

Ram
HLST BLC

vanke

NAME OF BUILDER	ZENISHA INFRA
NAME OF PROJECT	"ZENISHA AURA"
RERA NUMBER	P52000048498
RERA DATE	03/01/2023 TO 31/12/2027
LOCATION	DAPOLI, PANVEL
BRM	VIJAY JADHAV MANAGER BUILDER RELATION RBO NAVI MUMBAI MOB :- 9987795850

State Bank of India
6 DEC 2023

BUILDER TIE-UP – ZENISHA AURA

REQUIRMENT FROM BUILDER:

1. Board Resolution Copy /POA/ Authority letter to sign the application (*on letter head*).
2. A letter from Chartered Accountant certifying investment of the Builder (minimum 15% of total estimated cost of project) in the Project.
3. **Environment Clearance Certificate** from appropriate authority copy (if applicable).
4. **Fire NOC:** Fire NOC)
5. **Brochure of the project.**
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
4. **Deviation from DGM (B&C):** If Builder not ready provide CA certificate regarding 15% stake.



Date:- 22/12/2023

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

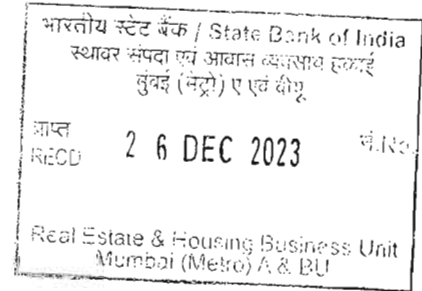
BUILDER TIE UP : ZINISHA INFRA
PROJECT : ZINISHA AURA

Dear Sir,

With respect to above please find enclosed tie up documents of
'ZINISHA AURA' 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
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
AURA**

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 AURA, situated at (address) Plot no 85 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

(Bhanet)

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 AURA

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 AURA Plot no 85 Sector 7 Pushpaknagar Dapoli Panvel 410206

Yours faithfully,
For **ZENISHA INFRA**

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

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

Bharat

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 AURA		
Location with Survey Nos.	PLOT NO 85 SEC 7 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

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PARTNERS

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	APRIL 2023		
Present Stage of Construction	PLINT		
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 94 Flats 13th Floors		
Total built up area of the project, in Sq. Mt.	1,00,000 Sq Ft		
No. of Dwelling Units in the project	94 Flats & 18 Shops		
No. of units sold in the project	4 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-2-11842021		
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

(Signature)

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

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



Total Project Value		Rs.65 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

Bhard
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 :
P52000048498

Project: **Zenisha Aura** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 85, 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 **03/01/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date:03-01-2023 15:46:59

Dated: **03/01/2023**

Place: **Mumbai**

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

PLOT NO - 85, SECTOR - 07, DAPOLI, PUSHPAK NAGAR.			
RESIDENTIAL + COMMERCIAL BUILDING			
FLOOR	SHOP/FLAT NO	TYPE	SALE AREA
GROUND FLOOR	1	SHOP	825
	2	SHOP	745
	3	SHOP	745
	4	SHOP	825
	5	SHOP	825
	6	SHOP	525
	7	SHOP	1360
	8	SHOP	645
	9	SHOP	600
	10	SHOP	600
	11	SHOP	600
	12	SHOP	600
	13	SHOP	700
	14	SHOP	785
	15	SHOP	700
	16	SHOP	600
	17	SHOP	600
	18	SHOP	895
TOTAL SALE AREA OF GROUND FLOOR			13175
SECOND FLOOR	201	1 BHK	740
	202	1 BHK	790
	203	1 BHK	790
	204	2 BHK	1095
	205	2 BHK	1225
	206	2 BHK	1225
TOTAL SALE AREA OF SECOND FLOOR			5865
3RD TO 12TH FLOOR	301/401/501/601/701/801/ 901/1001/1101/1201	1 BHK	720
	302/402/502/602/702/802/ 902/1002/1102/1202	1 BHK	725
	303/403/503/603/703/803/ 903/1003/1103/1203	1 BHK	740
	304/404/504/604/704/804/ 904/1004/1104/1204	1 BHK	790
	305/405/505/605/705/805/ 905/1005/1105/1205	1 BHK	790
	306/406/506/606/706/806/ 906/1006/1106/1206	2 BHK	1095
	307/407/507/607/707/807/ 907/1007/1107/1207	2 BHK	1225
	308/408/508/608/708/808/ 908/1008/1108/1208	2 BHK	1225
	309/409/509/609/709/809/ 909/1009/1109/1209	1 BHK	715
SALE AREA OF ONE FLOOR			8025
TOTAL SALE AREA OF 3RD TO 12TH FLOOR			80250
TOTAL SALE AREA			99290



PLINTH COMPLETION CERTIFICATE

CIDCO/BP-17938/TPO(NM & K)/2021/11579

Date : 01 November, 2023

To,

**Shri.Gajanan Dattu Mhatre And Other Twelve And
M/s. Zenisha Infra Through Its Partners 1) Mr.
Vasaram Bhoja Rajput 2) Mr. Bharat Karman
Arethia
101, Bandhuprem, Plot No - 162,Sec - 31,Vashi,
Navi Mumbai
PIN - 400703**

Sub : Plinth Completion Certificate for Proposed **Resi_Commercial [Resi+Comm]** Building on
Plot No. **85**,

Sector 7 at **Pushpak** , Navi Mumbai.

Ref :

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for **Resi_Commercial [Resi+Comm]** Building on Plot No. **85** , Sector 7 at **Pushpak** , Navi Mumbai. The marginal open spaces are found as per plan approved vide this office letter No. **CIDCO/BP-17938/TPO(NM & K)/2021/10048** dated **29 November, 2022**.

Therefore you may go ahead with the construction work beyond **Plinth** as per approved plans and terms and conditions mentioned in this office letter **29 November, 2022** and Agreement to Lease executed with Corporation.

As per the regulation 2.8.4 of 'Unified DC&PRs for Maharashtra' only intimation about completion of work up-to plinth level is required. Therefore, this Plinth Completion Certificate is issued to facilitate architect to submit proposal for subsequent approval in future through COPAS. Further, it should be noted that neither granting the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve the Lessee / Architect / Structural Engineer, of such building/ development from full responsibility for carrying out the work in accordance with the plan approved and safety norms as prescribed by the bureau of Indian Standards. It is pertinent to note that applicant needs to obtain the required permission under relevant laws if required, for taking up future work to obtain occupancy certificate.

Thanking you,

Signature

valid Yours faithfully,

Digitally signed by
BHUJESH RAMC
CHAUDHARI
Date: 01 Nov 2023 10:12
Origin: [unclear]
Destination: [unclear]
Planned: [unclear]

ASSOCIATE PLANNER (BP)

Page 1 of 1

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

Bheret h2h

MAHA

वेब स्वयंसेवा

Maharashtra State Electricity Distribution Company Limited

Web Self Service Platform - Consumer Bill

Energy Bill

मुख्य भाग

नवीन सदस्या नोंदणी

प्रवेश

सर्वेक्ष नाम/परवर्ती शब्द विस्तारण

वीज देयक अवरोधक/भरणा

वीज देयक परिणामक

नवीन खोडणीची मागणी

तक्रार नोंदणी

नवीन खोडणी तक्रार नोंदवणे

सुरक्षा ठेव अंदाज

तक्रारीची सधस्थिती

रिडिंग पाठवा

अक्षय ऊर्जा वापर पहा

पैसे भरून कृषि पंप प्रतीक्षा यादीमध्ये

प्रलंबित ग्राहकांनी कृषिपंप विद्युत जोडणी ऐवजी सौर कृषिपंप घेण्यास सभली देण्यासाठी येथे क्लिक करावे.

स्थितीचा मागोवा घेणे, दस्तऐवज वाढवणे आणि शुल्क भरणे

इतर शुल्काचे ऑनलाईन देण

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

सुदूरप्रदेश भाव्यजी 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 apoll 410206

मोबाइल/ ईमेल:

88*****58/

देयक दिनांक:

18-NOV-23

देयक रक्कम रु:

52,040.00

देव 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: 08609234882

रिडिंग ग्रुप: 114

पुरवठा दिनांक: 01-Mar-2023

मंजूर 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



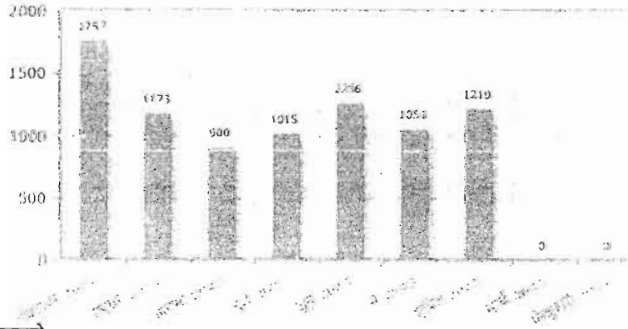
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

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



* ग्राहकांनी तक्रार मिळारण नंतर 24

MSEDCL Call Center

18002333435

18002123435

1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधी तक्रार करणेसाठी महावितरणच्या कार्यालयीन महावितरणच्या संकेत संचालक: www.mahadiscom.in > ConsumerPortal > CGRF गाबर उपलब्ध आहे.

महत्वाचे:

१. छापील बिता ऐवजी ई-बिला 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 बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)

२. डिजिटल माध्यमाद्वारे बिज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व ड्यूटीज 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 ह्या तारखेला होईल.

विशेष संदेश:

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

मोबाइल अॅप वापरा किंवा १९३०३९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 028700351884**

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

गैरसोप टाळण्यास ऑनलाईन भरणा सुविधेचा 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.

स्वच्छप्रत विलीन युनिट: 0329 ग्राहक क्रमांक: 028700351884 पी.सी.: 114 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 स्वच्छप्रत डिटीसी क्र.: 0329022

अंतिम तारीख 08-DEC-23 52,040.00

स्वच्छप्रत विलीन युनिट: 0329 ग्राहक क्रमांक: 028700351884 पी.सी.: 114 दर: 304

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 क्र इएलडी/ प्र.क्र.-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:
रिचर आकार	705.00
वीज आकार	17,712.42

- 1) देयकातील चुकीबद्दलची कोणतीही तक्रार कंपनीच्या सर्जनिक कार्यालय/कॉल सेंटर/ मोबाइल ॲप/वेब पोर्टल मध्ये दाखल करावी लागेल. देयकात काही चूक असली तरी विलंब शुल्क भरावे लागू नसेल म्हणून देयक तातुराच्या स्वरूपात अथवा परत तपासणी करून दुरुस्ती करण्याची हरकत नोंदवून पूर्ण रक्कम भरावी. मात्र अवादात्मक अगर बाजबीपेक्षा जास्त रचमिचे देयक असले तर तक्रारीचे विचारणारे ईपॉस्ट ग्राहकास रागाने त्यापूर्वी वापरलेल्या युनिट इन्वॉयस बिल दिले जाईल व त्यासंबंधी मेळ पूर्ण तपारा करून नंतर घालण्यात येईल.
 - 2) देयक भरलेल्या नंतर मागील देयकाची रक्कम भरली असेल व ती वापरी म्हणून सध्याच्या चासू देयकात असेल तर साधारण देयक भरताना मागील देयक व त्याची पावती रोखपालास दाखवावी.
 - 3) विद्युत पुरवठ्याच्या अटी, संकीर्ण आकार व दरपुढी, 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, रटपल करू नये * चेक पुढील तारखेचा नसावा. चेक/ डोंडी ने देयकाचा भरणा केल्यास, महाविदरणाच्या खात्यात रक्कम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल.
 - 5) देयक चेक कलेक्शन पेट्रीत दाकर्ताना चेकच्या मागे ग्राहक क्रमांक (पी.सी., वि. पु. साहित) लिहावा व स्वळप्रतीबा मागे चेकचा तपशील लिहावा.
 - 6) परकाय संलेख अधिनियम (Negotiable Instrument Act) 1881 कलम 138 प्रमाणे चेक न वढणे हा दडनीय अपराध असून कायदेशीर कारवाईस पात्र आहे.
 - 7) एम.ई.आर.सी.ऑर्डर २०२२ च्या कस क्रमांक २२६ नुसार,चेक बाउन्स चार्जेस रूपये 750 किंवा बँक चार्जेस यापैकी जे अधिक असेल ते 01-04-2020 पासून लागू आहेत.

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

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

इंधन आकार रु 1.17 / युनिट	2,004.21
इंधन समाविजन आकार	420.25
वीज शुल्क (21 %)	4,376.47
वीज किंती वर रु 0.18/ युनिट	308.34
व्याज	0.00
इतर आकार	0.00
घासू वीज देयक (रु.)	25,536.69
निवळ धक्काकी/जमा	26,501.23
समायोजित रक्कम	0.00
व्याजाची धक्काकी	0.00
एकूण धक्काकी/जमा	26,501.23
देयकाची निवळ रक्कम	52,040.00
पूर्णांक देयक (रु.)	52,040.00

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

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		24,890.00
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 द्या

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

३) 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.संबंधितप्रश्नासाठी 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. आपक कलम 269 ST मधील तरतुदीनुसार Rs. 2.00 लाख आणि त्याहून अधिक रोख पावती कोणत्याही प्रकारच्या पेमेंटसाठी महाविदरणा कडून स्विकारली जाणार नाही.

मा. वीज निधामक 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 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.



Rutuja Narsingh & Associates

Chartered Accountants

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Mail us: rutujanarsingh@gmail.com

Address: 909- The Landmark, Plot – 26A, Sec-7, Kharghar – 410210.

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

M/s. Zenisha Infra

Flat No.101, Bandhu Prem,

Plot No - 162, Sector - 31,

Vashi Navi Mumbai - 400703

Date: 20-10-2023

Subject: Certificate of Financial Progress of Work of **Zenisha Aura** having MahaRERA Registration Number **P52000048498**. being developed by M/s. **Zenisha Infra**

Sir,

This certificate is being issued for the **Zenisha Aura** having MahaRERA Registration Number **P52000048498**. 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).	84,25,420
(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.	1,00,00,000
(c)	Estimated Acquisition Cost of TDR (if any)	-
(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	1,00,00,000
(e)	Estimated Land Premium Payable as per Annual Statement of Rates (ASR) for Redevelopment of Land Owned by Public Authorities	-



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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.	-
(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.	-
(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	-
(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	SUB-TOTAL LAND COST	2,84,25,420
1. ii.	Development Cost / Cost of Construction of Building	
a	Estimated Cost of Construction as certified by Engineer.	23,42,68,430
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.	1,87,41,474
d.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority	-
e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	SUB-TOTAL OF DEVELOPMENT COST	25,30,09,905
	TOTAL COST OF THE PROJECT (ESTIMATED)	28,14,35,324



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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).	84,25,420
(b)	Incurred Expenditure 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.	60,96,744
(c)	Incurred Expenditure for Acquisition of TDR (if any)	-
(d)	Amount paid 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	88,23,772
(e)	Land Premium Paid for redevelopment of land owned by public authorities.	-
(f)	Under Rehabilitation scheme:	
(i)	Incurred Expenditure for Construction Rehabilitation. Minimum of (a) or (b) to be considered.	
(a)	Cost Incurred for construction of rehab building including 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.	-
(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.	-
(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	-
(iv)	Any other cost including interest incurred estimated on the borrowing done specifically for construction of rehabilitation component	-
	SUB-TOTAL LAND COST	2,33,45,936



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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.	1,19,80,458
(ii)	Cost incurred on additional items not included in estimated cost(As per engineer 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.	16,48,329
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	-
(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	-
	SUB-TOTAL OF DEVELOPMENT COST	1,36,28,787
3	Total Cost of the Project (Actual incurred as on date of Certificate)	3,69,74,722
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	0
5	Amount which can be withdrawn from the Designated Account.	3,69,74,722
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	3,69,74,722
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	-



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Address: 909- The Landmark, Plot – 26A, Sec-7, Kharghar – 410210.

Table C

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

Sr.No	Flat No	Carpet Area In Sq.Mtrs	Unit Consideration as per Agreement /Letter Of Allotment	Received Amount	Balance Receivables
1	SHOP-3	33.55	25,50,000	25,50,000	-
2	SHOP-4	37.09	NA	50,00,000	NA
3	SHOP-5	37.21	NA	52,00,000	NA
4	SHOP-6	23.33	NA	40,00,000	NA
5	SHOP-8	28.82	NA	1,00,000	NA
6	SHOP-10	26.81	NA	41,00,000	NA
7	304	51.56	NA	21,00,000	NA
8	501	32.88	NA	5,00,000	NA
9	504	37.01	44,90,000	1,00,000	43,90,000
10	505	37.01	44,90,000	1,00,000	43,90,000
11	509	33.53	NA	1,75,000	NA
12	701	32.88	NA	5,00,000	NA
13	702	32.85	NA	8,00,000	NA
14	703	33.56	NA	1,00,000	NA
15	704	37.01	NA	1,00,000	NA
16	708	60.44	NA	11,00,000	NA
17	901	32.88	NA	17,00,000	NA
18	903	33.56	NA	5,00,000	NA
19	905	37.01	NA	2,00,000	NA
20	906	51.56	NA		NA
21	1104	37.01	NA	1,00,000	NA
22	1107	60.44	NA	25,00,000	NA
23	1108	60.44	NA	64,82,400	NA
24	SHOP-1	36.97	NA	35,00,000	NA
25	SHOP-2	34.46	NA	2,00,000	NA
26	506	51.56	44,80,000	2,00,000	42,80,000
27	707	60.44	NA	2,00,000	NA
28	907	60.44	NA	44,99,000	NA
		1132.31	1,60,10,000	4,66,06,400	1,30,60,000



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Mail us: rutujanarsingh@gmail.com

Address: 909- The Landmark, Plot – 26A, Sec-7, Kharghar – 410210.

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-7	57.81	39,59,643
2	SHOP-9	26.81	18,36,622
3	SHOP-11	26.81	18,36,622
4	SHOP-12	26.81	18,36,622
5	SHOP-13	31.20	21,37,200
6	SHOP-14	35.10	24,04,350
7	SHOP-15	31.20	21,37,200
8	SHOP-16	26.81	18,36,622
9	SHOP-17	26.81	18,36,622
10	SHOP-18	39.00	26,71,500
11	301	33.56	16,57,864
12	302	37.01	18,28,146
13	303	37.01	18,28,146
14	305	60.44	29,85,934
15	306	60.44	29,85,934
16	401	32.88	16,24,371
17	402	32.85	16,22,592
18	403	33.56	16,57,864
19	404	37.01	18,28,146
20	405	37.01	18,28,146
21	406	51.56	25,46,965
22	407	60.44	29,85,934
23	408	60.44	29,85,934
24	409	33.53	16,56,135
25	502	32.85	16,22,592
26	503	33.56	16,57,864
27	507	60.44	29,85,934
28	508	60.44	29,85,934
29	601	32.88	16,24,371
30	602	32.85	16,22,592
31	603	33.56	16,57,864
32	604	37.01	18,28,146
33	605	37.01	18,28,146
34	606	51.56	25,46,965
35	607	60.44	29,85,934
36	608	60.44	29,85,934



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Mail us: rutujanarsingh@gmail.com

Address: 909- The Landmark, Plot – 26A, Sec-7, Kharghar – 410210.

37	609	33.53	16,56,135
38	706	51.56	25,46,965
39	705	37.01	18,28,146
40	709	33.53	16,56,135
41	801	32.88	16,24,371
42	802	32.85	16,22,592
43	803	33.56	16,57,864
44	804	37.01	18,28,146
45	805	37.01	18,28,146
46	806	51.56	25,46,965
47	807	60.44	29,85,934
48	808	60.44	29,85,934
49	902	32.85	16,22,592
50	904	37.01	18,28,146
51	908	60.44	29,85,934
52	909	33.53	16,56,135
53	1001	32.88	16,24,371
54	1002	32.85	16,22,592
55	1003	33.56	16,57,864
56	1004	37.01	18,28,146
57	1005	37.01	18,28,146
58	1006	51.56	25,46,965
59	1007	60.44	29,85,934
60	1008	60.44	29,85,934
61	1009	33.53	16,56,135
62	1101	32.88	16,24,371
63	1102	32.85	16,22,592
64	1103	33.56	16,57,864
65	1105	37.01	18,28,146
66	1106	51.56	25,46,965
67	1201	32.88	16,24,371
68	1202	32.85	16,22,592
69	1203	33.56	16,57,864
70	1204	37.01	18,28,146
71	1205	37.01	18,28,146
72	1206	51.56	25,46,965
73	1207	60.44	29,85,934
74	1208	60.44	29,85,934
75	1209	33.53	16,56,135
76	1301	32.88	16,24,371
77	1302	32.85	16,22,592
78	1303	33.56	16,57,864
79	1304	37.01	18,28,146



Rutuja Narsingh & Associates

Chartered Accountants

Contact No: +91 7208589352 / +91 9867776629

Mail us: rutujanarsingh@rnva.com

Address: 909- The Landmark, Plot – 26A, Sec-7, Kharghar – 410210.

80	1305	37.01	18,28,146
81	1306	51.56	25,46,965
82	1307	60.44	29,85,934
83	1308	60.44	29,85,934
84	1309	33.53	16,56,135
		3460.00	17,71,95,722



Rutuja Narsingh & Associates

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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).	24,44,60,602
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)	1,30,60,000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,460
	(ii) Estimated amount of sales proceeds in respect of unsold apartment: (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	17,71,95,722
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	19,02,55,722
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.	-



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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	NA
2	Deposits	NA
3	Withdrawals	NA
4	Closing Balance	NA

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: rutanarw@rediffmail.com

Address: 909- The Landmark, Plot – 26A, Sec-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	16,88,61,195	16,88,61,195	-
2	Total Borrowed Funds(Secured) - Drawdown Availed till date	-	-	-
3	Total Borrowed Funds(Unsecured) - Drawdown Availed till date	-	-	-
4	Customer Receipts used for Project	11,25,74,130	11,25,74,130	3,69,74,722
5	Total Funds for Project	28,14,35,324	28,14,35,324	3,69,74,722
6	Total Estimated Cost (As per Table A)	28,14,35,324	28,14,35,324	3,69,74,722



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Table G

Any Comments / Observations of CA

1	Value of the land as per Annual Statements of Rates (ASR) being Rs. 4,390/- sq.m.
2	Ready Recknor rate for unsold inventory valuation is considered to be Rs 49,400/- sq.m. for Residential units and Rs. 68,500/- sq.m for Shops.
3	The amounts pertaining to period ended 30-06-2023 have been extracted from the unaudited books of accounts as provided by the management of the company.
4	The certificate and its contents are only to be used in relation to the reporting requirement under MahaRERA. Any other person relying on this certificate for any purpose other than as mentioned above
5	Amount withdrawn till date of the certificate as per the Books of Accounts and Bank Statements is considered to be lower of actual cost incurred as on the date of the certificate or amount received from sold units as seen in Table C. The Company does not maintains designated RERA Bank A/c

Yours Faithfully,

RUTUJA Digitally signed by
SAJJAN RUTUJA SAJJAN
NARSINGH NARSINGH
Date: 2023.10.20
15:09:50 +05'30'

CA Rutuja Sajjan Narsingh
Rutuja Narsingh & Associates
M. No: 188808
UDIN: 23188808BGUYJC4596

Agreed and accepted by:

For M/s. Zenisha Infra

Sd/-

Authorised Signatory
Date: 20-10-2023



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI WEST B 040821/538844

मालिक का नाम एवं पता

Mr. Bharat Arethia Partner of M/s.
Zenisha Infra

दिनांक/DATE: 09-06-2021

OWNERS Name &
Address

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

वैधता/ Valid Up to: 08-06-2029

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।

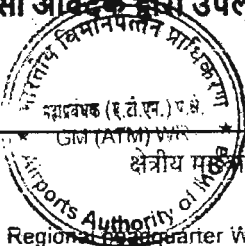
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

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/040821/538844 ✓
आवेदक का नाम / Applicant Name*	Md Zeyaul Imam
स्थल का पता / Site Address*	Plot No 85 Sector 7 Pushpak Nagar Pushpak Node Navi Mumbai Maharashtra, Pushpak Nagar Pushpak Node, Navi Mumbai, Maharashtra ✓
स्थल के निर्देशांक / Site Coordinates*	18 58 5.50N 73 04 33.27E, 18 58 6.94N 73 04 34.17E, 18 58 4.93N 73 04 34.29E, 18 58 6.39N 73 04 35.18E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	11.41 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	55.1 M (Restricted) ✓

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



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

Regional Headquarters 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-1-B.040821/538844

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। कि, सी 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.

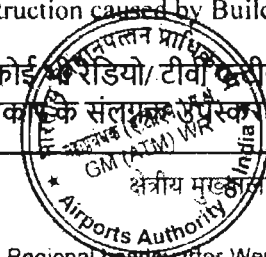
घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

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 टॉवर, लाइटनिंग अरैस्टर, सीडिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक/उपकरण पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।



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

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NAVI/WEST/B/040821/538844

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।

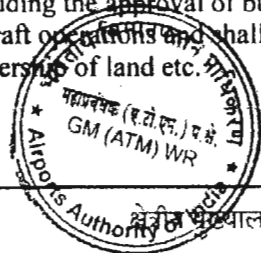
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

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

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

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

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



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

NAVLWEST/B-040821/538844

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

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-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.



[Handwritten signature]

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

मुंबई- 400099 दूरभाष संख्या : 91-22-28300608

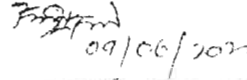
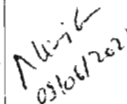
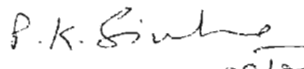
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/040821/538844

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	 09/06/2021
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	मृगा टी. एफ. / MOOSAT, F. 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	 09/06/2021 ANURAG GUPTA MANAGER (ATM-AS)
द्वारा जांचा गया Verified by	 09/06/2021 A.C.M. (ATM - D.O. AS)

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



ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	29225.7	120
Navi Mumbai	2921.64	168.35
Santa Cruz	25982.27	122.25
NOCID	NAVI/WEST/B/040821/538844	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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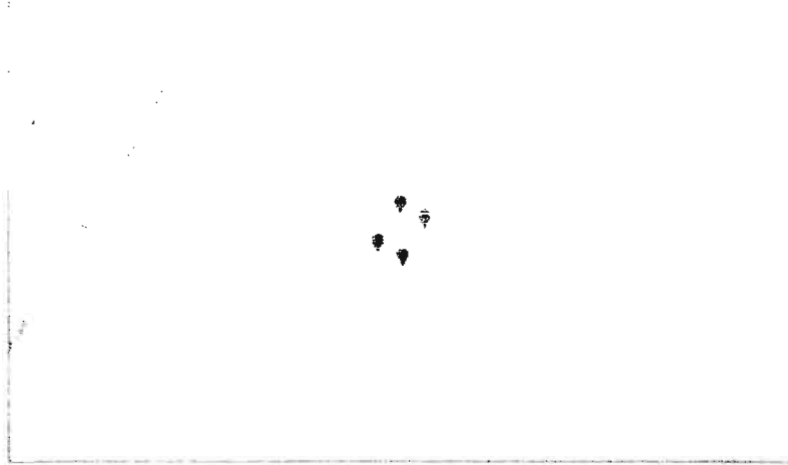
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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVAIR/EST/IB/040821/538844

Street View



Satellite View



April 2021

1:2500
0 100 200 300 m
© 2021 Google

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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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 **P52000048498**

Project: **Zenisha Aura**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 85, 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:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from **03/01/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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:03-01-2023 15:46:59

Dated: **03/01/2023**
Place: **Mumbai**

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

MahaRERA Application

General Information

Information Type
Other Than Individual

Organization

Name
Zenisha Infra
Organization Type
Partnership
Description For Other Type Organization
NA
Do you have any Past Experience ?
No

Address Details

Block Number
Flat No 101
Building Name
Bandhu Prem
Street Name
Plot No -162
Locality
Sector -31 Vashi
Land mark
Plot No- 162
State/UT
MAHARASHTRA
Division
Konkan
District
Thane
Taluka
Thane
Village
Navi Mumbai (M Corp.)
Pin Code
400703

Organization Contact Details

Office Number
08108551361
Website URL

Past Experience Details

Member Information

Bharat Karman Arethia

Partner

[View Photo](#)

Vasaram Bhoja Rajput

Partner

[View Photo](#)

Project

Project Name (Mention as per Sanctioned Plan)

Zenisha Aura

Project Status

New Project

Proposed Date of Completion

31/12/2027

Litigations related to the project ?

No

Project Type

Others

Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?

Yes

Plot Bearing No / CTS no / Survey Number/Final Plot no.

Plot No. 85, Sector-7

Boundaries East

Plot No -86

Boundaries West

15 Mtr Wide Road

Boundaries North

20 Mtr Wide Road

Boundaries South

Plot No - 83 and 84

State/UT

MAHARASHTRA

Division

Konkan

District

Raigarh

Taluka

Panvel

Village

Dapoli

Street

Sector - 07

Locality

Pushpak Nagar, Panvel

Pin Code

410206

Total Plot/Project area (sqmts)

1919.23

Total Number of Proposed Building/Wings (In the Layout/Plot)

1

Number of Sanctioned Building out of Above Proposed Count Applied for this Registration

1

Proposed But Not Sanctioned Buildings Count

0

Total Recreational Open Space as Per Sanctioned Plan

0

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)

6169.41

Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)

1603.45

Permissible Total FSI of Plot (Permissible Built-up Area)

7772.86

Bank Details

Bank Name

Bombay Mercantile Bank

IFSC Code

UTIB05BMCBI

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status									
Zenisha Aura	Gajanan Dattu Mhatre	Individual	Area Share	View Details	Active									
				<table border="1"> <thead> <tr> <th>Sr No</th> <th>Document Name</th> <th>View</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Upload Agreement / MoU Copy</td> <td>View Download</td> </tr> <tr> <td>2</td> <td>Declaration in Form B</td> <td>View Download</td> </tr> </tbody> </table>	Sr No	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Declaration in Form B	View Download	
Sr No	Document Name	View												
1	Upload Agreement / MoU Copy	View Download												
2	Declaration in Form B	View Download												
Zenisha Aura	Krishna Dattu Mhatre	Individual	Area Share	View Details	Active									
				<table border="1"> <thead> <tr> <th>Sr No</th> <th>Document Name</th> <th>View</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Upload Agreement / MoU Copy</td> <td>View Download</td> </tr> <tr> <td>2</td> <td>Declaration in Form B</td> <td>View Download</td> </tr> </tbody> </table>	Sr No	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Declaration in Form B	View Download	
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Zenisha Aura	Hemant Dattu Mhatre	Individual	Area Share	View Details	Active									
				<table border="1"> <thead> <tr> <th>Sr No</th> <th>Document Name</th> <th>View</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Upload Agreement / MoU Copy</td> <td>View Download</td> </tr> <tr> <td>2</td> <td>Declaration in Form B</td> <td>View Download</td> </tr> </tbody> </table>	Sr No	Document Name	View	1	Upload Agreement / MoU Copy	View Download	2	Declaration in Form B	View Download	
Sr No	Document Name	View												
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2	Declaration in Form B	View Download												
Zenisha Aura	Kalavati Maruti Mhatre	Individual	Area Share	View Details	Active									

				1	Upload Agreement / MoU Copy	View Download
				2	Declaration in Form B	View Download
						Status

Zenisha Aura Sandesh Maruti Mhatre Individual Area Share [View Details](#) Active

				1	Upload Agreement / MoU Copy	View Download
				2	Declaration in Form B	View Download

Status

Zenisha Aura Samir Namdev Mhatre Individual Area Share [View Details](#) Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Declaration in Form B	View Download

Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
---------------	-------------------------------------	--------------------------------	------	--------

Zenisha Aura Padubai Namdev Mhatre Individual Area Share [View Details](#) Active

				1	Upload Agreement / MoU Copy	View Download
				2	Declaration in Form B	View Download

Project Name Promoter Name Promoter(Land Owner/ Investor) Type Type of Agreement/ Arrangement VIEW Status

Zenisha Aura Sankita Maruti Mhatre Individual Area Share [View Details](#) Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Declaration in Form B	View Download

Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
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Zenisha Aura Anant Namdeo Mhatre Individual Area Share [View Details](#) Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Declaration in Form B	View Download

					Status
Zenisha Aura	Anandi Namdev Tarekar	Individual	Area Share	View Details	Active

Sr No.	Document Name	View	Download
1	Upload Agreement / MoU Copy	View	Download
2	Declaration in Form B	View	Download

					Status
Zenisha Aura	Suvarna Namdeo Patil	Individual	Area Share	View Details	Active

Sr No.	Document Name	View	Download
1	Upload Agreement / MoU Copy	View	Download
2	Declaration in Form B	View	Download

					Status
Zenisha Aura	Sumitra Chandrakant Pawashe	Individual	Area Share	View Details	Active

Sr No.	Document Name	View	Download
1	Upload Agreement / MoU Copy	View	Download
2	Declaration in Form B	View	Download

					Status
Zenisha Aura	Sunita Vithal Patil	Individual	Area Share	View Details	Active

Sr No.	Document Name	View	Download
1	Upload Agreement / MoU Copy	View	Download
2	Declaration in Form B	View	Download

Project Details

Name	Proposed	Booked	Work Done(In)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	64	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	Rain Water Harvesting Tank
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	As per Norms

Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Meter Room and DG Set
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	NO	0	NA
Water Supply :	YES	0	Connection from CIDCO
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Septic Tank and Grey Water Tank
Storm Water Drains :	YES	0	Conected to outer Drain Line
Landscaping & Tree Planting :	YES	0	16 No of Trees to be planted
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA

Building Details

Sl. No.	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Bookings	Number of Units	Number of Shops	Number of Traps			
1	Zenisha Aura	31/12/2027	0	1	2	13	1	52	64

Sl. No.	Apartment Type	Carpet Area (in Sqm)	Number of Apartment	Number of Bookings
1	Shop	28.82	1	0
2	Shop	31.20	2	0
3	Shop	33.55	1	0
4	Shop	34.46	1	0
5	Shop	35.10	1	0
6	Shop	36.97	1	0
7	1BHK	32.88	10	0
8	1BHK	33.53	8	0
9	1BHK	33.56	11	0
10	1BHK	37.01	22	0
11	2BHK	51.56	11	0
12	2BHK	60.44	22	0
13	Shop	37.09	1	0
14	Shop	37.21	1	0
15	Shop	39.00	1	0
16	Shop	57.81	1	0
17	1BHK	32.85	10	0
18	Shop	23.33	1	0
19	Shop	26.81	6	0

1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, 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 Obtain Occupation /Completion Certificate	0

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
Destination Architect & interior Designs	NA	Architect
CA Rutuja Narsingh & Associates	NA	Chartered Accountant
B S Sukhtankar & Associates	NA	Engineer

Litigations Details

No Records Found

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
2 a Details of encumbrances concerned to Finance	View Download
3 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
2 b Details of encumbrances concerned to Legal	View Download
3 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download

1 Architect's Certificate of Percentage of Completion of Work (Form 1)	Not Uploaded
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	View Download
1 Disclosure of Interest in Other Real Estate Organizations	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
1 Proforma of Agreement for sale	View Download
1 Proforma of Allotment letter	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	Not Uploaded
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	Not Uploaded
1 Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Other - Legal	Not Uploaded
1 Other - Finance	Not Uploaded
1 Other - Technical	Not Uploaded
1 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	View Download
1 Deviation Report with respect to model copy of Agreement	View Download



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	14-12-2022 15:28:59.867
Transaction ID / QRF NO	200254770057
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	14-12-2022
Approval/Modification Date	14-12-2022
Search Reference Number	7482281745568

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	
Survey Number / Municipal Number	
Plot Number	Plot No-85
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	Zenisha Aura
Name of the Project / Scheme / Society / Zone	Zenisha Aura
Street Name / Number	Pushpak Nagar
Pocket	
Locality / Sector	Sector-7
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 ---



Pritu Ajey Mishra

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

Advocate Bombay High Court

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. 1112664199 dated 03/12/2022.
- 2) An Agreement to Lease dated 13/12/2017, registered under document serial No. PVL-1/10701/2017 on 20/12/2017, 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) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil of the OTHER PART, as per the terms and conditions mentioned in the said Agreement to Lease.
- 3) Tripartite Agreement dated 20/01/2021 executed between City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) of the ONE PART, (1) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna





Pritu Ajey Mishra

(BLS, L.B.)

Advocate Bombay High Court

Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil 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 Plot No. 85, situated in Sector No. 7, Node Pushpak(Dapoli) admeasuring 1920.00 Sq. Mtrs.(50% undivided share transfer - Admeasuring 960.00 Sq. Mtrs.) in favour of New Licensee, as per terms and conditions contained therein. The same was registered with the Sub-Registrar of Assurances, Panvel on 20/01/2021 bearing registration no. PVL-2/1182/2021 and receipt No. 1402.

Date: 06/12/2022



Pritu Ajey Mishra

Advocate



DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(Format - D)

Date: 03.12.2022

A. Name of the Promoter/ Organization: M/s. Zenisha Infra

B. Name of Project: Zenisha Aura

Project Land: "Plot No-85, Sector- 7 being situated at Village- Dapoli- Pushpak Node, Taluka- Panvel, District- Raigarh- 410221.

1. We are aware that as per section 4 [2] (c & d) of RERA Act, 2016, read with Rules and Regulations made thereunder, 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 **City and Industrial Development Corporation of Maharashtra** on **29.11.2022** for "Plot No-85, Sector- 7 being situated at Village- Dapoli- Pushpak Node, Taluka- Panvel, District- Raigarh- 410221".

3. Also, the commencement certificate/Building plans are approved by the **City and Industrial Development Corporation of Maharashtra** on **29.11.2022**. Further, commencement certificate is granted up to the following:

Building	Current CC	Total Potential Floors
1	Upto Plinth Level	Ground + 18 Upper Floors

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

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

Promoter
For Zenisha Infra
(Signature)
Sign/Stamp

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

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



महाराष्ट्र MAHARASHTRA

2022

22AA 574675

14 OCT 2022
अधिकाशाधिकारी, नोंद-पत्रदाल,
जि. रायगड
अस कोषागार अधिकारी
रायगड



Affidavit cum Declaration

Affidavit cum declaration of the "M/s. Zenisha Infra" Promoter of the project "Zenisha Aura"

"M/s. Zenisha Infra" promoter of the project "Zenisha Aura" do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.

3. That the time period within which the project shall be completed by us on or before 31/12/2027.
4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. 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 the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. We shall take all the pending approvals on time, from the competent authorities.
8. We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Zenisha Infra

Deponent Parine.

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at _____ on this _____ day of _____.

For Zenisha Infra

Deponent Partne



BOMBAY MERCANTILE BANK

(Scheduled Bank)
BOMBAY MERCANTILE CO-OP. BANK LIMITED

बॉम्बे मर्कनटाईल बँक

Vashi-Sector 7 Shop No.25 - 28, Vashi Sector - 7 Navi
Mumbai
Mum 400703
IFSC CODE : BMCB0000016

"Valid for 3 months from the date of issue"

D D M M Y Y Y Y

Pay

Or Bearer

Rupees रुपये



अदा करें।

₹

Current at Par A/c. No.: 016110100011683

For ZENISHA INFRA

Zenisha

PARTNER / PARTNER

(Please sign above)

⑈000187⑈ 400069016⑈ 000343⑈ 29

PRINTOGRAPHY CTS-2010



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 :
P52000048498

Project: **Zenisha Aura** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 85, 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 **03/01/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:03-01-2023 15:46:59

Dated: **03/01/2023**
Place: **Mumbai**

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



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. 85, admeasuring 1920.00 Sq. Mtrsof the situated in Sector No. 7, Node Pushpak, Village- Dapoli Tal. Panvel, 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 13/12/2017
- 3) Tripartite Agreement dated 20/01/2021
- 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) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil as the Owners/lessees and M/s.





Pritu Ajey Mishra

(BLS, LLB)

Advocate Bombay High Court

Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the Developers/ Promoters, is marketable and without any encumbrances.

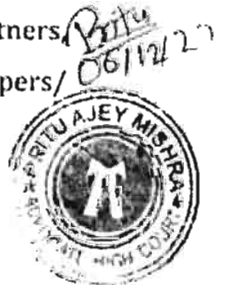
1. Owners/ Lessees of the Plot:

(1) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil - 50% undivided share in all that piece and parcel of the land bearing **Plot No. 85, admeasuring 1920.00 Sq. Mtrs.** of the situated in **Sector No. 7, Node Pushpak, Village- Dapoli Tal. Panvel, Dist. Raigad.**

2. Developers/Promoters of the Plot.

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. 85, admeasuring 1920.00 Sq. Mtrs.** of the situated in **Sector No. 7, Node Pushpak, Village- Dapoli Tal. Panvel, Dist. Raigad.**

The report reflecting the flow of the title of (1) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre,, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil as the Owners/lessees and M/S. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the Developers/ Promoters is enclosed herewith as an annexure.





Pritu Ajey Mishra

(BLS.LLB)

Advocate Bombay High Court

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. 1112664199 dated 03/12/2022.
- 2) An Agreement to Lease dated 13/12/2017, registered under document serial No. PVL-1/10701/2017 on 20/12/2017, 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) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil of the OTHER PART, as per the terms and conditions mentioned in the said Agreement to Lease.
- 3) Tripartite Agreement dated 20/01/2021 executed between City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) of the ONE PART, (1) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna





Pritu Ajey Mishra

(BLS.LLB)

Advocate Bombay High Court

Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil 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 Plot No. 85, situated in Sector No. 7, Node Pushpak(Dapoli) admeasuring 1920.00 Sq. Mtrs.(50% undivided share transfer - Admeasuring 960.00 Sq. Mtrs.) in favour of New Licensee, as per terms and conditions contained therein. The same was registered with the Sub-Registrar of Assurances, Panvel on 20/01/2021 bearing registration no. PVL-2/1182/2021 and receipt No. 1402.

Date: 06/12/2022



Pritu Ajey Mishra

Advocate

Reference No. : CIDCO/BP-17938/TPO(NM & K)/2021/10048

Date : 29/11/2022

To,

Shri.Gajanan Dattu Mhatre And Other Twelve And M/s...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/98

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. **85**, Sector 7 at **Pushpak**, Navi Mumbai.

Ref :

Your Proposal No. **.CIDCO/BP-17938/TPO(NM & K)/2021** dated **30 September, 2021**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : Shri.Gajanan Dattu Mhatre And Other Twelve And M/s. Zenisha Infra Through Its Partners 1) Mr. Vasaram Bhoja Rajput 2) Mr. Bharat Karman Arethia
- 2) Location : Plot No. **85**, Sector 7 at **Pushpak**, Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 1919.23
- 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: 6512.777 * 16	104204
Total Assessed Charges				104204

- 7) Date of Assessment : 14 October, 2022

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2021/1369	08/03/2021	104204	CIDCO/BP/2021/1369	6/8/2021	Net Banking
2	CIDCO/BP/2022/2418	10/14/2022 5:40:42 PM	2314488	CIDCO/BP/2022/2418	7/11/2022	Net Banking

Unique Code No. **2022 04 021 02 3445 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **85**, 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)

Reference No. : CIDCO/BP-17938/TPO(NM & K)/2021/10048

Date : 29/11/2022

To,

Shri.Gajanan Dattu Mhatre And Other Twelve And M/s...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9896

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

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on Plot No. **85**, Sector 7 at **Pushpak** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-17938/TPO(NM & K)/2021 dated **30 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 : Shri.Gajanan Dattu Mhatre And Other Twelve And M/s. Zenisha Infra Through Its Partners 1) Mr. Vasaram Bhoja Rajput 2) Mr. Bharat Karman Arethia
- 2) Location : Plot No. **85**, Sector 7 at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 1919.23
- 5) Permissible FSI : 2
- 6) **GROSS BUA FOR ASSESSEMENT** : 7520.36 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 2453270

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102344502	14/10/2022	2453270	20220402102344502	7/11/2022	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. **85** , Sector 7 at **Pushpak** , Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **85**, 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 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,

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

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

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 **Shri.Gajanan Dattu Mhatre And Other Twelve And M/s. Zenisha Infra Through Its Partners 1) Mr. Vasaram Bhoja Rajput 2) Mr. Bharat Karman Arethia , 101, Bandhuprem, Plot No - 162,Sec - 31,Vashi, Navi Mumbai** for Plot No. **85** , 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 + 11Floor** Net Builtup Area **6169.41** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	5553.88	615.5	0
UNIT (in Nos.)	96	18	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

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)

Reference No. : **CIDCO/BP-17938/TPO(NM & K)/2021/10048** Date : **29/11/2022**

an event shall be deemed to have carried out the development work in contravention of 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.

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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 1,23,389.00/-** 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

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transformer, if any, etc.

17. As per Govt. of Maharashtra memorandum vide no. TBP/4.93/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

18. Neither the granting of this permission nor the approval of the drawings and specifications; nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

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them from time to time.

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

Additional Conditions:

1. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No CIDCO/ACLSO/ 22.5% /PAD-125/2022/135448 , dated 18.07.2022 shall be binding on the on you and shall be scrupulously followed.
2. The applicant shall obtain final Fire NOC for lift from CFO at the time of OC, by making payment of necessary charges/fees
3. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2022/E154258 dated 07.10.2022 shall be binding on you.
4. Separate tanks for potable & flushing water of adequate capacity with separate connection shall be provided by the project proponent/developer.



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