



MADC/ MIHA/BP/63/1229

Date: 30/11/2016

To
✓ M/s. Moraj Infratech Pvt. Ltd
Shop No. 28/29, Moraj Residency,
Plot No. 1, Sector 16, Moraj Circle,
Palm Beach Road, Sanpada,
Navi Mumbai - 400 706

Sub:-Part Occupancy Certificate to M/s MORAJ Infratech Pvt. Ltd. for proposed Residential Building, on Plot No.-5, Sector 21, under MIHAN notified Area, Nagpur.

Ref.:- Your Application for Part Occupancy dated 14/10/2016 and revised submission received on 24/10/2016

Sir,

Please find enclosed herewith the necessary "Part Occupancy Certificate" for the proposed Residential Building on above mentioned plot along with "As Built" drawings, duly approved.

Thanking you

Yours faithfully,

(J.R.Ojha)
Chief Planner

Cc. to:

1. Architect Parag Kotwal
215, Opp. Sangh Ground,
Abhyankar Nagar,
Nagpur - 440 010
2. CE, MADC, Nagpur office

Maharashtra Airport Development Company Ltd.

(A Government of Maharashtra Undertaking)

CIN: U45203MH2002SGC136979

8th Floor, Centre 1, World Trade Centre, Cuffe Parade, Mumbai - 400 005

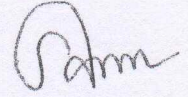
Tel: +91-22-49212121/22 ● Fax: +91-22-22163814 ● Website: <https://madc.maharashtra.gov.in>

PART OCCUPANCY CERTIFICATE

No. MADC/MIHA/BP/63/ 12 30

Date :- 30/11/2016

I hereby, certify the development of Residential Building, having as-built net built up area of 17,954.575 sq.mtr. of M/s MORAJ Infratech Pvt. Ltd. for proposed Residential Building, on Plot No.-5, Sector 21, under MIHAN notified Area, Nagpur has been completed under the supervision the Architect Parag Kotwal and has been inspected by MADC's officers on 17/09/2016 to 19/10/2016; and I declare that the development of the specified building has been carried out in accordance with the draft Development Control Regulations of the MIHAN notified area and the conditions stipulated in the commencement certificate vide letter no. MADC/MIHA/BP/63/7100, dated 29/11/2010 and that the development is fit for the use for which it has been carried out.



(J.R.Ojha)

Chief Planner

Encl:- a set of as-built drawings duly certified

C.C. to

- ✓ 1. M/s. Moraj Infratech Pvt. Ltd
Shop No. 28/29, Moraj Residency,
Plot No. 1, Sector 16, Moraj Circle,
Palm Beach Road, Sanpada,
Navi Mumbai - 400 706
2. Architect Parag Kotwal
215, Opp. Sangh Ground,
Abhyankar Nagar,
Nagpur - 440 010
3. CE, MADC, Nagpur office

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D&E

No. MADC/MIHAN/BP/490A/3707

Dated: 27/07/2017

To,
M/s. Moraj Infratech Pvt.Ltd.
Shop No.28/29, Moraj Residency,
Plot No.1, Sector 16, Off Palm Beach Road,
Sanpada, Navi Mumbai- 400 706.

Kind Attn: Shri Mohan Gurnani, Director

Sub: Occupancy Certificate to M/s. Moraj Infratech Pvt.Ltd. for proposed Residential Building on Plot No. 5, at Sector - 21, in the MIHAN Notified Area, Nagpur.

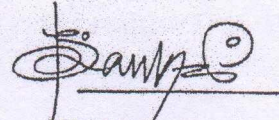
Ref.: Your application dated 17/07/2017.

Sir,

Please find enclosed herewith the necessary "Occupancy Certificate" for the Proposed Residential Building on above mentioned plot along with "As Built" drawings, duly approved.

Thanking you

Yours faithfully,


(C.J. Bankar)
Sr.Architect/TPO

C.C. to

1. Architect Parag Kotwal
Plot No. 215, Abhyankar Nagar,
Opp. Sangh Road,
Nagpur- 440 010
2. Chief Planner, MADC, Mumbai

Maharashtra Airport Development Company Ltd.

(A Government of Maharashtra Undertaking)

CIN : U45203MH2002SGC136979

Central Facility Building, B-Wing (North), 1st Floor, MIHAN-SEZ, Khapri (Rly), Nagpur - 441 108.

Tel: +91-7104-665665 • Fax: +91-7104-665600 • E-mail: jmd@madcindia.org • Website: www.madcindia.org

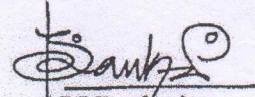


OCCUPANCY CERTIFICATE

No. MADC/MIHAN/BP/490 A/ 3708

Dated:27/07/2017

I hereby, certify the development of Residential Building, having total As Built Net Built up area of 30,197.564 sq.mtr., which comprises 17,954.575 sq.mtr. net built up area for which Part Occupancy Certificate issued vide No. MADC/MIHA/BP/63/1230, Dated 30/11/2016 and 12,242.989 sq.mtr.net built up area now being considered for Occupancy Certificate, of M/s MORAJ Infratech Pvt.Ltd., plot No.5, Sector - 21 ,in the MIHAN Notified Area, Nagpur, has been completed under the supervision of Architect Parag Kotwal and has been inspected by MADC's officers on 21/07/2017 & 24/07/2017, and I declare that the development of the specified building has been carried out in accordance with the Development Control Regulations of the MIHAN notified area and the conditions stipulated in the Commencement Certificate vide letter no. MADC/MIHA/BP/63/7100, dated 29/11/2010 and that the development is fit for the use for which it has been carried out.


(C.J. Bankar)
Sr.Architect/TPO

Encl:- a set of As-built drawings duly certified
C.C. to

- ✓ 1. M/s. Moraj Infratech Pvt.Ltd.
Shop No.28/29, Moraj Residency,
Plot No.1, Sector 16, Off Palm Beach Road,
Sanpada, Navi Mumbai- 400 706.
2. Architect Parag Kotwal
Plot No. 215, Abhyankar Nagar,
Opp. Sangh Road,
Nagpur- 440 010
3. Chief Planner,MADC,Mumbai

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Tel: +91-7104-665665 • Fax: +91-7104-665600 • E-mail: jmd@madcindia.org • Website: www.madcindia.org



Date: 29/11/2010

No. :- MADC/MIHA/BP/63/7008

To,
Mr. Mohan Gurnani, Director
MORAJ Infratech Pvt.Ltd.
C-7, Big Splash, 1st Floor, Turbhe Road
Sector-17, Vashi, Navi Mumbai - 400 075

Subject: Assessment of Development Charge for **proposed Residential Project**, on Plot At Location: Notified area of MIHAN At Mouza : Khapri (Rly), Nagpur, on Residential Plot bearing Survey Nos. 30(Part), 31(Part), 33(Part), 34(Part), 35(Part), Govt. Land-Nallah (Part).

Ref: Your application dated 11/11/2010 (received on 15/11/2010) and revised building plans received on 29/11/2010.

1. Name of Assessee :- M/s. MORAJ Infratech Pvt. Ltd
2. Location :- MIHAN Notified area at Mouza Khapari(Rly)
3. Land use :- Residential
4. Plot area :- 32,374.800 Sq.M.(8 Acre)
5. Permissible F.S.I. :- 1.50
6. Total F.S.I. consumed :- 0.933
7. Proposed Built Up Area :- 30,197.564 Sq.M.
8. Development Charges-

i) Plot area	32,374.800 Sq.M. X Rs. 33/- = Rs. 10,68,368.40
ii) Built up area	:- 30,197.564 Sq.M. X Rs.44/- = Rs. 13,28,692.81

Total Assessed dvelopment Charges :- [8(i)+ 8(ii)] = Rs. 23,97,061/-

9. Date of Assessment :- 16/11/2010
10. Total Development charges amounting Rs. 23,97,061/- (Rupees Twenty Three Lakh Ninty Seven Thousand and Sixty one only) as apportioned amount, has been paid on 17/11/2010, vide Cheque no. 024300, dated 17/11/2010, amounting to Rs. 24,12,395/- drwan on Akola Bank , Kalbadevi Branch, Mumbai.

Yours faithfully,

(R.C.Sinha)

Vice Chairman & Managing Director

C.C.to 1)Advisor(FA & Admin), 2) CE, MADC, Nagpur office

Maharashtra Airport Development Company Ltd.

8th Floor, Centre-1, World Trade Centre, Cuffe Parade, Mumbai - 400 005
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No. :- MADC/MIHA/BP/63/7099

Date: 29 /11/2010

To,
Mr. Mohan Gurnani
Director
Moraj Infratech Pvt.Ltd.
C-7, Big Splash, 1*Floor, Turbhe Road
Sector-17, Vashi, Navi Mumbai - 400 075

Subject : **Development Permission for proposed Residential Project, on Plot At**
Location: Notified area of MIHAN At Mouza : Khapri (Rly), Nagpur,
on Residential Plot bearing Survey Nos. 30(Part), 31(Part), 33(Part),
34(Part), 35(Part), Govt. Land-Nallah (Part).

Ref: Your application dated 11/11/2010 (received on 15/11/2010) and revised
building plans received on 29/11/2010.

Sir,

Please refer to the application cited above in reference for development
permission for Proposed Residential Project on Plot in the MIHAN Notified Area,
Nagpur.

The development permission is hereby granted for the construction of
Residential Building on the plot mentioned above.

The Commencement Certificate with conditions as stated in the same and as
required under section 45 of the Maharashtra Regional and Town Planning Act, 1966
is also enclosed herewith for the structures referred in the same.

You will ensure that the building materials will not be stacked on the mad
during the construction period.

Thanking you,

Yours Faithfully

(R.C.Sinha)

Vice Chairman & Managing Director

C.C. to

1. Matrix Technical Services PVT.LTD.) copy of the approved plans to be
101, GBS Enclave, Tirumalagiri Main) obtained from the Owner.
Road, Secunderabad - 500 015

2 CE, MADC, Nagpur office.

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COMMENCEMENT CERTIFICATE

No. MADC/MIHA/ BP/63/ 7100

Date- 29/11/2010

Permission is hereby granted for the amended drawings submitted under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, to M/s **MORAJ Infratech Pvt. Ltd** for the development work of the proposed Residential Project, on Plot At Location: Notified area of MIHAN At Mouza : Khapri (Rly), Nagpur, on Residential Plot bearing Survey Nos. 30(Part), 31(Part), 33(Part), 34(Part), 35(Part), Govt. Land-Nallah (Part).

Total Plot area	= 32374.800 Sq.M.(8Acres)
Category: Residential	= Building 1
Net Built up area	= 30197.564 Sq.M.

- 1) The Certificate is liable to be revoked by the M.A.D.C. if.
 - a) The development work in respect of which permission is granted under this **Certificate** is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) If conditions with reference to the allotment of the land, payment thereto or payment if any due to M.A.D.C. is not complied with.
 - c) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the M.A.D.C. is contravened
- 2) THE APPLICANT SHALL :
 - a) Give a written notice to the M.A.D.C. on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give ~~written~~ notice to the M.A.D.C. regarding completion of work.
 - c) Obtain an Occupancy Certificate from the M.A.D.C.
- 3) ~~Allow~~ the officers of the M.A.D.C. to enter the building or premises for which the permission has been granted, at any time for the purpose of enforcing the Building Control Regulations and conditions of this **Certificate**.
- 4) The structural design, **building materials**, plumbing services, fire protection, electrical installation **etc.** shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Bureau of Indian Standards.

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- 5) The Certificate shall remain valid for a **period** of one year from the date of issue and can be further **revalidated as required** under **provision** of Section 48 of MR. & T.P. Act, 1966. This commencement **Certificate** is renewable every year but such extended period shall **be** in no **case** exceed three years **provided further** that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the **Maharashtra Regional & Town Planning Act, 1966**.
- 6) The condition of this **Certificate** shall be **binding** not only on the Applicant but **also** its successors and **every** person deriving title through or under them.
- 7) A certified copy of the approved plans shall be exhibited on site.
- 8) As per Govt. of **Maharashtra** memorandum vide No. **TBP/4393/1504/C4-298/94, 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 Industrial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for **inspection**.
- 9) The plot boundaries shall be physically demarcated immediately and the intimation be given to the office before completion of plinth work.
- 10) The amount for Mosquito Prevention, debris, Tree Plantation deposited with MADC as Security **Deposit** shall be forfeited either in whole or in part at the absolute **discretion** of the authority for breach of any Building Control Regulation and condition **attached** to the permission covered by the Commencement **Certificate**. Such forfeiture shall be without prejudice to any other remedy or right of the M.A.D.C.
- 11) **You** should approach to the Executive Engineer, MSEB. for the power **requirement**, location of transformer if any, *etc.*

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- 12) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 13) Plantation of trees shall be non fruit bearing & non bird attracting variety, the names of which will be approved by MADC.
- 14) The Approach to the Building and Open Spaces on its all Sides shall be kept free of obstructions and shall be motorable. Fire NOC should be obtained
- 15) All building above 15 mtr. height shall be considered as high rise building and for such type of building fire safety requirement shall conform to latest amended National Building Code of India as well as Relevant IS codes and other guidelines/practices.
- 16) Recreation ground or amenity open space shall be developed before submission of building Completion Certificate.
- 17) No work should be started unless the existing structures are demolished.
- 18) Applicant/Architect should strictly follow all the conditions of lease agreement. Applicant & Architect will be held responsible for breach of any condition of lease agreement.
- 19) The Applicant, the Architect and the Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability and building construction quality should conform to withstand an earthquake of highest intensity in seismic zone II (Zone Factor = 0.10).
- 20) The Occupancy Certificate for the proposed building will not be granted unless the drainage lines are connected to the Main Sewer lines to the satisfaction of Authority as well as proper demarcation of parking spaces with oil paints, plantation of trees and provision of garbage bin on the site.
- 21) Application for Completion/Occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 22) The building material or earth removed from the trenches should not be dumped or stored on roads. If found so you are liable to be penalized as well as bear the cost of lifting & transportation to dumping ground.
- 23) The building constructed, should not be occupied without obtaining the Occupancy Certificate, Otherwise you will be penalized.
- 24) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 25) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Ant Larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1%6 ". The special mention

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is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

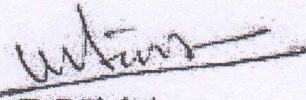
- 26) Provisions for Rain Harvesting according to the "Rain Water Harvesting and Conservation Manual, Consultancy Services Organization, Central Public Works Department, New Delhi" or "A Water Harvesting Manual for Urban Areas case studies from Delhi, Centre for Science and Environment, New Delhi 2003" till relevant IS code becomes available, shall be provided in the plot.
- 27) The applicant is fully aware that due to Airport and Airport-centric SEZ, the noise level around the airport shall be high. The applicant hereto undertakes not to raise any claim, demand or dispute or object to such noise in the MIHAN Notified area and not to adopt any action or proceedings in that regard against MADC, to the extent noise levels do not exceed any limits or restrictions imposed by applicable law.
- 28) All Plumbing services shall be made through PVC / HDPE pipes only.
- 29) All building shall be friendly for physically challenged.
- 30) Only ready-mix concrete with at least 15% fly ash added shall be used in all the construction.
- 31) The owner/holder of the building in SEZ should maintain the aesthetic beauty of the building. These buildings shall be painted by owners/holders once in five years to maintain outer beauty of these buildings. In case of failure, VC & MD, MADC shall get the buildings painted and cost shall be recovered from the owner/holder along with the overheads.
- 32) You shall obtain all necessary permissions/clearances from the concern authorities like MOEF, AAI, DGCA, MPCB, NHAI etc. The development of building and consumption of FSI is subject to above clearances.
- 33) You shall be liable to pay all leviable charges/fees/deposits and any other development charges as per MRTP Act, 1966 and as prescribed by MADC along with the amount/premium to be deposited against the additional F.S.I permissible.
- 34) The construction work shall be completed as per conditions mentioned in Agreement & must be applied for O.C. with all concerned NOC.
- 35) You are further informed that, the requirement & provision for the Parking of Vehicles as per NBC & DCR norms is to be provided within your premises and are binding on you and any parking outside your premises (along the road side) shall be treated as illegal. However, any future increase in the number of Parking should be provided within your premises.

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- 36) MADC prefers that, applicant should use **energy** saving lighting system and keep provision for wormy *culture* (wherever **chances** of wet garbage generation exist).
- 37) MADC has **not** taken policy decision about the **extent** of **premium/fees** to be charged for areas exempted from FSI. As on when scale of **premium/fees** is decided, the applicant has to pay **the** same within the stipulated time.
- 38) You shall comply all the conditions of solid **waste** management
- 39) **This** commencement certificate is subject to payment of Development **Charges**. In **case** of failure to pay the Development Charges this **certificate** shall be treated **null** and void


(R.C.Sinha)

Vice Chairman & Managing Director

C.C. to

1. Mr. Mohan Gurnani
Director
Moraj Infratech Pvt Ltd.
C-7, Big Splash, 1st Floor, Turbhe Road
Sector-17, Vashi, Navi Mumbai - 400 075
2. Matrix Technical Services PVT.LTD.) copy of the approved plans to be
101, GBS Enclave, Tirumalagiri) obtained from the Owner.
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