000	NA



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2	Development Cost / Cost of Construction	
(i)	Expenditure for Construction . Minimum of (a) and (b) to be considered.	
(a)	Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	2,81,28,793
(ii)	Cost incurred on additional items not included in estimated cost(As per enginner certificate)	
(iii)	Incurred Expenditure for development of entire Project excluding Cost of Construction as per (i) above, i.e. salaries, consultant fees, site overheads, development work, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	26,02,482
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	18,28,670
(v)	Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0
	SUB-TOTAL OF DEVELOPMENT COST	3,25,59,945
3	Total Cost of the Project (Actual incurred as on date of Certificate)	8,33,85,632
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	21.73%
5	Amount which can be withdrawn from the Designated Account.	8,33,85,632
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	8,21,94,878
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	11,90,754



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Date: 20-10-2023

Table B -Actual Cost Incurred on the Project (as on 30-09-2023)

Sr. No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	Land Cost	
(a)	Value of the land as ascertained from Annual Statements of Rates (ASR).	3,23,61,608
(b)	Incurred Expeniture on premium to obtain Development Rights, FSI, Additional FSI, Fungible area & any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	80,05,166
(c)	Incurred Expenditure for Acquisition of TDR (if any)	0
(d)	Amount paid to State Government/UT Aminstration or Compete.. Authority or any other Statutory Authority of state or Central Government, toward Stamp Duty, Transfer charges, Registration Fees, etc; and	1,04,58,912
(e)	Land Premium Paid for redevelopment of land owned by public authorities.	0
(f)	Under Rehabilitation scheme:	
(i)	Incurred Expenditure for Construction Rehabilitation. Minimum of (a) or (b) to be considered.	
(a)	Cost Incurred for contruction of rehab building inculding site development and infrastructure for the same as certified by Engineer.	
(b)	Incurred Expenditure for construction Rehab building as per the books of accounts as verified by the CA.	0
(ii)	Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0
(iii)	Incurred Expenditure towards ASR linked Premium fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in Project of Rehabilitation	0
(iv)	Any other cost including interest incurred estimated on the borrowing done specifically for construction of rehabilitation component	0
	SUB-TOTAL LAND COST	5,08,25,686



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(f)	Under Rehabilitation scheme:	
(i)	Estimated Construction Cost of Rehab Building including Site Development and Infrastructure for the same as certified by the Engineer.	0
(ii)	Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0
(iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in Project of Rehabilitation	0
(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0
	SUB-TOTAL LAND COST	5,53,61,608
1. ii.	Development Cost / Cost of Construction of Building	
a	Estimated Cost of Construction as certified by Engineer.	29,93,84,057
b.	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
c.	Estimated Expenditure for development of entire Project excluding Cost of Construction as per (i) above, i.e. salaries, consultant fees, site overheads, development work, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc.	2,39,50,725
d.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority	50,00,000
e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0
	SUB-TOTAL OF DEVELOPMENT COST	32,83,34,781
	TOTAL COST OF THE PROJECT (ESTIMATED)	38,36,96,389



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CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

To,

Date: 20-10-2023

M/s. Zenisha Infra

Flat No 101, Bandhu Prem, Plot No -162,

Sector -31 Vashi,

Thane, Navi Mumbai - 400703

Subject: Certificate of Financial Progress of Work of **Zenisha Luxuria** having MahaRERA Registration Number **P52000046964** being developed by **M/s. Zenisha Infra**

Sir,

This certificate is being issued for the project **Zenisha Luxuria** having MahaRERA Registration Number **P52000046964** being developed by **M/s. Zenisha Infra** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table-A Estimated Cost of the Project(at the time of Registration of Project)

Sr No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
I. i.	Land Cost	
(a)	Value of the land as ascertained from Annual Statements of Rates (ASR).	3,23,61,608
(b)	Estimated Amount of premium payable to obtain Development Rights, FSI, Additional FSI, Fungible area & any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	1,25,00,000
(c)	Estimated Acquisition Cost of TDR (if any)	0
(d)	Estimated Amount Payable to State Government/UT Administration or Competent Authority or any other Statutory Authority of state or Central Government, toward Stamp Duty, Transfer charges, Registration Fees, etc; and	1,05,00,000
(e)	Estimated Land Premium Payable as per Annual Statement of Rates (ASR) for Redevelopment of Land Owned by Public Authorities	0



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Mr. Dharat Karman Arethia Partner of M/s. Zenisha Infra
101, Bandhu Prem, Plot No. 162, Sector-31,
Vashi, Navi Mumbai-400703

Date: 15-01-2021

Valid Upto: 13-01-2029

No Objection Certificate for Height Clearance

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

NOC ID :	NAVI/WEST/B/120820/514980 ✓
Applicant Name*	Md Zeyaul Imam
Site Address*	Plot No 01 Sector 07 Pushpak Navi Mumbai Maharashtra, Pushpak, Navi Mumbai, Maharashtra ✓
Site Coordinates*	18 57 57.89N 73 04 24.64E, 18 57 57.28N 73 04 25.57E, 18 57 59.65N 73 04 25.66E, 18 57 58.95N 73 04 26.76E
Site Elevation in mtrs AMSL as submitted by Applicant*	10.42 M ✓
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	55.1 M (Restricted) ✓

*As provided by applicant

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

- 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 office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"
- 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.
- 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.
- 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.
- 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.

15/1/2021
गिरिश श्रीवास्तव / GIRISH SHRIVASTAV
जन्युक्त महसुसबंधक (ए.टी.ए. - डी.ओ.ए. ए.एस.), व.शे.
Jt. General Manager (ATM - DoAG), W.R.
एरोड्रोम सुरक्षा विभाग / Dept. Of Aerodrome Safety/Security
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड, 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

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 55.1 M (Restricted) (AMSL), as indicated in para 2.

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

h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

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

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.

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

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 to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

m. This NOCID has been assessed w.r.t Juhu, Navi Mumbai, Santa Cruz Airport(s). 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 GSR751(E) amended by GSR770(E).

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 GSR751(E) amended by GSR770(E). As per Rule 13 of GSR751(E) amended by GSR770(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR751(E) amended by GSR770(E).

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

p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

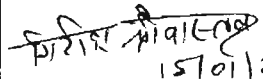
Region Name: WEST

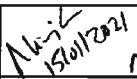
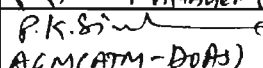
Address: General Manager Airports Authority of India, Regional Headquarter, Western Region, Opp. Parsiwada, Sahar Road, Vile Parle (E) MUMBAI-400099

Email ID: nocwr@aai.aero

Contact No: 022-28300656

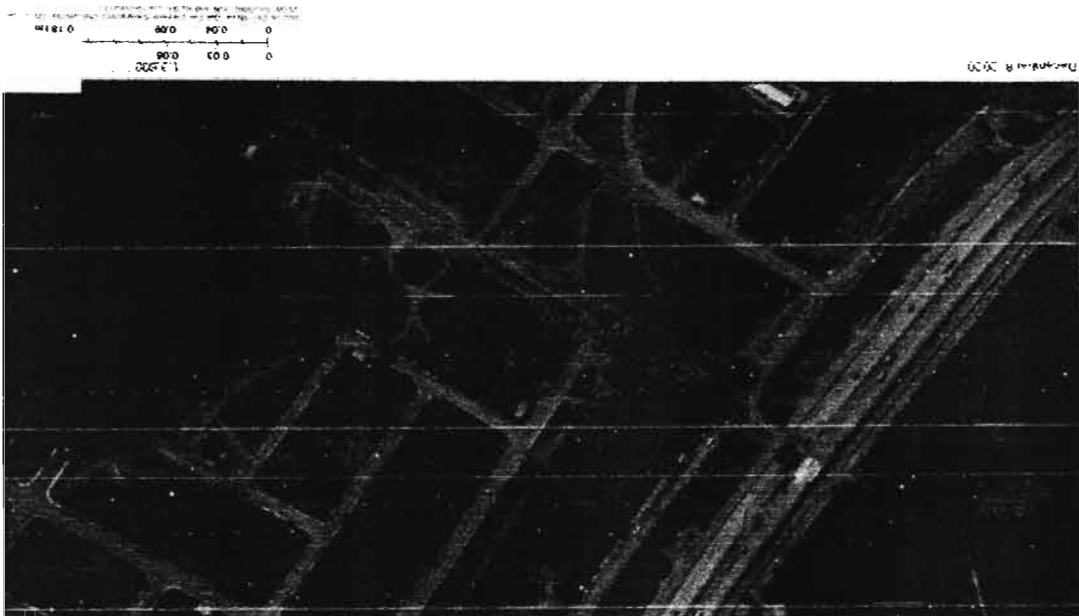



15/01/2021
गिरीश श्रीवास्तव / GIRISH SHRIVASTAV
संयुक्त महानगर (ए.टी.एस., -डी.ओ.ए. एस.), ए.के.
Jt. General Manager (ATM - DoAS), WR.
एरोड्रोम सुरक्षा विभाग / Dept. Of Aerodrome Safeguarding
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
मुंबई / Mumbai - 400 099

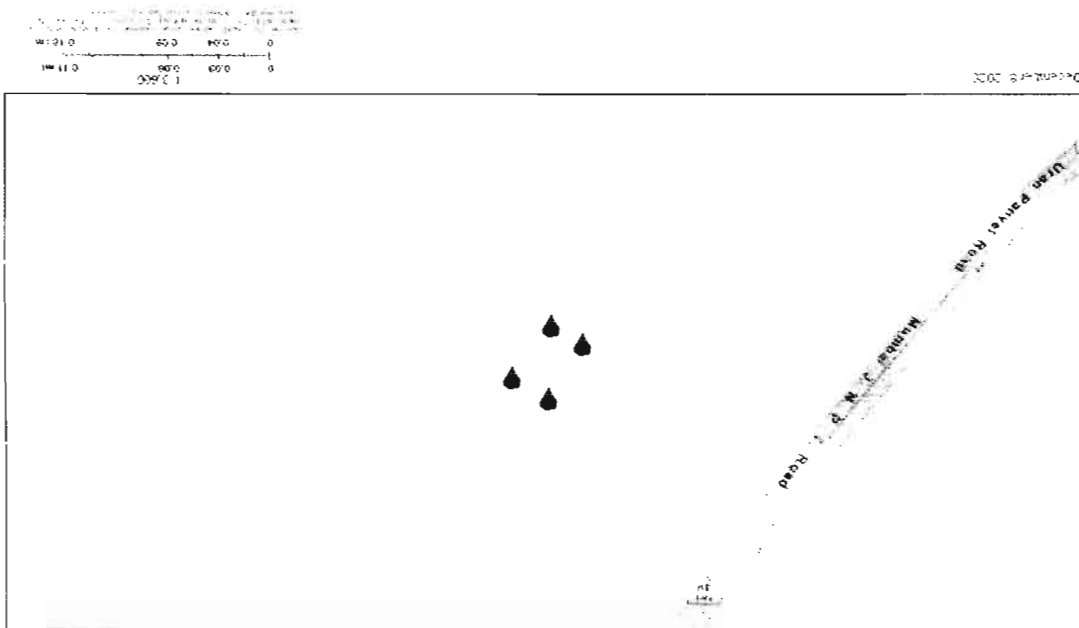
Name / Designation / Sign with Date	
Prepared By :	 15/01/2021 ANIRUDH GUPTA MANAGER (ATM-DoAS)
Verified By :	 P.K. Singh AGM (ATM-DoAS) 15/01/2021

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



Satellite View



Street View

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Juhu	29121.18	120.53
Navi Mumbai	3101.48	173.74
Santa Cruz	25889.86	122.97
NOCID	NAVI/WEST/R/120820/514980	

Distance From Nearest Airport And Bearing



Pritu Ajey Mishra

(B.L.S.I.I.B.)

Advocate Bombay High Court

FORMAT -A

(Circular No. 28/2021 dated 08/03/2021)

To,
MahaRERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Plot no. 1, Sector no. 7 area admeasuring about 2380.00 Sq. Mtrs., lying, being and situated at Village- Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad (hereinafter referred as the "said Plot").

I have investigated the title of the said Plot on the request of **M/s. Zenisha Infra through its Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia** and following documents i.e.: -

- 1) Description of the Property.
- 2) Agreement to Lease dated 05/04/2019
- 3) Tripartite Agreement dated 10/10/2020
- 4) Search Report from the year 2009 to 2022

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmala alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atmaram Waskar, 9) Mr. Hiranman Atmaram Vaskar and M/s. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the Owners/lessees, is marketable and without any encumbrances.

Owners/ Lessees of the Property:

1. 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmala alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram





Pritu Ajey Mishra

(B.L.S., LL.B.)

Advocate Bombay High Court

Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikwad, 8) Mr. Hasuram Atamaram Waskar, 9) Mr. Hiranman Atmaram Vaskar – 50% undivided share in all that piece and parcel of the land bearing Plot no. 1, Sector no. 7 area admeasuring about 2380.00 Sq. Mtrs., lying, being and situated at Village- Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad.

2. M/s. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia - 50% undivided share in all that piece and parcel of the land bearing Plot no. 1, Sector no. 7 area admeasuring about 2380.00 Sq. Mtrs., lying, being and situated at Village- Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad.

The report reflecting the flow of the title of 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmala alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikwad, 8) Mr. Hasuram Atamaram Waskar, 9) Mr. Hiranman Atmaram Vaskar and M/S. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the Owners/lessees is enclosed herewith as an annexure.

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search Report from the year 2009 to 2022, bearing receipt no. 1112542734 dated 05/09/2022.
- 2) An Agreement to Lease dated 05/04/2019, registered under document serial No. PVI-2/4312/2019 on 05/04/2019, whereby City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) of the ONE PART assigned, conveyed and transferred all the leasehold rights, title and interests with respect to said plot in favour of 1) Ms.





Pritu Ajey Mishra

(B.L.S., I.I.B.)

Advocate Bombay High Court

Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmla alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atmaram Waskar, 9) Mr. Hiranman Atmaram Vaskar of the OTHER PART, as per the terms and conditions mentioned in the said Agreement to Lease.

3) Tripartite Agreement dated 09/09/2020 executed between City and Industrial Development Corporation Of Maharashtra Ltd. (CIDCO) of the ONE PART, 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmla alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atmaram Waskar, 9) Mr. Hiranman Atmaram Vaskar therein referred to as the "Original Licensees" of the Second Part and M/s. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia therein referred to as "New Licensee", whereby the Original Licensees assigned, conveyed and transferred their 50% undivided share with respect to the said Plot in favour of New Licensee, as per terms and conditions contained therein. The same was registered with the Sub-Registrar of Assurances, Panvel on 10/09/2020 bearing registration No. PVL-3/6277/2020 and receipt No. 7846.

Date: 12/09/2022



Pritu Ajey Mishra

Advocate



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	03-09-2022 18:37:58.399
Transaction ID / QRF NO	200246315128
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	03-09-2022
Approval/Modification Date	03-09-2022
Search Reference Number	7108310370858

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	
Survey Number / Municipal Number	
Plot Number	Plot No 1 Sector 7
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	Zenisha Luxuria
Name of the Project / Scheme / Society / Zone	Zenisha Luxuria
Street Name / Number	Sector 7
Pocket	
Locality / Sector	Pushpak
City / Town / Village	Dapoli
District	Raigarh
State / UT	Maharashtra
Pin Code / Post Code	410206



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

Search Output Details

No Match Found

RMS Details

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

--- End Of Report ---

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु १९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :
निर्मल दुसरा मजला, नरोमन पॉईंट,
मुंबई - ४०० ०२९
दूरध्वनी : ००-९१-२२-६६५० ०९००
फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :
सिडको भवन, सी बी डी, वेलापूर,
नवी मुंबई ४०० ६१४
दूरध्वनी : ००-९१-२२-६७९९ ८१००
फॅक्स : ००-९१-२२-६७९९ ८१६६

संदर्भ क्र. सिडको/वसाहत-२२.५% / कुन्डेवहाळ-६७ /२०२०/ 5168

दिनांक: २४/१०/२०२०

प्रति,

म.झनिशा इन्फ्रा तर्फे भागीदार,
१)श्री वसुराम भोजा राजपूत इतर १
१०१-बधु प्रेम, प्लॉट नं १६२,
सेक्टर ३१, वाशी नवी मुंबई - ४००७०३.

विषय : २२.५ % योजनेनुसार माज कुन्डेवहाळ, भूखंड क्र १, सेक्टर ७, नोंड पुष्पक(दापोली)

क्षेत्र २३८० चौ. मी. पैकी (५० टक्के) ११९० चौमी यंत्र वाटप करण्यात आलेल्या भूखंडाच्या हस्तांतरणाबाबत.

महोदय,

२२.५ % योजनेनुसार माज कुन्डेवहाळ, भूखंड क्र १, सेक्टर ७, नोंड पुष्पक(दापोली), क्षेत्र २३८० चौ. मी. पैकी (५० टक्के) ११९० चौमी यंत्र १) श्रीमती रामबाई दशरथ तारकर, २) श्री. अंकुश आत्माराम वास्कर, ३) श्री. धर्मा बेबूट वास्कर, ४) श्रीमती. निर्मला मनाहर तांडले, ५) श्रीमती. चमूबाई आत्माराम वास्कर, ६) श्री. लहू आत्माराम वास्कर, ७) श्रीमती. शानुबाई भरत गायकवाड, ८) श्री. शंकर आत्माराम वास्कर, ९) श्री. हिरामण आत्माराम वास्कर. यांनी धारण केलला भूखंड क्र १, सेक्टर ७, नोंड-पुष्पक(दापोली), क्षेत्र २३८० चौ. मी. पैकी (५० टक्के) ११९० चौमी आणि म.झनिशा इन्फ्रा तर्फे भागीदार, १)श्री. वसुराम भोजा राजपूत व २)श्री. भरत करमन अरेठिया यांचे नाव हस्तातरीत करण्यास वरील संदीभित पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक - ०९/०९/२०२० रोजी, सिडको, १) श्रीमती रामबाई दशरथ तारकर व इतर ८ आणि, म.झनिशा इन्फ्रा तर्फे भागीदार, १)श्री. वसुराम भोजा राजपूत व २)श्री. भरत करमन अरेठिया यांच्या मध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम निबंधक पनवेल - ३ याचे कड नोंदणी क्रमांक पवेल-३-६२७७-२०२०, पावती क्रमांक-७८४६, दि. १०/०९/२०२० अन्वये करण्यात आलेली असल्याने व सदर कराराची सत्यप्रत आमच्या कड सादर केली असल्यामुळे उपरोक्त भूखंडास सह परवाना धारक म्हणून म.झनिशा इन्फ्रा तर्फे भागीदार, १)श्री. वसुराम भोजाराजपूत व २)श्री. भरत करमन अरेठिया यांचे नाव सिडकोच्या दफ्तरी नोंदण्यात आले असून सदरचे अंतिम आदेश पत्र देण्यात येत आहे.

कळावे,

आपला विश्वास

- प्रत - १) श्रीमती रामबाई दशरथ तारकर व इतर ८
२) सहा. लखा अधिकारी
३) वगोट निवाजनकार (वायकाम परवानगी न.मु/खोपटा)

अतिरिक्त मुख्य भुमी व सुभाषण अधिकारी
(नवी मुंबई आंतरराष्ट्रीय विमानतळ)



Pritu Ajey Mishra

(B.L.S., I.L.B.)

Advocate Bombay High Court

FORMAT -A

(Circular No. 28/2021 dated 08/03/2021)

To,

MahakCRA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Plot no. 1, Sector no. 7 area admeasuring about 2380.00 Sq. Mtrs., lying, being and situated at Village- Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad (hereinafter referred as the "said Plot").

I have investigated the title of the said Plot on the request of **M/s. Zenisha Infra through its Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia** and following documents i.e.: -

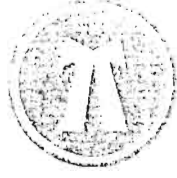
- 1) Description of the Property.
- 2) Agreement to Lease dated 05/04/2019
- 3) Tripartite Agreement dated 10/10/2020
- 4) Search Report from the year 2009 to 2022

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharna Bebut Waskar, 4) Ms. Nirmla alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikwad, 8) Mr. Hasuram Atmaram Waskar, 9) Mr. Hiranman Atmaram Waskar and M/s. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the Owners/lessees, is marketable and without any encumbrances.

Owners/ Lessees of the Property:

1. 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharna Bebut Waskar, 4) Ms. Nirmla alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram





Pritu Ajeoy Mishra

(B.S.L.L.B.)

Advocate Bombay High Court

Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gullawad, 8) Mr. Dasuram Atmaram Waskar, 9) Mr. Hiranam Atmaram Waskar - 50% undivided share in all that piece and parcel of the land bearing Plot no. 1, Sector no. 7 area admeasuring about 2380.00 Sq. Mtrs., lying, being and situated at Village- Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad.

2) Ms. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia - 50% undivided share in all that piece and parcel of the land bearing Plot no. 1, Sector no. 7 area admeasuring about 2380.00 Sq. Mtrs., lying, being and situated at Village- Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad.

The report reflecting the flow of the title of 1) Ms. Ramubai Dashrath Jarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharna Betut Waskar, 4) Ms. Nirmala alias Smita Manohar Tandale, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gullawad, 8) Mr. Dasuram Atmaram Waskar, 9) Mr. Hiranam Atmaram Waskar and M/S. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the owners/lessors is enclosed herewith as an annexure.

FORM 1 -A

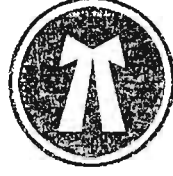
(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sl.No.

1) Search Report from the year 2009 to 2022, bearing receipt no. 1112542754 dated 05/09/2022.

2) An Agreement to Lease dated 05/04/2019, registered under document serial No. PVT-243122019 on 25/04/2019, whereby City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) of the ONE PART assigned, conveyed and transferred all the leasehold rights, title and interests with respect to said plot in favour of 1) Ms.



Pritu Ajey Mishra

(BLS. LL.B)

Advocate Bombay High Court

Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmla alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atmaram Waskar, 9) Mr. Hiranman Atmaram Vaskar of the OTHER PART, as per the terms and conditions mentioned in the said Agreement to Lease.

3) Tripartite Agreement dated 09/09/2020 executed between City and Industrial Development Corporation Of Maharashtra Ltd. (CIDCO) of the ONE PART, 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmla alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atmaram Waskar, 9) Mr. Hiranman Atmaram Vaskar therein referred to as the "Original Licensees" of the Second Part and M/s. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia therein referred to as "New Licensee", whereby the Original Licensees assigned, conveyed and transferred their 50% undivided share with respect to the said Plot in favour of New Licensee, as per terms and conditions contained therein. The same was registered with the Sub-Registrar of Assurances, Panvel on 10/09/2020 bearing registration No. PVL-3/6277/2020 and receipt No. 7846.

Date: 12/09/2022



Pritu Ajey Mishra

Advocate

Reference No. : CIDCO/BP-17933/TPO(NM & K)/2021/9728

Date : 2/9/2022

To,

Ms.Ramubai Dashrath Tarekar And Others Eight
And M...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/95

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. 1, Sector 7 at
Pushpak, Navi Mumbai.

Ref :

Your Proposal No. **.CIDCO/BP-17933/TPO(NM & K)/2021** dated **22 September, 2021**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : Ms.Ramubai Dashrath Tarekar And Others Eight And M/s. Zenisha Infra Through Its Partners 1) Mr. Vasram Bhoja Rajput 2) Mr. Bharat Karman Arethia
- 2) Location : Plot No. 1, Sector 7 at **Pushpak**, Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 2379.53
- 5) Permissible FSI : 2
- 6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Other:9863.095 * 16	157810
Total Assessed Charges				157810

7) Date of Assessment : 29 August, 2022

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2021/1368	08/03/2021	157810	CIDCO/BP/2021/1368	6/8/2021	Net Banking
2	CIDCO/BP/2022/2053	08/29/2022 6:39:26 PM	2906295	CIDCO/BP/2022/2053	30/8/2022	Net Banking

Unique Code No. **2022 04 021 02 3381 02** is for this **New** Development Permission for **Mixed** Building on Plot No. 1, Sector 7 at **Pushpak**, Navi Mumbai.

Thanking You

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

To,
 Ms. Ramubai Dashrath Tarekar And Others Eight
 And M/s.

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9576

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	3	8	1	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on
 Plot No. 1, Sector 7 at **Pushpak** , Navi Mumbai.

Ref : 1) Your Proposal No. CIDCO/BP-17933/TPO(NM & K)/2021 dated **22 September, 2021**

**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 : Ms. Ramubai Dashrath Tarekar And Others Eight And M/s. Zenisha Infra Through Its Partners 1) Mr. Vasram Bhoja Rajput 2) Mr. Bharat Karman Arethia
- 2) Location : Plot No. 1, Sector 7 at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 2379.53
- 5) Permissible FSI : 2
- 6) GROSS BUA FOR ASSESSEMENT : 9955.96 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 3285014

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102338102	29/8/2022	3285014	20220402102338102	30/8/2022	Net Banking

Thanking You

Yours faithfully,

Document certified by BHUSHAN
 RAMCHANDRA CHAUDHARI
 <brchaudhari@gmail.com>

Name : BHUSHAN
 RAMCHANDRA CHAUDHARI
 Designation : Associate
 Planner
 Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. 1, Sector 7 at **Pushpak** , Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Deve opment Permission for **Mixed** Building on Plot No. 1, Sector 7 at **Pushpak** , 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 untill 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,

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COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s Ms.Ramubai Dashrath Tarekar And Others Eight And M/s. Zenisha Infra Through Its Partners 1) Mr. Vasram Bhoja Rajput 2) Mr. Bharat Karman Arethia , 101, Bandhuprem, Plot No - 162, Sector - 31, Vashi, Navi Mumbai for Plot No. 1, Sector 7, Node Pushpak . As per the approved plans and subject to the following conditions for the development work of the proposed Mixed in 1Ground Floor + 2Parking + 10Floor Net Builtup Area 7663.73 Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	6799.92	863.75	0
UNIT (in Nos.)	110	20	0

- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B.Applicant Should Construct Hutments for labors at site.
- C.Applicant should provide drinking water and toilet facility for labors 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

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

2. The applicant shall :-

- (a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- (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. This commencement certificate/development permission, as approved, shall remain valid for maximum 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.

4. 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.

5. 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.

6. You will ensure that the building materials will not be stacked on the road during the Construction period.

7. 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.

8. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor

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Department, Govt from time to time, for labours working on site.

9. 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
10. 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.
11. A certified copy of the approved plan shall be exhibited on site.
12. The amount of **Rs. 1,53,273.00/-** 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.
13. Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
14. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
15. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details ;-

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- 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.

16. As per Regulation no. 13.5 of UDCPRs following additional condition of Solid Waste Management shall apply. It shall be mandatory for:-

- i) Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sq mt or more.
- ii) All three star or higher category hotels.

To establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings. The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors. The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Authority.

17. As per Regulation no. 13.3 of UDCPRs following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area not less than 500 sq mt shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule. Provided that the Authority may approve the Rain Water Harvesting structures of

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specifications different from those in Schedule a, subject to the minimum capacity of Rain Water Harvesting Being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100sq mt of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall deemed to be breach of the conditions on which the development permission has been granted.
- d) Rain Water Harvesting in a building shall be as per Schedule mentioned in provisions of UDCPRs.

18. As per Regulation no. 13.4 of UDCPRs it shall be mandatory to follow the provisions of Grey water recycling and reuse.

19. 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.

20. 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.

21. 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.

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Additional Conditions:

1. Separate tanks for potable & flushing water of adequate capacity with separate connection shall be provided by the project proponent/developer.
2. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2022/E-136124 dated 21/07/2022 shall be binding on you.
3. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No CIDCO/ACLSO/22.5%/Kun-37/2022/1243/E-124771 dated 03/06/2022 shall be binding on the on you and shall be scrupulously followed.

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