



प्रशासनिक कार्यालय, आंचल- मुंबईपूर्व, छटी मंज़िल,
टावर क्र: २, सी बी डी बेलापुर रेल्वे स्टेशन कॉम्प्लेक्स,
नवी मुंबई - ४०० ६१४
Administrative Office, Zone- East Mumbai, 5th Floor,
Tower -II, CBD Belapur Rly. Station Complex,
Navi Mumbai - 400 614

Telephone : 02227524321

Fax :022 27524302

E-mail : hlst.zomum2@sbi.co.in

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

Vajhikar

Date:- 16/01/2024

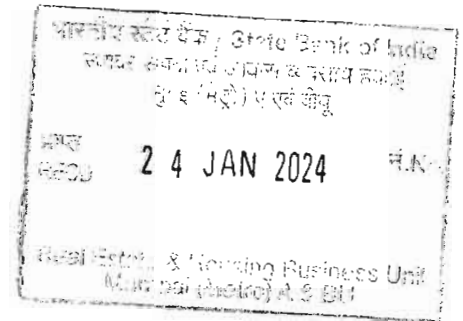
BUILDER TIE UP : TRICITY REALTY LLP

PROJECT :- TRICITY CREST

Dear Sir,

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

Indresh Kumar Singh
Manager
Builder Relation
AO East Mumbai





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 :
P52000054066

Project: Tricity Crest , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 13, Sector - 20 at New Panvel, Panvel, Raigarh, 410206;**

1. **Tricity Realty Llp** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400705.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 **27/12/2023** 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 27-12-2023 12:05:07

Dated: 27/12/2023
Place: Mumbai

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

LETTER FROM THE BUILDER FOR PROJECT TIE UP

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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT : TRICITY CREST

We M/s, Tricity Realty LLP a Firm, having its registered office at 1001/1002, Bhumiraj Costarica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705 are willing to enter into a Tie up arrangement with your Bank for our Project : **Tricity Crest**, situated at Plot No.13, Sector 20, New Panvel East, Navi Mumbai.

Yours faithfully,



Authorized Signatory
(Mr.Arjun Rekhi)

INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

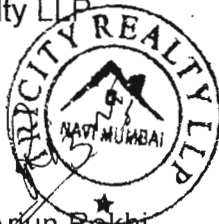
Sr. No.	Parameter	Particulars		
1	Name of the Builder	Tricity Realty LLP		
2	Registered Address	1001/1002, Bhumiraj Costarica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705.		
3	Address for correspondence	1001/1002, Bhumiraj Costarica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705.		
4	Contact Person Name, Mob.No. Email id	Rupali Gadhave <i>Deepak Jadhav</i> 022-66766676 - <i>8424989758</i> rupali@tricityltd.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No <i>Ravi - 7506003464</i>		
5	Website url, if any	www.tricityltd.com		
6	Date of establishment	15/04/2008		
7	Constitution	LLP		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	BANM CREDAI & ISO		
9	Ratings from CRISIL/ICRA etc.	SE-2B (2013)		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1.	Kulbir Singh Rekhi	67	MBA	Tenure in Firm 14 years Total Experience 35 years
2.	Savinder Singh Lamba	48	Commerce Graduate	Tenure in Firm 14 years Total Experience 20 years

3.	Angad Singh Rekhi	39	Masters (Nanotronics)	Tenure in Firm 14 years Total Experience 15 years
4.	Arjun Singh Rekhi	35	Ms. Finance	Tenure in Firm 12 years Total Experience 12 years
5.	Manish Pardasani	45	Commerce Graduate	Tenure in Firm 14 years Total Experience 25 years
6.	Harvinder Singh Lamba	50	Commerce Graduate	Tenure in Firm 12 years Total Experience 20 years
7.	Moksh Pardasani	42	Commerce Graduate	Tenure in Firm 12 years Total Experience 20 years
11	Details of last 3 residential projects executed by the same firm/company/promoters			
Project Name	Plot No.5, Sector-38, Nerul,Navi Mumbai 400706	Plot No. 7, Sector-38, Nerul,Navi Mumbai 400706	Plot No. 20A, Sector-38, Nerul,Navi Mumbai 400706	
Location	Seawoods, Navi Mumbai	Seawoods, Navi Mumbai	Seawoods, Navi Mumbai	
Whether approved by SBI?	Yes	Yes	Yes	
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank,furnish names of HFCs/Banks	HDFC,SBI,I CICI, IDBI, LIC, State Bank of India	HDFC, ICICI, IDBI, LIC, State Bank of India, PNB, Oriental Bank of Commerce, Federal bank,	HDFC, ICICI, SBI, IDBI, DHFL	
Month & Year of Commencement of Construction	June 2017	June 2017	September 2017	
Present Status (Completed/Partially completed)	Completed	Completed	Completed	
Total built up area of the project, in Sq.Mtr.	2275.729 sq.mtrs As per OC	2689.05 Sq.mtrs As per OC	3158.676 Sq.mtrs. As per OC	
Number of floors	G+14	G+15	G+14	
No. of Dwelling Units in the project	Flats 46 Shop 6	Flats 52 Shops 12	Flats 60 Shop 9	

No. of units sold in the Project	Flats 46 Shop 6	Flats 52 Shops 12	Flats 60 Shop 9
Hsg.Loan taken Through SBI	Yes	Yes	Yes
Date of Occupancy Certificate	14-10-2019	24-09-2019	30-10-2019
Date of conveyance	08-06-2021	28-10-2021	24-08-2021
12	Details of the Present Project		
Project Name	Tricity Crest		
Location with Survey Nos.	Plot No.13, Sector 20,New Panvel, Navi Mumbai		
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by the SBI, then the project will stand Automatically approved.	YES ADITYA BIRLA FINANCE		
Status of encumbrance of the project land	None		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction			
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	G+14 Flats :- 136 Shops :- 13		
Total built up area of the project, in Sq. Mt.	3201.05 sq.mtrs.		
No. of Dwelling Units in the project	Flats :-		

No. of units sold in the project	Flats + Shops 0		
Details of Development Agreement and POA if any	Provided (Attached)		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	CC Received (Attached)		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK	1 BHK	54 - 5200000	280800000/-
2 BHK	2 BHK	82 - 6900000	579600000/-
SHOP		13 - 5800000	75400000/-
Total Project Value		Rs.935800000 /-	
14 Whether credit facility enjoyed With any bank	Bank-NA Branch A/c No.		
15. RERA Registered Escrow Account Details	Bank- HDFC Bank Ltd Branch- Sanpada A/c No. 57500001378104		
16. Disbursement to be made In favour of Account Name: Account Number : Bank / Branch : IFSC code	Tricity Realty LLP Tricity Crest Master Collection Escrow Account 57500001378104 Sanpada, Navi Mumbai. HDFC0001029		

Tricity Realty LLP



Name-Mr.Arjun Rekhi
(Designated Partner)



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF Partners OF Tricity Realty LLP. Held At Sanpada, Navi Mumbai ON 23/08/2022 At 11.00 AM

"Resolved that the authorized Partner of the Company Mr. Arjun Rekhi, be and is hereby authorized to sign the applications of Bank for APF and other related documents and Applications in respect of project known as "Tricity Crest" situated at Plot No.13 Sector-20, New Panvel East, Navi Mumbai.

"Resolved that the authorized Partner of the Company Mr. Arjun Rekhi, be and is hereby authorized to sign all such and other documents as shall be required from time to time in respect of the said plot."


"Resolved further that a certified copy of the resolution be given to anyone concerned or Interested in the matter."

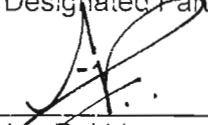
Dated this 3rd date of January 2024.


For TRICITY REALTY LLP

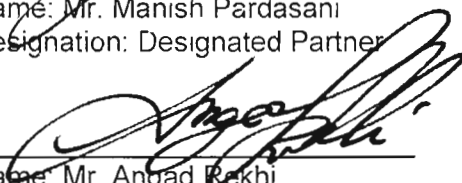

Name: Mr. Kulbir Singh Rekhi
Designation: Designated Partner

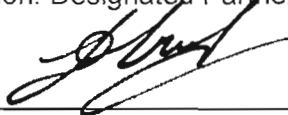

Name: Mr. Harvinder Singh Lamba
Designation: Designated Partner


Name: Mr. Moksh Pardasani
Designation: Designated Partner


Name: Mr. Arjun Rekhi
Designation: Designated Partner


Name: Mr. Manish Pardasani
Designation: Designated Partner


Name: Mr. Angad Rekhi
Designation: Designated Partner


Name: Mr. Savinder Singh Lamba
Designation: Designated Partner

Business Commitment

To,

State Bank of India

We the Partner of the Company Tricity Realty LLP on behalf of the Company intent to provide the Bank (State Bank of India) around 15-20% of the total Home Loan Business from the Project Tricity Crest , being developed at Plot No. 13, Sector-20 , New Panvel East , Navi Mumbai.

For Tricity Realty LLP



Name : Arjun Rekhi

Designation: Designated Partner

Date: 3/01/2024

Place: Navi Mumbai

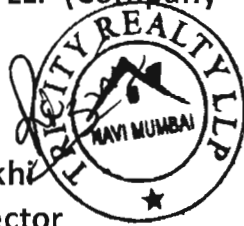
DECLARATION

To,

State Bank of India

We the Partner of the Company Tricity Realty LLP on behalf of the Company undertake and state that during the course of completion of the Project Tricity Crest, the Company shall invest minimum of 15% of the total project cost in the Project Tricity Crest being developed at Plot No. 13, Sector – 20, At New Panvel, Raigharh .

For Tricity Realty LLP (Company



Name : Arjun Rekh
Designation: Director

Date : 3/01/2024

Place : Navi Mumbai



To,

SBI

Sub : This is our RERA Account for Project TRICITY CREST

Dear Sir/Madam,

Requesting You to Consider the mention details for Fund Transfer.

Account Number : 57500001378104

Account Type (Current/RERA Current/
Cash Credit /OD/ Escrow) : ESCROW

Account Holder Name : Tricity Realty LLP Tricity Crest Master Collection Escrow A/C

Bank Name : HDFC Bank LTD

Branch Address : Sanpada, Navi Mumbai.

IFSC Code : HDFC0001029

Email Id : taranum@tricityltd.com & rupali@tricityltd.com

Mobile No : 9920300662

Your Faithfully,

M/S Tricity Realty LLP



Authorised Signatory★

TRICITY CREST -PLOT NO.13, SEC 20, NEW PANVEL (EAST)
SCHEDULE OF PAYMENT

<u>SCHEDULE OF PAYMENT</u>	
10%	at Booking
20%	at Commencement
10%	at Completion of Plinth
10%	at 2nd Slab
8%	at 4th Slab
8%	at 6th Slab
8%	at 9th Slab
6%	at Terrace Slab
5%	at Brickwork
5%	at Plaster
5%	at Tiling
3%	at Whitewash
2%	On Possession

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आयकर विभाग
INCOME TAX DEPARTMENT
KULBIR DAYAL SINGH REKHI
DAYAL SINGH REKHI
14/04/1955
Permanent Account Number
AADPR1307A

भारत सरकार
GOVT. OF INDIA



Kulbir

Kulbir

PERMANENT ACCOUNT NUMBER
AHOPP1965F

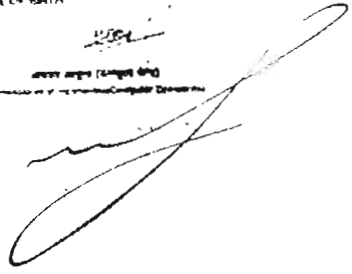

MR NAME
MANISH SRICHAND PARDASANI

NAME OF FATHER'S NAME
SRICHAND LILARAM PARDASANI

DATE OF BIRTH
06-07-1973

FRONT SIGNATURE

आयकर विभाग (कंप्यूटर केंद्र)
COMPUTER DEPARTMENT



आयकर विभाग
INCOME TAX DEPARTMENT
SAVINDER SINGH LAMBA
DEVINDER SINGH RAMSINGH LAMBA
03/07/1974
Permanent Account Number
AABPL9671K

भारत सरकार
GOVT. OF INDIA



Savinder

Savinder

आयकर विभाग
INCOME TAX DEPARTMENT
MOKSH SRICHAND PARDASANI
SRICHAND LILARAM PARDASANI
07/10/1980
Permanent Account Number
AFCPP6452N

भारत सरकार
GOVT. OF INDIA



Moksh

Moksh

आयकर विभाग
INCOME TAX DEPARTMENT
ANGAD KULBIR SINGH REKHI
KULBIR SINGH REKHI
03/02/1983
Permanent Account Number
AEWPR1281A

भारत सरकार
GOVT. OF INDIA



Angad

Angad

PERMANENT ACCOUNT NUMBER
AABPL9674N



MR NAME
HARVINDERSINGH DEVENDERSINGH
LAMBA

NAME OF FATHER'S NAME
DEVENDERSINGH LAMBA RAMSINGH
LAMBA

DATE OF BIRTH
16-10-1972

FRONT SIGNATURE

आयकर विभाग (कंप्यूटर केंद्र)
COMPUTER DEPARTMENT



Harvinder

आयकर विभाग
INCOME TAX DEPARTMENT
ARJUN REKHI
KULBIR SINGH REKHI
22/04/1987
Permanent Account Number
AHWPR1397Q

भारत सरकार
GOVT. OF INDIA



Arjun

Arjun

Verified With Original



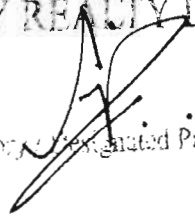
KR Singh
Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

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Crest APF SBI purpose only

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
TRICITY REALTY LLP		
16/11/2015		
Permanent Account Number		
AAKFT6601L		
Signature		

For TRICITY REALTY LLP

Authorized Signatory / Designated Partner





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

Registration Certificate

Registration Number :27AAKFT6601L1ZT

1.	Legal Name	TRICITY REALTY LLP			
2.	Trade Name, if any	TRICITY REALTY LLP			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	BHUMIRAJ COSTARICA, PLOT NO 1 AND 2, SECTOR 18, SANPADA, Thane, Maharashtra, 400705			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	21/09/2017			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of the application for registration



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel -410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/N.Panvel/20/13/21-23/16497/ 33६9 /2023

Date : 30 / 9 / 2023

To,

M/s. Tricity Realty LLP.

Plot No. 13, Sec- 20,
New Panvel (E).

SUB :- Development Permission for Residential Building on Plot No - 13, Sector- 20,
At.- New Panvel (E), Tal.- Panvel, Dist.- Raigad.

REF:- 1) Your Architect's Application no. 28193, Dated 22/12/2022 &
12231 Dated 22/05/2023
2) Height Clearance NOC issued by AAI vide letter
No.NAVI/WEST/B/072222/685458, Dated 24/08/2022.
3) Provisional Fire NOC issued by PMC Fire office vide lettet no. PMC/Fire/
2021/Ref. No.1340/2023/320, Dated 11/10/2023.

Please refer to your application for Development permission for Residential
Building on Plot No. 13, Sec- 20, At.- New Panvel (E), Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Building on the plot
mentioned above.

The Developers / Builders/ Owners shall take all precautionary measures for
prevention of Malaria breeding during the construction period of the project. If required,
you can approach Health Department PMC, for orientation program and pest control at
project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per
Panvel Municipal Corporation policy and as informed to you in writing and if not paid the
permission granted will be revoked.

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

Thanking you,

मा. आनुवंशिक वीचे मंजूरी नुसार

Deputy Director of Town Planning
Panvel Municipal Corporation

C.C.TO:-1) **Architect,**
Destination Architect
Office No.12, Ground Floor,
Great Eastern Summit Wing –B,
Plot No. 66, Sector-15,
Belapur , Navi Mumbai 400 614.

2) **Ward Officer,**
Prabhag Samiti ' A, B, C, D'
Panvel Municipal Corporation, Panvel.

3) **Asst. Estate Office/ Estate Officer,**
Estate Department,
First Floor, CIDCO Bhavan,
CBD Bepalur, Navi Mumbai- 400 614.





PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel -410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/N.Panvel/20/13/21-23/16497/ 3369 /2023

Date : 30/99/2023

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIV of 1966) to, M/s. Tricity Realty LLP. As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Building (Ground + 05 Upper Floor) on Plot No.- 13, Sector- 20, At.- New Panvel (E), Tal.- Panvel, Dist.- Raigad. (Plot Area = 2137.26 sq.mt., Residential Built up Area = 2865.81sq.mt., Commercial Built up Area = 335.24 sq.mt., Total Built up Area = 3201.05 Sq.mt.)**

(No. of Residential Unit - 42, Commercial Unit- 13, Total Unit- 55 Nos.)

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 commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section- 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. **The applicant shall:-**
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) 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.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP 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. 1996.
5. 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.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The applicant and The Architects shall strictly adhere to the condition mentioned in Fire NOC.
8. The owner & The Architects and Structural Engineer concerned are instructed

to strictly adhere to the conditions of Fire NOC issued vide letter No.PMC/Fire 2121/Ref.No.1340/2023/320, Dated. 11/10/2023 by Chief Fire Officer, Fire Brigade Department, PMC.

9. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
10. The Owner/Developer shall obtain all the necessary final NOC's/completion certificates/clearance relating to water supply, sewerages,SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
11. No work should be started unless the existing structures area to be demolished with utmost care.
12. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
13. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
14. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
15. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
16. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
17. The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
18. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
19. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
20. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
21. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.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) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - b) Name and address of the owner/developer, Architect and Contractor
 - c) Order Number and date of grant of development permissions 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
22. As per the notification dtd. 14th September 1999 and amendment on 27th August

2003 issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR102004/160/P.No.27/UD-20, dtd.27/02/2004, for all Buildings following additional conditions shall apply.

The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.

23. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored onsite as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
24. The Owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
25. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

- Accommodation :-

1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
 2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
 3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
 4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
26. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
 27. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
 28. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
 29. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
 30. Special care should be taken that workers not registered with the Maharashtra

- Building and Other Construction Workers Welfare Board will not work on the site.
31. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
 32. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
 33. The design of the septic tank will be in accordance with the design of (IS-2470& UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
 34. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
 35. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
 36. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
 37. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
 38. The Owner/ Developer is required to construct the discharge line at his own cost.
 39. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
 40. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 25/07/2022 and must be applied for O.C. with all concerned NOC.
 41. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

Deputy Director of Town Planning
Panvel Municipal Corporation

- C. C.TO:- 1) **M/s. Tricity Realty LLP**
Plot No. 13, Sec- 20,
New Panvel (E).
- 2) **Architect,**
Destination Architect
Office No.12, Ground Floor,
Great Eastern Summit Wing –B,
Plot No. 66, Sector-15,
Belapur , Navi Mumbai 400 614.
- 3) **Ward Officer,**
Prabhag Samiti ' A, B, C, D'
Panvel Municipal Corporation, Panvel.
- 4) **Asst. Estate Office/ Estate Officer,**
Estate Department,
First Floor, CIDCO Bhavan,
CBD Bepalur, Navi Mumbai- 400 614.



Crest

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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

Reference No.3627/1000954 / 806
Customer No: 30128518

Date : 27.04.2022

To,
M/s TRICITY REALTY LLP ,
1001/02, Bhumiraj Costarica,
Plot No.1&2, Sector-18, Sanpada,
NAVI MUMBAI-400705.

Subject: Allotment of Plot No. 13, in Sector 20 at Node New Panvel(E), Navi Mumbai.

Reference: 1) Scheme No.MM-SCH-20-2021-22
2) Your participation in Scheme No.MM-SCH-20-2021-22
- Successful Bidder

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-SCH-20-2021-22 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

A. DETAILS OF PLOT ALLOTTED

a) Plot Allotment date : 27.04.2022
b) Plot Number : 13
c) LAPO code : NMPE02000000013
d) Sector No : 20
e) Node : New Panvel(E)
f) Area of Plot (In Sqm) : 2,137.2600
g) Rate Rs./Sqm : 82,000.00
h) Total Lease Premium (Rs) : 175,255,320.00
i) Permissible FSI/VPR : 1.5000
j) Use of Plot/Land Use : Residential + Commercial

B. TOTAL PRICE OF PLOT

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
175,255,320.00	11,029,200.00	164,226,120.00



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Allotment of Residential + Commercial Plot

C. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	992,628.00	992,628.00	1,985,256.00	30.04.2022
BC1	81,236,783.40	7,311,310.51	7,311,310.51	95,859,404.42	10.06.2022
BC2	81,236,783.40	7,311,310.51	7,311,310.51	95,859,404.42	10.07.2022

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

D. TDS

The Allotee is required to pay TDS amount of Rupees **1752553.20/-** to Income Tax department directly against the CIDCO's Pan number AACCC3303K and submit form 16B to the CIDCO

The Allotee is also required to pay CGST Amount of Rupees **157729.79/-** and SGST Amount of Rupees **157729.79/-** on TDS to CIDCO online.

E. MISCELLANEOUS CHARGES

Particulars	Charges (Rate)	Amount in Rs.
1) Documentation Charges (Incl. GST @ 18%)	0.00	590.00
2) Annual Lease rent (Area)	0.00	0.00
3) Annual Lease rent (Fixed)	0.00	0.00
4) 60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%)	100.00 per year	7,080.00
5) Water Distribution Betterment Charges	310 per sqm	662,550.60
6) Power Supply Network Development Charges	0.00	0.00
7) Power Connection Charges	0.00	0.00
8) Deposit Power Connection	0.00	0.00
9) Water Connection Charges	0.00	0.00
10) Deposit Water connection	0.00	0.00
11) Drainage Conn. Charges	0.00	0.00
12) Deposit Drainage Conn.	0.00	0.00
13) Other Charges	0.00	0.00
Total Miscellaneous Charges		670,220.60



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

F. Goods & Services Tax (GST):

- a) If an allottee does not intend to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units to third parties, then GST shall be recovered by CIDCO @18%.
- b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case
- i) Affidavit cum Undertaking regarding, stating that they are developing project for sale of constructed apartments, shops, offices to prospective buyers, and if in future GST liability arises in respect of the subject plot, then they will pay the GST along with interest/ DPC thereon and will keep CIDCO indemnified from any liability in this regard.
- ii) Letter on letterhead regarding developing project for sale of constructed apartments, shops, offices to prospective buyers.
- iii) The GSTIN Registration Number
- c) The Corporation reserves the rights to verify the representation and allow or deny the request of allottee as per applicable rules in this regards.

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

Online Payment Link :- https://cidco.maharashtra.gov.in/cidco_plot

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



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Allotment of Residential + Commercial Plot

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

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

Yours Faithfully,

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



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

1) Application of Law:

The above plot of land has been agreed to be leased to you under the Provisions of Section 118 of the Maharashtra Regional and Town Planning Act, 1966 and the Navi Mumbai Disposal of Lands (Amendment) Regulations 2008 made there-under as amended from time to time. The development of the land shall be governed by the provisions of the Unified Development Control and Promotion Regulation.

2) Registration of Society: (Applicable for a plot allotted to a Co-operative Housing Society)

The allotment of the plot is subject to registration of Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960. CIDCO will issue the NOC in this regard. This shall be done before execution of agreement.

3) Term of Lease:

The lease shall be granted in consideration of premium or rent or both premium and rent, for a term not exceeding 60 years. Provided that in special circumstances the term of the lease may be extended beyond 60 years but not beyond 99 years for reasons to be recorded in writing.

4) Land Use:

The land is to be used for erection of building for **Residential + Commercial** purpose only.

5) F.S.I.:

The Floor Space Index permitted to be consumed is 1.5. The General Development Control Regulations in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I. which may be permitted as per the Unified Development Control and Promotion Regulation on the recovery of such additional lease premium as may be prescribed.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

6) User of land and consumable FSI:

The user and the FSI permitted to the demised premises, which shall not be changed/ increased without the prior written permission of the Corporation and without the payment of prescribed Additional Premium and other charges.

7) Mode of Payment:

Payment of lease premium, GST on lease premium, Water Distribution Betterment charges and the documentation charges shall be paid separately through online payment mode only. For details, the allottee should visit the website www.cidco.maharashtra.gov.in. The Goods and Service Tax, if applicable on the amount of EMD shall be paid immediately after receipt of the allotment letter.

8) Other Charges:

In addition to lease premium, the intending lessee shall also bear and pay charges such as scrutiny fee for the plans etc., which are required to be paid according to the General Development Control Regulation 1975 and the Unified Development Control and Promotion Regulation and other statutory charges payable under Maharashtra Regional Town Planning Act, 1966 or any other act being in force from time to time.

9) Payment of rents, taxes and other charges:

The Lessee shall, during the continuance of the lease pay all rates, taxes and other charges due and becoming due in respect of the demised land by the Corporation or Lessee thereof.

10) Payment of land revenue:

The Lessee shall, during the continuance of the lease pay the land revenue and cesses assessed or which may be assessed on the demised land.

11) Payment of documentation charges:

Documentation charges of Rs.500/- shall be payable before execution of lease agreement. In addition to the payment of Documentation Charges to the Corporation.



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Allotment of Residential + Commercial Plot

12) Payment of Lease Rent:

The lessee shall pay to the Corporation annual lease rent of Rs. 100.00 in respect of the above plot of land for each financial year or part thereof. The lessee shall start paying before 30th April in each financial year such annual lease rent to the Corporation from the date of execution of Agreement to Lease.

13) Extension of time: (For Payment of Installment)

- a) The Managing Director may, in a deserving case, extend either of the foregoing period on the condition that the Intending Lessee shall pay the Delayed payment charges for such extension at the rates as may be prescribed by the Corporation from time to time.
- b) Provided that the period of extension for the payment of the first installment of the lease premium shall not exceed three months.
- c) Provide further that the period of extension for the payment of the second installment shall not exceed ten months.

14) Grant of "No Objection Certificate" to enable the intending lessee to mortgage the plot of land for borrowing loan:

The Corporation may grant "No Objection Certificate" to enable the intending lessee to mortgage the land to obtain loan. Such No Objection Certificate shall be granted subject to the following conditions:

- A. The intending lessee shall apply to the Corporation along with a letter from the Financial Institution promising the intending lessee to grant him loan.
- B. The Financial institution promising to grant loan to the intending lessee shall be as listed in the scheme booklet.
- C. The No Objection Certificate shall enable the intending lessee to mortgage the land from list of Financial Institutions approved by CIDCO only after the payment of entire lease premium and other charges and after execution of Agreement.

15) Final Demarcation Plan:

On payment of full amount of lease premium and other charges, the land will be demarcated and such demarcation plan will be enclosed with the agreement to lease. During the course of final demarcation, the possibility of some variation in the area cannot always be denied. In case such variation to the extent of 10% from the area indicated with offer document subject to a maximum of 250 sq. mtrs it shall have to be accepted by the intending lessee. If the area is increased, the intending lessee shall be required to pay for the difference in area at the rate quoted by him. However, in



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Allotment of Residential + Commercial Plot

case the area is decreased, the difference in lease premium shall be refunded without any interest. If the area is excess by more than 10% or by more than 250.00 sq. mtrs whichever is more, the Corporation reserved rights to demarcate the plot and carved out an additional plot which shall be separately disposed by the Corporation at its sole discretion. In case the possession of the plot is delayed by the Corporation for any reason, no compensation in the form of interest or otherwise shall be payable by the Corporation to the intending lessee.

16) Execution of Agreement:

Immediately after full and final payment of agreed amount of lease premium and other charges, the Corporation shall call the Intending Lessee for execution of Agreement to Lease. The Intending Lessee shall, within a period of Thirty days from the date of issue of letter thereto, execute with the Corporation the Agreement to Lease and shall obtain the license and authority to enter upon the plot for the purpose of erecting a building or buildings thereon. The Managing Director may, on request of the Intending Lessee, extend the foregoing period by Three months, on the condition that the Intending Lessee shall pay to the Corporation the Watch and Ward Charges at the rate of Rs.5/- per sq. mtrs. per calendar month or part thereof. Provided that if the Agreement to Lease is not executed and the possession of the plot is not taken within specified period, the agreement concluded between the Corporation and Intending Lessee shall stand terminated. In the event of termination of the concluded agreement, the Earnest Money Deposit along with the 25% of the installments of lease premium paid, shall be forfeited without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default.

17) Time being essence of the contract:

The time prescribed for making payment of the installment of the agreed premium, submission of plans, commencement of erection of intending building and completion of erection of such building shall be intended to be the essence of the contract.

18) Default in Payment of Agreed Lease Premium:

Provided further that if there shall be default by the Intending Lessee in the payment of first installment or the payment of second installment of the lease premium, the agreement concluded between the Corporation and the Intending Lessee shall stand determined and the Earnest Money Deposited by the Intending Lessee shall stand forfeited in full. In addition to the Earnest Money Deposit, 25% of the installment or installments of lease premium paid by the Intending Lessee shall also stand forfeited to the Corporation, without prejudice to the rights of the Corporation to recover



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Allotment of Residential + Commercial Plot

compensation for loss or damage, if any suffered in consequence of such default. Non-availability of physical infrastructure for the time being will not be considered as an excuse for non-payment of lease premium on due dates or for submission of plan. Infrastructure will be developed in suitable phase in due course.

19) Submission of Plans & Construction:

The lessee shall submit plan of the intended building to be erected on the above plot of land to the concerned Planning Authority for approval within a period of six months from the date of execution of Agreement to Lease. You shall not undertake work until the plans are approved. The lessee shall commence construction work within a period of 12 months from the date of execution of Agreement to Lease. The lessee shall complete erection of intending building in accordance with the plans so approved within a period of Four years from the date of execution of agreement and obtain occupancy certificate from the concerned Planning Authority certifying that the building or buildings erected is fit for occupation.

20) Extension of Time: (For construction).

Without prejudice to the rights, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the lessee of his intention to enforce the lessee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in the clause 3(d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the lessee and if the lessee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the Navi Mumbai Disposal of Lands (Amendment) 2008 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the lessee to complete the building and accept the lease shall be taken to refer to such extended period.

21) Execution of Lease Deed:

Upon completion of erection of the intended building as per plans approved and after obtaining Occupancy Certificate from the concerned Planning Authority certifying that the building/s so erected are fit for occupation, our Corporation will execute with the lessee a Lease Deed for period of 60 years in respect of the above land from the date of execution of Agreement, provided that the lessee shall have abided by all the terms and conditions contained in the Agreement to Lease.



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Allotment of Residential + Commercial Plot

22) Fencing during Construction:

The lessee shall fence within a period of two months from the date of execution of Agreement, the plot agreed to be leased by the Corporation. The lessee shall not encroach upon any adjoining land, road pathway or footpath of the Corporation in any manner whatsoever.

23) Development Conditions:

I) The plots are offered on 'as is where is basis'.

II) Sub-division of the plots shall not be permitted.

III) The maximum permissible F.S.I. will be 1.5.

IV) The building shall be constructed for **Residential + Commercial** use only.

V) (a) The building on plots reserved for Residential + Commercial purpose shall be constructed for business, Mercantile and Residential use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive. However, the upper floors proposed for residential apartments shall be starting from the upper most floor and shall not have any other use on the same floors. Access area such as staircase, lifts and lobbies shall be separately provided for residential floors.

The building on plots reserved for Commercial purpose shall be constructed for business and Mercantile use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive.

V) (b) A maximum 30% of the permissible FSI shall be used for Mercantile and Business uses. However, CIDCO may issue NOC for minimum 10% component for commercial use on request of lessee who would be required to obtain approval of local authority himself. Mercantile and business use in the plot shall be provided in accordance with GDCRs provision in force.

In addition to above, the following conditions are applicable for a plot allotted to a Co-operative Housing Society:

- i) Notwithstanding anything containing in the Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 as applicable, the society shall not transfer



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Allotment of Residential + Commercial Plot

- or assign by sale mortgage or sub lease the land or any part thereof lease or agreed to be leased to it by the Corporation.
- ii) The total apartments to be constructed should be strictly equal to the total number of certified members.
 - iii) The Secretary of the society as the case may be shall be personally responsible for any unauthorised transfer of members or flat which may take place in the society. Unauthorised transfer may result into forfeiture of the entire amount paid by the members towards his share in the society plot. Otherwise he will be evicted from the premises. The Secretary shall also be liable to be prosecuted for allowing unauthorised transfer or for failure to take precautionary measure in this matter.
 - iv) The Society shall construct number of flats equal to the number of the members of the society and the Carpet area of construction shall not be more than 100 sq.m. per flat.
 - v) The society shall be liable to be evicted and land, building resumed to Corporation without payment of any compensation in case there is breach of any of the conditions of these Regulations and failure on the part of the society to remedy the said breach within a period of six months from the date of issue of notice by the Corporation communicating the said breach.
 - vi) The Bye laws shall not be modified or varied or deleted except with the previous written permission of CIDCO and any modification or variation or deletion made without such permission, shall be treated as breach of the condition of lease entitling CIDCO to forfeit the lease premium and to enter upon the land. Every member of the society shall be bound to observe the conditions and covenants stipulated by CIDCO, while leasing or agreeing to lease land to society in Navi Mumbai for erection of the building for the benefit of the members as contained in the agreement to Lease to be executed by Society and Corporation.
 - vii) The society will obtain exemption under the Urban Land (Ceiling & Regulation) Act, 1975 from Competent Authority or as applicable.

23-A) Parking Requirements:

The Intending Lessee shall providing the parking as per the permission of the Prevailing Development Control Regulation.



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Allotment of Residential + Commercial Plot

24) To build according to the building regulations or municipal regulations or development control rules in force from time to time:

At any time during the period of lease, the Lessee shall not erect any building or structure on any portion of the demised land except with the prior written permission of the Corporation and in accordance with the building regulations or development control rules framed by the Corporation from time to time or the municipal regulations or any other regulations in force from time to time.

25) Grant of Lease:

Soon after the Intending Lessee obtains the Occupancy Certificate from the designated Officer of the Planning Authority certifying that the building / work has been completed in accordance with the terms and conditions stipulated in the Agreement to lease and if the Intending Lessee shall have observed all the stipulations and the conditions of the Agreement to lease, the Corporation will grant and the Intending Lessee will accept a lease of the plot and the building erected thereon. The period of lease shall commence from the date of Agreement to lease at a yearly rent of Rs. 100/- only. Provided the Licensee shall abide by all terms and condition contained in Agreement to Lease.

26) Payment of Stamp Duty and Registration charges:

The lessee will bear and pay wholly and exclusively the stamp duty and the registration charges payable in accordance with the Bombay Stamp Act, 1958 on the Agreement to Lease and Lease Deed to be executed between our Corporation of one part and the lessee of the other part.

27) Transfer or Assignment of Rights:

The Intending lessee shall not transfer wholly or partly the rights, benefits and interest he derives in respect of the plot agreed to be leased to him, provided that nothing contained herein shall apply if the Intending lessee, after execution of Agreement to lease, shall perform to the satisfaction of the Corporation the allowing conditions:

- a) Before transferring the demised land, the lessee shall pay to the Corporation the Transfer charges as may be determined by the Corporation from time to time, subject to a minimum of Rs.5000/-.
- b) In the instruments by which the Intending Lessee transfers his rights, benefits and interest in respect of the plot agreed to be leased to him, he shall impose upon the person to whom such rights are transferred, to perform and observe all the



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Allotment of Residential + Commercial Plot

conditions stipulated in the Agreement to lease. Transfer of the demised land, shall mean and include the transfer of share or shares by the shareholders of a Company registered under the Company Act, 1956 (I of 1956) or by the members of a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 or by the partners of a Partnership Firm registered under the Indian Partnership Act, 1932, in which case the Transfer Charges as is allocable to the extent of the share or shares so transferred or at the rate as may be determined by the Corporation from time to time shall be recovered.

Explanation: The Intending Lessee may, with the prior written permission of the Managing Director, mortgage the plot to the Central government, State Government, Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Nationalized Bank, Employer of the Intending Lessee or any other Financial Institutions as may be approved by the Corporation from time to time, for obtaining a loan for paying the lease premium to the Corporation in respect of the said plot and for constructing the building / buildings, on the said plot in accordance with the plan approved by the Town Planning Officer, provided that such mortgage can only be created after the execution of Agreement to lease.

However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Housing Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act., 1963.

In case of a plot allotted to a Co-operative Housing Society, during the period of construction as permissible and thereafter the further period of 5 years commencing with the grant of certificate to the society by Planning Authority for occupation of the building constructed by it on the land leased or agreed to be leased by the Corporation, the society shall not, permit its member to transfer his membership. Provided that such transfer may be permitted with the approval of the Managing Director of the Corporation only if required by an event of VIS MAJOR. Upon the efflux of such period the society may permit the transfer of membership with the prior written permission of the Managing Director of the Corporation.

In case of change of membership transfer charges as per prevailing policy will be levied.



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28) Indemnity:

The intending lessee shall keep the Corporation indemnified against any claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of work and also against all the payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said work or anything done under the authority herein contained.

29) Nuisance:

The intending lessee shall not at any time do, cause or permit any nuisance in or upon the said land agreed to be leased.

30) Insurance:

The intending lessee shall as soon as any building to be erected on the land agreed to be leased shall be erected, insure and keep insured the same in his name against damage by fire, tempest, hurricane or otherwise and on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of the last premium and shall forthwith apply all money received by virtue of such insurance in rebuilding or reinstating the building in case of any such damage.

31) Sanitation:

The intending lessee shall observe and conform to the applicable General Development Control Regulations. Upon erection of the intended building in accordance with the plans approved, the intending lessee will be permitted to connect the sewer line of the building erected to the main sewer line subject to the following conditions:

- A. The intending lessee shall obtain from the Health Dept. of CIDCO or the Health Dept. of NMMC CBD Belapur, Navi Mumbai as case may be No Objection certificate. Such NOC shall be given provided the site has been cleared of all debris and that the fencing has been erected.
- B. The intending lessee shall apply along with the above No Objection Certificate to the concerned Executive Engineer for getting the sewer line of building/s connected to the main sewer line.



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32) Recovery of premium or rent as land revenue:

Whenever, any premium, other than the lease premium specified in Regulation 6 above, or rent or service charges or any other amount due to the Corporation under the lease shall be in arrears, it may be recovered as arrears of land revenue under the provisions of Para 6 of the Schedule of the Maharashtra Regional and Town Planning Act, 1966 or any modification thereof.

33) Water Connection:

Water supply will be made available on payment of necessary water connection and water consumption charges to the CIDCO/NMMC/PCMC from time to time by completing formalities of CIDCO/NMMC/PCMC in this behalf.

34) Power Connection:

Power connection, consumption deposits and electrical energy resource development charges / service line charges are to be paid to MSEB directly. It is your responsibility to take power connection from the MSEB by completing their formalities in this behalf.

a. Background:

CIDCO has entered into an agreement with MSEB ON 1st August 2003 for Development power supply distribution infrastructure at Kharghar node with following objectives:

- i) To make available power supply to prospective consumers on demand
- ii) To derive and apply uniform rate for power supply distribution infrastructure development for the entire Kharghar node.
- iii) To provide a single window clearance to the prospective consumers at the time of actually taking power connection.

b. Role of CIDCO:

In order to achieve the objective, CIDCO has prepared the Master Plan for the power supply distribution infrastructure. It has been planned to provide infrastructure with High Tech innovations such as:

- i) 33KV & 11KV underground cable network in pipe/RCC duct.
- ii) SF6 and VCB panels for controlling the power at high voltage.
- iii) 11KV SF6 Ring main units for hazard free operations.
- iv) Cable looping system for reduced interruptions
- v) SCADA for automation.



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The power supply infrastructure for plot sizes upto 4000 sq.mtr. shall consist of LT power cable to the meter room whereas for plot sizes above 4000 sq.mtr. the HT cable of 11KV shall be provided upto the substation of the plot.

c. Role of MSEB:

After receipt of NOC from CIDCO:

- i) Issue quotation for service connection and security deposit, accept the payment and release the power connection to the consumer having plot area upto 4000 sq.mtrs.
- ii) For plots more than 4000 sq. mtrs MSEB to prepare the scheme for transformer and other equipments in line with CIDCO's scheme and get the same executed to release the power supply to the applicant on collection of security deposit & service connection charges as per the procedure.

d. Modalities of payment:

- i) For providing the power supply distribution infrastructure, recovery will be made from the prospective property buyers @ prevailing rate of PSID charges at the time of issue of allotment letter.
- ii) **Categorization:**
The Plot holders will be categorized on following basis:
 - a) The Plot size x FSI if it is less than 4000 sq.mtrs.
 - b) The Plot size x FSI if it is equal or more than 4000 sq. mtrs.
- iii) **Recovery of PSID Charges:**
For Category (a) i.e. where plot size x FSI is less than 4000 sq.m. will be Rs.350/per sq.mtr. and formula for PSIDC will be:
$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.}350/-$$

For category (b) i.e. where plot size x FSI if it is equal or more than 4000 sq.m. will be Rs.225/- per sq.mtr. and formula for PSIDC will be
$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.}225/-$$

The recovery of PSIDC as above will be made as one time recovery by Marketing Section along with other recoveries and charges.
- iv) **Construction of Substation**
For the plot holders falling in categories (b) i.e. where plot size x permissible FSI is equal than 4000 sq.mtr., developer will be required to construct substation as per MSEDCL's norms and will also be required to pay necessary supervision charges and other charges directly to MSEDCL.



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- v) The built up area will be considered as given by the A.T.P.O. (building permission) The Built up area will be considered on the basis of entire plot area only.
- vi) The N.O.C. and further particular can be obtained from the office of the Executive Engineer Electrical), CIDCO LTD., 6th floor, (South Wing). CIDCO Bhavan, CBD, Belapur, Navi Mumbai-400 614. Tel No. 5591 8618.
- vii) Arrangement of the feeder pillar for power distribution:
 - A. The Corporation/Municipal authority reserves the right to place feeder pillar and mini pillars within the plot permanently.
 - B. The Corporation/Municipal authority also reserves the right to decide the locations of the same along the compound wall. However, the location of these would be along the footpath and will not protrude inside the plot by more than 0.6 mtrs.
 - C. The plot holders should permit free access for its maintenance as and when required to the Corporation/Municipal authority.

35) Solid Waste Management:

The intending lessee shall observe scrupulously the following conditions in order to ensure the directions and recommendations of the Hon'ble Supreme Court regarding solid waste management.

- a) The intending lessee shall keep two streams of waste one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.
- b) The intending lessee shall identify locations for composting and disposal to waste within their complex.
- c) The intending lessee shall make sure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) Intending lessee shall make separate arrangement for disposal of toxic or hazardous
- e) Household waste such as used batteries. Containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.



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- f) The intending lessee shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste, bio-degradable waste and recyclable waste.

36) Provisions for installation of Solar Energy Assisted System:

a) Definitions: Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

- i. Solar Assisted Water Heating System (SAWHS): A devise to heat water using solar energy as heat source.
- ii. Auxiliary Back up: Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
- iii. New Building: Such buildings of categories specified in Regulation no. 32.2 for which construction plans have been submitted to competent authority for approval
- iv. Existing Building: Such buildings which are licensed to perform their respective business

b) Solar Assisted Water Heating Systems (SAWHS): Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System(SAWHS).

- i. Hospitals and Nursing Homes
- ii. Hotels, Lodges and Guesthouses
- iii. Hostels of Schools, Colleges, Training Centers
- iv. Barracks of armed forces, paramilitary forces and police
- v. Individual residential buildings having more than 150 sq.mt. plinth area.
- vi. Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.



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- vii. Community Centers, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use.
- c) Installation of Solar Assisted Water Heating System (SAWHS) The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.
- i) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution point, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- ii) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- iii) The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.
- iv) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning /Local Authority concerned. The recommended minimum capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- v) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- vi) Building permissions for all the new construction/buildings of the aforesaid categories shall be granted only if they have been compiled with these provisions.
- d) In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above, provided there is already system or installation for supplying hot water.



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e) Solar Assisted Electric Equipment (Photo voltaic equipment). In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

f) The construction space required for providing any or all the equipment/storage space required for batteries of the solar assisted systems shall not be counted towards computation of FSI.

37) The following provisions shall be applicable for installation of Rain Water Harvesting Structures (RWHS):

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction's/additions on plots having area not less than 300sq.mtr. in non gaathan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in sub regulation 2 of Reg. 33, given here below. Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater, at all times.

c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq. mtr. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bye-laws.

d) Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.



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e) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

i) Open well of a minimum of 1.00 mtr diameter and 6 mtr in depth into which rainwater may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mtr and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mtr Width x 1.20 mtr Length x 2.00 mtr to 2.50 mtr Depth. The trenches can be of 0.60 mtr Width x 2.00 to 6.00 mtr Length

v) x 1.50 to 2.00 mtr Depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

1) 40 mm stone aggregate as bottom layer upto 50% of the depth;

2) 20 mm stone aggregate as lower middle layer upto 20% of the depth;

3) Coarse sand as upper middle layer upto 20% of the depth;

4) A thin layer of fine sand as top layer.

5) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top waterfalls on the splash pad.



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- 6) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
- 7) Perforated concrete slabs shall be provided on the pits / trenches.
- 8) If the open space surrounding the building is not paved, top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- 9) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.
- 11) The terrace shall be connected to the open well / bore well / storage tank / recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mtr. for a roof area of 100 sq. mtr.
- 12) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- 13) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



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38) Internal Development:

That he/they/it or the lessee will carry internal Development of the above plot at his/their/its or the lessee own cost. Approach road will be provided upto the boundary of the plot.

39) Not to affix or display Sign-Boards, Advertisement etc.:

That he/they/it or the lessee shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

40) Payment of Taxes/Service Charges:

- A. In case the plot is situated at Kharghar, Panvel, Ulwe, Kalamboli and Dronagiri nodes, the intending lessee shall pay to the Corporation Service Charges at the rate as may be prescribed by the Corporation from time to time taking into consideration permissible use of the land.
- B. In case the above nodes are at a later date brought under the jurisdiction of a Municipal Corporation/Council, the Service Charges shall cease to become payable to the Corporation one year after the civic amenities are transfer to such local authority and the Property Taxes and Other Taxes as levied by the such local authority Municipal Corporation/Council, shall become payable to the said Local.

41) Application of General Development Control Regulation for Navi Mumbai:

The allotment of land to the he/they/it is governed by the prevailing provisions contained in the Unified Development Control & Promotion Regulation for Maharashtra State. Please note that any modification to the said Regulation and in particular to the Floor Space Index and change of use of land shall not be automatically applicable by you. However, if you so desire, you may apply for the application of the modified regulation of the Unified Development Control & Promotion Regulation for Maharashtra State to the Corporation. The Corporation may at its sole discretion apply the modification of such regulation on payment of (i) Development charges (ii) Additional premium and (iii) other charges if any as may be decided by the Corporation from time to time.



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42) Termination of Agreement to Lease and revocation of License:

In case the Intending Lessee (a) fails to obtain the development permission, commence and complete the construction of a building or buildings, factory, structure or other works within the period stipulated for the same in the Regulation 7 of Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 or within the period as may be extended by the Corporation, (b) fails to observe any of the conditions of the Agreement to lease, (c) fails to proceed with the construction work with due diligence, the Corporation shall have the powers to terminate the Agreement to lease and revoke the license granted herein to the Intending Lessee for entering upon the plot, in which case all erections and materials, plant and things upon the said plot shall belong to the Corporation without making any compensation or allowance on account of such erection materials, plants, things and without making any payment to the Intending Lessee for refund or repayment of any premium paid by such Intending Lessee or otherwise to continue the allotment of the said plot with the Intending Lessee on payment of such fine or premium, over and above the additional premium which shall be payable under these Regulations, as may be decided by the Corporation. However, while doing so Earnest Money Deposit in full plus 25% of the installments of lease premium paid shall be forfeited. The Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the compensation so claimed, from any sum having become or becoming due to you.

43) Summary eviction of persons unauthorizedly occupying the lands on determination of lease:

If, on determination of the lease, any person unauthorizedly occupying or wrongfully in possession of the land, it shall be lawful for the Managing Director to secure summary eviction of such person in the manner as provided in the Bombay Government premises (Eviction) Act, 1955.



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44) Determination of lease and power of re-entry:

In case (a) the Managing Director is satisfied that it is beyond the capacity of the lessee to use the demised land in the prescribed manner, (b), the Lessee fails or neglects to pay the premium or rent or commits a breach of any of these regulations or any of the conditions of the lease, (c) the Lessee renounces his character as such by setting a title in a third person or by claiming title in himself or (d) the Lessee is adjudicated as insolvent, the Corporation shall be entitled to determine the lease And re-enter upon the demised land without making any compensation or allowance on account of the building or improvements built or carried out on the demised premises and without making any payment to the Lessee for refund or repayment of lease premium or any premium paid by him.

45) Interpretation of general terms and conditions for disposal of plots of land in case of dispute as regards interpretation of the General terms and conditions of disposal of plots of land and of the invitation of offer or anything there from, the final decision rests with Managing Director of CIDCO and will be binding on all parties as the award of Arbitrator.

46) If you fail to pay above lease premium herein before mentioned on the due dates or upon payment of total lease premium by you, if you fail to submit to the Corporation plans of the intending plot within a period of 6 months from the date of execution of agreement or to commence erection of the intended building/buildings within a period of 12 months from the date of execution of such agreement to lease or to complete erection of the intended Residential plot in accordance with approved plans and obtain Occupancy Certificate from the Corporation, our Corporation shall be entitled to rescind or terminate the Agreement so concluded or to be formalized in the standard form and revoke the license granted or to be granted to you to enter upon above plot of land for the purpose of erecting the intending Residential Building and to forfeit entire Earnest Money deposit paid by you and plus 25% of the agreed premium. However, in addition to the forfeiture of Earnest Money deposit and 25% of the agreed lease premium, the Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of the agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the Compensation so claimed, from any sum having become or becoming due to you.



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47) Recovery of any sum due to the Corporation:

Where any sum payable to the Corporation by the intending lessee under the agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue.

48) The Unified Development Control and Promotion Regulation, at the time of Submission of development proposal and plan to Town Planning Officer, shall be applicable in addition to above conditions.

49) The intending lessee shall provide necessary infrastructure, including electric substation for electric supply as per the requirement of MSEB within the plot, if necessary.

50) Disputes:

In case of dispute as regards interpretation of the terms of this scheme or anything arising there from the final decision will rest with the Managing Director, CIDCO and will be binding on all parties as the award of the Arbitrator.

All other terms and conditions mentioned in the scheme booklet are also binding on the lessee.

We will be thankful to receive acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in preceding paragraph.

Yours Faithfully,

Marketing Manager (Commercial)

(General)
CIDCO Ltd.,
Navi Mumbai



PANVEL MUNICIPAL CORPORATION

Tal. Panvel, Dist. Raigad. Pin No. 410206

Office No- 27458040/41/42

Email-Panvelcorporation@gmail.com

Fire Office No- 27461500

Fax No- 022-27452233

Outword/No/Pmc/Fire/2121/Ref. No.1340/2023/320

Date- 11 / 10 / 2023

To,
The ADTP,
Panvel Municipal Corporation,
Panvel.

**SUBJECT: Fire brigade provisional NOC Stipulating fire protection requirements for the proposed residential cum commercial high-rise building on Plot No.13, Sector.20, New Panvel, Navi Mumbai.
For M/s. Tricity Realty LLP.**

REFERENCE:

- 1) Application from Architect M/s. Destination received to this office on 23/06/2023.
- 2) Certified Area of construction by architect Total Built-up area 6070.740 sq. mtrs.
- 3) Agreement to Lease between CIDCO and M/s. Tricity Realty LLP dt. 25/07/2022.
- 4) Three sets of architectural drawings.

Sir,

M/s. Destination architect of the said project, under the instruction of his client M/s. Tricity Realty LLP had applied to this department to obtained provisional fire NOC for their proposed Residential cum Commercial building having Basement + Ground +5th upper floor with height 19.30 mtrs. measured from ground level to the terrace on Plot No.13, Sector.20 New Panvel, Navi Mumbai, for M/s. Tricity Realty LLP.

The details of location, clear open spaces, structure and occupancy are as under.

A] DEMARCATIION OF THE PLOT BOUNDRIES

Sr.no.	Direction	Description of adjoining properties.
1	On Towards North	15.00 mtrs wide Road
2	On towards South.	Plot No.15(FD)
3	On towards East	Plot No.12
4	On towards West	Plot No.14

B] OPEN SPACES WITH IN THE PLOT**(i) From face of the Building-**

Sr.no.	Direction	From building line to plot boundry	Remarks
1	North	3.00Mtrs	As per Submitted
2	South	6.00Mtrs	Project Details
3	East	6.00 Mtrs	
4	West	6.00 Mtrs	

C] STRUCTURE DETAILS: -

No. Of building	No. of Building	Floor	Height in mtrs	No. stairs and width	No. of lifts and fire lifts	U.G. Tank capacity	O.H. Tank capacity	Fire pump room	Fire Duct	Ele. Duct
1	1	B+G+5	19.30	02 nos of staircases. Width is 1.5	03 Nos of which 1 is fire lift	100000 ltrs	25500 ltrs	Yes	Yes	Yes

D] OCCUPANCY DETAILS (Residential Cum Commercial Building)

Sr.no	Floor	Activity	Proposed area in sq. mtrs
1.	Basement	Car parking	1761.520
2.	Ground	Car parking & Commercial	897.280
3.	1st	Residential	664.520
4.	2nd	Residential	676.100
5.	3rd	Residential	676.100
6.	4th	Residential	676.100
7.	5th	Residential	653.620
8.	Terrace		65.500
9.			6070.740 Sqmtrs

E] FIRE DEPARTMENT COMMENTS :

- Party had proposed the said residential cum commercial building as per the UDCPR.
- Party had informed undersigned that they had complied the accepted UDCPR.
- The plot area is 2137.26 sq mtrs.
- The said plot is easily approachable through 15 mtrs wide road from North Side.
- Clear and unobstructed drive way of more than 6.00 & 03.00 mtrs. is proposed on side of the building for the fire fighting purpose which can take a load of 45 tons .
- Party has proposed the Residential cum Commercial building having Basement + Ground + 5th upper floor with height 19.30mtrs. measured from ground level.
- 02 nos. of staircases of 1.5 mtrs wide enough along with fire resistance doors are proposed.
- Party has proposed 02 nos. of passenger lift and 01 nos. fire lift.
- Party had proposed Basement floor for car parking which is accessible through 6 mtrs wide ramp having 1:8 gradient.
- Common Underground tank purely for firefighting purpose is of 100000 ltrs & separate O.H. tank on each tower, purely for firefighting propose is of capacity 25500 Ltrs each wing is accepted.
- Separate fire duct for riser system with proper opening at each floor level is proposed.
- The wet -riser cum down comer system, detection & alarm system along with proper pumping system is proposed. ,
- The submitted proposal is well in order in fire & life safety point of view.

In view of the above noted point and fact as the submitted proposal is well in order in fire & life safety point of view, hence this department does not have any objection for the said proposed Residential cum Commercial building having Basement + Ground + 5th upper floor with height 19.30 mtrs. measured from ground level to the terrace on Plot No.13, Sector.20, New Panvel, Navi Mumbai, for Residential cum Commercial purpose by for M/s. Tricity Realty LLP, for subject to compliance of UDCPR, approval by your department & satisfactory compliance of following fire brigade requirements. Sign in token of approval subject to requirements given as under.

A] FIRE BRIGADE REQUIREMENTS.

- **Party shall provide all the following requirement as mentioned in approved plans by this department. Vide drawing sheet no. 1 to 04**
 1. Entry ,exits shown in the drawings shall be minimum 02 nos of entry exists not less then 6 mtrs wide & vertical clearance not less then 05 mtrs .
 2. Clear open space as shown in drawings which shall take load of not less then 45 on ground level.
 3. Escape route shown in drawing shall be on independent circuits as per rule . {staircase and corridor lighting}
 4. Enclosed external type Staircases each of 1.5 mtrs wide shown in drawing shall be provided with proper ventilation & smoke management.
 5. Staircases shown for the basement shall be provided proper ventilation & smoke management.
 6. Basement shown for parking purpose shall be provided with proper smoke extraction system, both natural and mechanical ventilation.
 7. Lifts and other lifts shown in the drawing shall be not less then 8 person capacity and one of them in each wing shall be Fire lift. All the lifts shall be provided with ARD unit.(No collapsible shutter shall be provide)
 8. Car parking shown in drawing on basement with proper gradient of ramp not less then 1:8 and this area shall not be use other then said purpose and shall be provided with and proper vehicle movement .
 9. Fire pump room to provide the all pumps including diesel pump.
 10. Fire duct, service duct Electrical shaft shown in drawing shall be sealed at each floor level.
 11. Electric meter and D.G. Set room shall provide at ground floor as shown in drawings with proper fire safety measures.
 12. 2 hour FRD , approved by government organization (IS 3614)
 13. Refuge area shall be provided in such a way which shall be accessible for fire vehicles and each refuse area shall be provided with seating arrangement and drinking water facilities.
 14. Alternate source of power supply by D.G. set with AMF (auto mode change over facilities) panel for fire essential services and areas such as fire lift, all staircases and common floor passage/ lobby areas/refuge area etc.
- **ELECTRICAL SAFETY** : The party shall take care proper electrical safety as per electrical safety rules.
 1. Electric cable shafts shall be exclusively used for electric cables shall be sealed at each floor level .



2. Electric meter room shall be provided at ground floor level at the location marked on the enclosed plans. It shall be adequately ventilated.
3. Electric wiring shall be having copper/aluminium core having the fire resistance and low smoke hazards cables for the entire building with the provision of EACB MCB.
4. Areas in substation shall not be used as storage/dump areas or other utility purpose other than those required for the function of substation.
5. Sub station area should be adequately ventilated and proper fire safety requirements shall be complied as per the relevant code for the substation fire safety.
6. Lighting protection system shall also be provided.

• **BASEMENTS:**

- i) The slab of the basement shall be reinforced suitably to bear the load of fire engine weighing up to 45 m. tones each with point load of 10 kgs./sq. cms.
- ii) The basements shall be used for the designated purpose i.e. parking and building services, accessed by way of 6.00mtrs. wide 2-way ramp for parking.
- iii) The basement shall be provided with natural ventilations through the ventilators or open cut outs as shown in the plan.
- iv) The staircases of the basement shall be of enclosed type and entry to basement areas shall be through 02 hour fire resistance self-closing door provided in the enclosed wall of the staircase and through cut off lobby. The cut off lobby shall be mechanically pressurized.
- v) In additions to the natural ventilation, mechanical ventilation shall be provided to the basement with 6 air changes per hour with an arrangement to accelerate the rate of air changes to 12 per hour in the event of a fire emergency, this shall be schedule as given in part 8 "Building services, section 3 Air Condition, Heating & Mechanical Ventilation" of the code.
- vi) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- vii) Basement area shall be divided in compartments each of 3000 sq. mtrs. each / **of Appropriate areas**& these compartments shall be segregated from each other by way of water curtain. (if applicable)
- viii) Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
- ix) Suitable signage's shall be provided in the basement showing exit direction, way to exits etc.
- x) Sprinkler system shall be provided in car parking area & Automatic sprinkler system in lift lobby & common corridor area as well as ramp. These systems shall be installed as per the relevant I.S. specifications IS 15105
- xi) One Dry Chemical Powder fire extinguisher ABC type of 4 kgs. capacity each shall be kept for every 100 sq. mtrs. area in the basement.
- xii) Staircase and lift lobby shall have illuminated by inverter / automatic power supply operated exits signs with IP 54 enclosure. Luminance of the signage's shall be such that they are visible from a distance of 12 to 16 meters.
- xiii) CO Detector with audible alarm system shall be provided to all the basement areas.

- xiv) Ventilation system shall start automatically on actuation of detector provided in the basement area.
- xv) Exhaust duct, mechanical ventilation duct should not pass through exit routes.
- xvi) Dwelling, use of naked light / flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- xvii) Drainage of the car park areas shall be so laid as to prevent any overflow in staircase, lift shaft etc and sump pump shall be installed.

B)REQUIREMENT OF ACTIVE FIRE PROTECTION SYSTEM :

Party shall get all the fire protection drawings Approved prior to start the installation at the sight

SR.NO.	FIREFIGHTING INSTALLATION	REQUIREMENTS	PROVISION	REMARKS.
1.	Portable fire Extinguishers	Required at prominent places.	As per Is 2190	At various strategic Location, & near electric meter room, lift room.
2.	Hose reel	Required	As per IS 884: 1984	At various strategic Location
3.	Fire -duct (Shall be sealed at each floor level)	Required		At each floor level and provided with: 1) Single Landing valve IS 5290 at each floor level. 2) Hose-reel hose : 30 mtrs IS 884/ 12585. 3) Hose box with a]15 mtrs canvas hose with male & female coupling IS 663 b] nozzle IS 903
4.	Wet riser Down comer	Required		Shall be provide at in the given fire duct .
5.	Yard Hydrant or Ring hydrant	Required		At periphery at distance of 45 meters distance from each other appropriate distance shall be maintained. Internal dia shall not be less than 150 mm. As per guide line IS 3844.
6.	Sprinkler System	Required 1. In Basement car parking area, in stilts, common lift lobby area on each floor & Commercial area		Shall be provided as per the guideline given in IS 15105 Design and installation of fixed automatic sprinkler fire extinguishing system.

NOTE : 1) For sr. no.4,5 & 6 License agency shall produce the "TEST CERTIFICATE" OF PIPES use i.e. New brand GI "C" Class heavy duty pipes which confirming IS 1239(part I) 1990. At the time of applying for final Fire NOC

2) For sr. no3 , License agency shall produce the "TEST CERTIFICATE" OF complete assembly of landing valve confirming IS 5290 at the time of applying for final fire NOC

7	Manually operated Electronic Fire Alarm system with talk back system	Required. 1) In entire building	As per IS 2189	Required at each floor at strategic location and indication shall be received at ground floor (with battery back-up for continuous running.)
8.	Automatic detection and Alarm System	Required 1. In basement parking area, in stilts, & meter room & elect. duct & Commercial area. 2. Common lift lobby area on each floor 3. CO/ multi detector shall be preferred Car parking area		As mentioned in code of practice IS 2189 selection, installation and maintenance of Automatic fire detection and alarm system.
9.	Fire Pump Room	Required.		Pump room shall be provide to kept /installed the fire pumps & peripheral installation at one place.
10.	Under ground water Tank	Required		Common water tank of 100000 ltrs is accepted. Water storage should be used exclusively for fire fighting
11.	Fire pumps (submersible pumps will not be accepted)	Required.		1) Main pump : 2280 LPM. 2) Stand-by pump : Diesel driven of same capacity that of main pump driven pump. 3) Sprinkler Pump : 2280 LPM 4) Jockey pump : 180 LPM (02 Nos) 5) Booster pump : 450 LPM
<p>NOTE : For sr. no.11 License agency shall produce the "TEST CERTIFICATE" OF FIRE PUMPS, ITS MOC use i.e. New brand FIRE PUMPS which confirming IS 12469(1988) At the time of applying for final Fire NOC. The Material should be corrosion resistance material equal to or better then the copper alloy like brass & bronze having minimum copper content of 80% & as mentioned in code.</p>				
12.	Firefighting over head tank	Required	Proposed water tanks of 25500 ltrs each wing is accepted.	Water storage should be used exclusively for fire fighting
13.	Fire Resistance doors	Required		At each enclosed lobby as per IS 3614 , 2hrs rated. For house Entrance 1 hrs rated as per IS 3164. (please note IS 5509 (2000) Fire rated plywood doors shall not accepted.
14.	Fire brigade connection	Required		At the entrance of main gate.
15.	Tube fire Suppression system.	Required		Required in electric meter room to provide the fire protection to electric meters at initial stage.
16.	Alternate source of power supply	Required		D.G. set with AMF (auto mode change over facilities) panel for fire essential services and areas such as fire lift, all staircases and common floor passage/ lobby areas/refuge area /utilities services etc.
17.	Sign indicators.	Required at prominent places.		Sign indicator should provided at prominent places as per guideline given in IS: 9457 for safety colour and safety. IS : 12349 for fire protection safety signs. IS : 12407 for graphic symbol for fire protection plan.

FEES PAID:

- अग्निशमन विभागा मार्फत सुरक्षणीच्या ना-संरक्षण वास्तव्या वतना अग्निशमन कार्यधातील तरतुदीप्रमाणे अग्निशमन व आपत्कालीन सेवा शुल्क (Fire & Emergency Service Fees) भाकारण्यात आलेली आहे.
- गोळा करण्यात आलेल्या महसुलाच तपशील खालील प्रमाणे विस्तृत स्वरूपात मांडण्यात येत आहे

Sr. No.	Type of Fees	Area In sq mtrs	% of ASR	ASR	Fees paid Rs	Receipt no.
A	B	C	D	E	F	G
1	Fire & Emergency Service Fees	6070.740	0.25	26620/-	404008/-	F104/2828 dated 05/07/2023

REMARK/GENERAL CONDITIONS:-

1. No flammable / explosive materials should be store in the premises.
2. All firefighting equipment must be IS certified.
3. All service shafts in coreof the building shall be sealed at each floor level.
4. All firefighting systems must be painted with P.O. red color.
5. All fire protection systems jobs must be carried out by the approved License Agency.
6. Sign boards such as 'No Smoking, Exit, Emergency Telephone Numbers and First Aid Box, etc. shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
7. Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
8. The issued NOC shall be valid for a year from dated of issue to obtained C.C. .
9. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
10. NOC obtained by producing the forge/ false documents shall be treated as null & void.

The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.


11/10/23
PRAVIN BALU BODKHE
CHIEF FIRE OFFICER
PANVEL MUNICIPAL CORPORATION.

Copy To

- 1] M/s. Destination Architect
- 2] Office copy.

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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
NAVI/WEST/B/072222/685458

मालिक का नाम एवं पता
OWNERS Name & Address

TRICITY REALTY LLP
Plot No.13 (R and C), Sector 20, Panvel, Navi
Mumbai, Maharashtra.

दिनांक/DATE: 08-02-2023
वैधता/ Valid Up to: 07-02-2031

**ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) (समीक्षा)
No Objection Certificate for Height Clearance (Review)**

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/072222/685458
आवेदक का नाम / Applicant Name*	Sneha Dhanawade
स्थल का पता / Site Address*	Plot No.13 (R and C), Sector 20, Panvel, Navi Mumbai, Maharashtra, Panvel, Navi Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	18 59 8.75N 73 07 26.67E, 18 59 9.67N 73 07 27.62E, 18 59 7.50N 73 07 27.99E, 18 59 8.39N 73 07 28.89E
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*	9.59 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	54.85 M (Restricted)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलोपारण
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

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





भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

NAVAI WLS - R-070222 685458

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

3. यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

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

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

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

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

छ) कोई भी रेडियो: टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio TV Antenna, lightning 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.

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विले पारले 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
AIRBORNE AUTHORITY OF INDIA

NAVFWSI B 672222 685458

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 रिवैलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

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

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

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

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

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

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

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.

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

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, त्रिनेपाल इ
मुंबई- 400099 दूरभाष संख्या: 91-22-28300606

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





एअर आर आर
AIRPORTS AUTHORITY OF INDIA

NAVL WEST B 072222 685438

स. 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 काबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, चिन्टोपाड़ा 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



पश्चिम विमान क्षेत्र
AIRPORTS AUTHORITY OF INDIA

NAVI WEST/B/072222/685458

ध) यह एनओसी पहले जारी किए गए एनओसी का स्थान लेता है।

q. This NOC superseeds the previously issued NOC.

क्षेत्र का नाम Region Name:

पश्चिम WEST

पदनामित अधिकारी Designated Officer	राम किशोर / RAM KISHOR संयुक्त महाप्रबंधक (ए.टी.एस.) प.क्ष. / Jt. G.M. (ATM), WR एरोड्रम सुरक्षा विभाग / Deptt. of Aerodrome Safeguarding भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai - 400 099.
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	08/02/2023
द्वारा तैयार Prepared by	NIRAJ GUPTA SM (ATM-DAS)
द्वारा जांचा गया Verified by	08/02/2023 RAKESH UPADHYAYA DGM (ATM-DAS)

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	32957.73	112.71
Navi Mumbai	5746.53	100.17
Santa Cruz	29590.51	113.97
NOCID	NAVI/WEST/B/072222/685458	

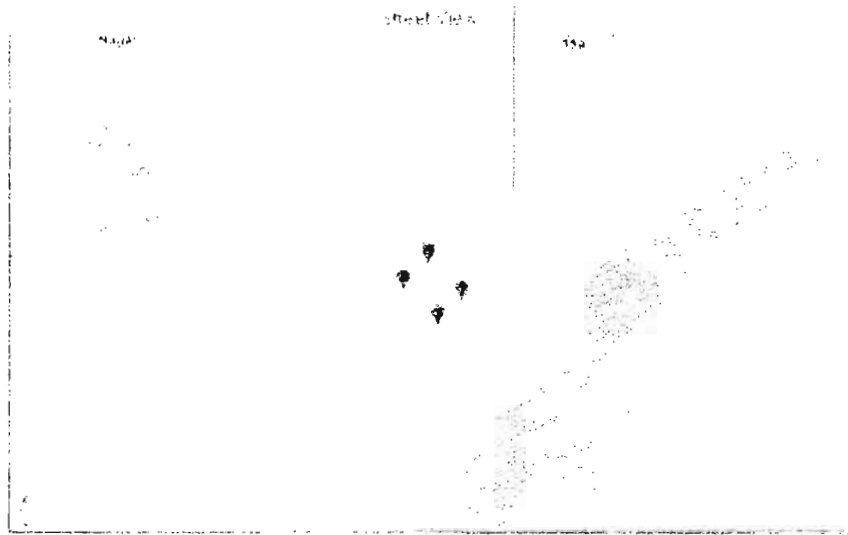
क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, त्रिभांगली डेप्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

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



भारतीय विमानपत्तन निगम
AIRPORTS AUTHORITY OF INDIA

NAI/WEST/REG/072222/685158



Satellite View

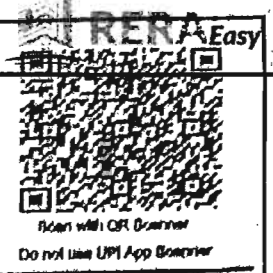


क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र, पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

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

Retainer Package A

नमूना क्र. ४९



Consultation & Advise on the Buyer's Contract (Including Allotment & Booking Letters)

पनवेल महानगरपालिका, पनवेल

करांची पावती (आर्थिक वर्ष २०२३-२०२४)

करांची पावती (आर्थिक वर्ष २०२३-२०२४)

CONSULTATION

CONSULTATION

CONSULTATION

CONSULTATION

CONSULTATION

CONSULTATION

CONSULTATION

CONSULTATION

क्र.:- DANC/OP/2023/19 Declaration & Application पा.क्र.:- १७३९

Counter Payment Receipt-DD

संकेतांक क्र. : PMCO/PR/23/19

नोड-सेक्टर: PMC-OP/१९

मालमत्ता क्र.: ३४७ -

विग-फ्लॉट/दुकान क्र.:-

फ्लॉट क्र.:- १३

हस्तेचे नाव :

सोसायटीचे नाव: मे.ट्रायसिटी रियल्टी एल.एल.पी
 प्राथमिक कर धारकाचे नाव श्री/श्रीमती:- मे.ट्रायसिटी रियल्टी एल.एल.पी तर्फे भागीदार अर्जुन रेखी

Update of Sold Inventory, Work Progress & Project Cost

मोगवटदार /भाडेकरीचे नाव श्री/श्रीमती:-

Drafting of Form 1, Form 2

मालमत्ता :- भुखंड क्र १३, सेक्टर-२०, न्यू पनवेल

Drafting and Submission of Format D as per Circular 32

व्याख्या करून सन १-एप्रिल २०२३ ते ३१-मार्च-२०२४ या वर्षाकरिता करापोटी रकम रु २४,७८१/-

Drafting and Submission of Disclosure of Sold Inventory as per Circular 29

व्याख्या करून सन १-एप्रिल २०२३ ते ३१-मार्च-२०२४ या वर्षाकरिता करापोटी रकम रु २४,७८१/-

Drafting of Form 2A (Quality Assurance Certificate)

पूर्णता: भरलेली रक्कम २४७८१ ऐकी २४७८१

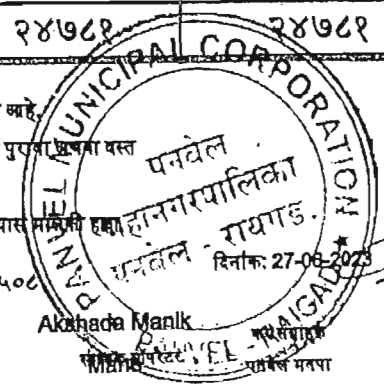
क्र.	विवरण	धकबाकी वसूली रु.	चात वसूली रु.	एकूण रु.
१	Update/ Amendment of Project Details			
२	CERA Certificate	रु.	१३०४	१३०४
३	सधार आकार	रु.	१३०४	१३०४
४	Proof-reading the Current RERA Profile	रु.	६५२	६५२
५	Proof-reading the Draft of Agreement for Sale	रु.	६५२	६५२
६	Proof-reading the Buyer Contracts	रु.	६५२	६५२
७	मलमिस्तारण कर	रु.	१९६६	१९६६
८	वृक्ष कर	Payable Per Year	६५२	६५२
९	महा. शिक्षण उपकर	रु.	३९१३	३९१३
१०	रोजगार हमी कर	रु.		
११	सहकारिता लक्ष्य लाभ कर	रु.	६५१	६५१
१२	मागणी नोटीस फी	रु.		
१३	The above quotation is subject to Tricity Only.	रु.		
१४	The above quotation is subject to a plot area of 1000sq.mts	रु.		
१५	The above mentioned above are in particular to One Project per Year for the duration of the services obtained.	रु.		
१६	The services mentioned above DO NOT include Government Fees.	रु.		
१७	The above quotation is subject to increase by 7% every year.	रु.		
१८	The payment for the first 6 Months needs to be paid at the time of initiation of services. From	रु.		
१९	The payment for the first 6 Months needs to be made on a Semi-Annual/Annual basis.	रु.		
२०	हास्ती/सूट वजा नंतर एकूण भरणा	रु.	२४७८१	२४७८१
२१	अग्रिम रकम /इतर कर	रु.		
	अग्रिम रकम नंतर एकूण भरणा	रु.	२४७८१	२४७८१

Terms and Conditions

- * सधर पावती ही म.म.अ. चे कलम २६७(अ) अन्वये अनाधिकृत बांधकामाच्या शास्तीस बधिन राहून देण्यात येत आहे.
- * कर भरणा पावती अथवा कराची आकारणी मधील ताबाची नोंद ही मालमत्ता धारक अथवा मालकी संस्थातील पुरावा अथवा दस्त म्हुणून घ्याय़ घरण्यात येऊ नये केवळ कर आकारणी बसुमी पुर्व मर्यादित आहे
- *मालमत्ता धारकाचे/मोगवटदाराचे नाव हे कराघान नियम १२ अन्वये केवळ कर बसुमी करिता मर्यादित असुन यास मालकी हक्क महानगरपालिका व पनवेल नगरपालिका यांच्या संयुक्त प्रयत्नातून देण्यात येणार नाही.

जे नाव : IDBI Bank Ltd

चेक क्र. : ०९७५०८



क्र: २७-०६-२०२३ ४:४४PM
 and Dr. Akahada Manik Manik

Dated Date & Time : 27/06/2023 4:45 PM

Akahada Manik

पनवेल महानगरपालिका

राधाड. दिनांक: 27-06-2023

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Date: 17.08.2022

Page
1

To,
M/s. Tricity Realty LLP
1001/1002, Bhumi Raj Costarica,
Plot No. 1 & 2, Sector 18,
Sanpada (E)
Navi Mumbai - 400705
MAHARASHTRA

Kind Attention: Mr. Savinder Singh Lamba / Mr. Manish Srichand Pardasani

Dear Sir,

Sub - Loan Against Property - INR 12,00,00,000/-
Ref - Loan Application dated: 20th June 2022

This is with reference to your Loan Application on the captioned Subject ABFL, R-Tech Park, 12th Floor, Nirlon Complex, Off Western Express Highway, Goregaon East, Mumbai-63 ("ABFL/ ABFL") is pleased to convey its approval of Loan Against Property facility of INR 12,00,00,000/- (INR Twelve Crore Only) ("Facility") to M/s. Tricity Realty LLP ("Borrower") and Mr. Arjun Kulbir Rekhi, Mr. Manish Srichand Pardasani, Mr. Moksh Srichand Pardasani, Mr. Savinder Singh Lamba, Mr. Kulbir Singh Rekhi, Mr. Harvinder Singh Lamba and Mr. Angad Kulbir Rekhi ("Co-Borrower(s)") for Purpose (as detailed below) on the indicative terms and conditions as mentioned herein below ("Terms & Conditions"). Please note that this communication shall be construed as a binding obligation on part of you, once this letter is returned duly signed by you as a token of acceptance hereof & signed / executed the agreements & documents in connection with the Facility within a period of 20 days or such further time as may be extended by ABFL in writing in its absolute discretion. The terms mentioned in this letter are not exhaustive and you will have to sign Transaction Documents in this regard which would be binding on you. Further acceptance of all the Terms and Conditions mentioned hereunder shall override all oral or written communications between ABFL and the Borrower and/or Co-Borrower(s).

TERMS & CONDITIONS

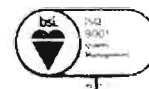
Borrower	M/s. Tricity Realty LLP
Co-Borrower	Mr. Arjun Kulbir Rekhi, Mr. Manish Srichand Pardasani, Mr. Moksh Srichand Pardasani, Mr. Savinder Singh Lamba, Mr. Kulbir Singh Rekhi, Mr. Harvinder Singh Lamba Mr. Angad Kulbir Rekhi

For **TRICITY REALTY LLP**

Authorised Signatory

Aditya Birla Finance Ltd.
(A part of Aditya Birla Capital Ltd.)
Nirlon Complex, R Tech Park, 13th Floor, Off Western Express Highway
Goregaon (East), Mumbai - 400063
Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:
Indian Rayon Compound, Veraval,
Guarat - 362 266.
(IN-0659906)1991PLC064603



Loan Amount	INR 12,00,00,000/-
Tenure	60 months (30 months moratorium)
Rate of Interest	12% p.a. linked with ABFL's Long Term Reference Rate (LTRR) Current ABFL LTRR: 18.65% P.a. Current Spread is - 6.65 % EMI gross of TDS
Processing fees	1% + GST of the sanctioned loan, divided into: - Processing fees: 0.25 % + GST - Advisory/Syndication Fees: 0.75% + GST
Moratorium Period	30 months
Interest Payment Date	Aforementioned Interest Rate shall be payable on the 15 th of every month or on the date as determined by ABFL.
Repayment Schedule	Interest to be serviced monthly Principal repayment as per Annexure 2
Purpose	Facility shall be utilized towards Promoter reimbursement of expenses incurred towards CIDCO plot expenses in the project Crest & Transaction Expenses of ABFL + ISRA of 3 months. Further the Facility shall not be utilized for following: <ul style="list-style-type: none"> ▪ Subscription to or purchase of shares/debentures ▪ Extending loans/advances to subsidiary companies/associates, ▪ For making inter-corporate deposits. ▪ Any speculative purposes ▪ Any other purpose except as defined above
Interest rate validity	The Rate of Interest offered to you is valid for 20 days from the date of this Sanction Letter
Interest Reset	1. ABFL shall have a right to reset the Spread and/or Interest Rate (as applicable) ("Reset Interest Rate"). 2. The Borrower shall then pay interest at such Reset Interest Rate with effect from the date on which the revised Spread and/or Interest Rate is effective ("Spread/Interest Reset Date"). 3. Additionally, ABFL shall have a right to reset the Interest Rate/Spread at any time during the Tenure of the Facility upon occurrence of any of the following events: <ul style="list-style-type: none"> a. Adverse change in money market conditions. b. RBI revising the standard provision on assets. c. RBI changing the risk weight for assets. d. The credit rating for the Facility (ies), wherever applicable, has been downgraded to non-investment grade by an accredited external credit rating agency (as approved by ABFL). e. LTRR/ STRR change. f. Any other prevailing conditions.
Prepayment/Foreclosure of Facility	<ul style="list-style-type: none"> • Upto 12 months from date of 1st Disbursement: No Prepayment/Foreclosure is allowed • Post 12 months: Foreclosure/part-prepayment charges of 1% + taxes will be applicable on outstanding loan

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	Hypothecation	Exclusive	Upfront	<p>First and Exclusive charge by way of hypothecation on all the present and future receivables (sold and unsold), rentals to the borrowing entity from "Tricity Crest" (Project). (more particularly mentioned in Annexure 4)</p> <p>First and Exclusive charge by way of hypothecation on the RERA escrow account for the above Property and all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be)</p>
Specific Conditions - Exclusive charge on Interest Service Reserve Account ("ISRA") of 3 months peak interest on the total exposure to be invested ABFL Sun Life Saving Fund Collection A/c & lien of ABFL to be marked on same (lien marking to be done within 15 days of disbursement)				
UDCs/PDCs and NACH Mandate with Undertaking	UDCs/PDCs: As per standard condition			
Escrow Mechanism	All the present and future receivables (sold and unsold) to the borrowing entity of the Project Tricity Crest to be routed through ABFL escrow account. The Escrow accounts for Project Crest will be opened within 60 days of RERA registration and all the cash flow will be deposited in the same.			
Conditions Precedent	<p>Following are the conditions that shall be fulfilled before the first tranche disbursement</p> <ol style="list-style-type: none"> 1. Transaction Document/s to be executed to the satisfaction of ABFL in front of ABFL representative. 2. This facility is subject to legal and technical verification of the underlying property being positive and acceptable as per ABFL norms. Title search report and title opinion report of the subject properties to be obtained in favor of ABFL prior to disbursal of Facility, and same to be satisfactory. 3. Mortgage of the property to be done for Tricity Crest along with hypothecation of the cashflows arising out of Tricity Crest. 4. ABFL disbursement is subject to the validation of the land allotment letter to borrower and their balance payment to CIDCO. 5. Latest MIS of Sales to be obtained and certified by borrower. 6. Projections to be certified by management and any deviation from projection nos. by 30% and above may attract penal charges as per ABFL norms at sole discretion of ABFL. 7. Latest detailed CA certified net-worth statement of all the individual Co-Borrower's to be provided dated 31st Mar, 2021 or as on a latest dated to be provided. 8. List of directors and shareholders of the borrower to be CA certified 9. CA certificate for the cost incurred till date and Means of Finance for the project to be provided 10. Property visit report to be submitted. 			

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	<ol style="list-style-type: none"> 11. Letter confirmation from the Borrower & Co-Borrower about payment of all statutory dues/taxes applicable on subject property for the financial year 2019-20 and thereafter till date to be provided 12. Declaration that none of the parties on the loan structure have defaulted in payment of interest/principal in the past. 13. Declaration that none of the partners/ promoters are related to any Directors/ Officers/ Staff of Aditya Birla Group or any other bank 14. Certification from CA that the parties to the loan structure have no undisputed statutory dues outstanding. 15. RCU/CIBIL detect and CIBIL mortgage check to be submitted before disbursement. 16. Vetting report of Original title papers to be complied 17. CIBIL mortgage check to be completed before disbursement. 18. NACH as per the repayment schedule to be obtained along with the cancelled cheque and UDC's. 19. By signing this sanction letter, borrower / promoter undertakes: <ul style="list-style-type: none"> to fund any shortfall in cash flows for debt servicing of the Facility in a form and manner acceptable to ABFL before any disbursement. 20. payments to ABFL (i.e. interest and Principal repayment) will be given first priority over any other payment in the form of Salary, interest, capital and/or loans or advances from the partners, relatives, group companies and unsecured loans from other parties in case of any event of default. 21. any receivables towards the committed receivables shall not be received in cash after the disbursement from the proposed facilities and shall be routed through Escrow account. 22. All the future receivables and expenses will be routed through ABFL Escrow account opened for proposed credit facility 23. that Property would not be further sublet/ leased or sold without prior written consent of ABFL. The above properties shall not be materially altered without concurrence of ABFL during the tenure of facility 24. Borrowers and Co-Borrower(s) to further undertake that if any point during the tenure of loan which calls the ABFL to believe that cash flows from the collateral are significantly less to serve the EMI, ABFL will have the right to recall the loan proportionately with reduced cash flows, after providing a cure/ notice period of 30 days. 25. That proposed project receivables will not be escrowed to any other bank/ Financial Institutions till the term of ABFL loan. 26. It will arrange free access of official of ABFL or any other person agencies appointed by the ABFL for the inspection time to time 27. That payment of property tax, common area maintenance and insurance charges will be made regularly from their own sources of funds throughout tenure of Facility.
<p>Conditions Subsequent</p>	<p>The following conditions are to be fulfilled post the disbursement of the Facility amount:</p> <ol style="list-style-type: none"> 1. Borrower shall submit end use certificate from statutory auditors within 45 days of each disbursement. The end use certificate shall certify that the Facility amount drawn down have been used for the purpose of as mentioned in the Sanction Letter.

For TRICITY REALTY LLP

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	<ol style="list-style-type: none"> 2. In the covering letter for the Payment which is made to CIDCO should state ABFL's charge over the proposed land purchase. 3. CIDCO Payment receipt to be submitted within 1 day of disbursement. 4. Mortgage of the property to be done for Tricity Crest located at Plot no.13, Sector-20, New Parvel, Navi Mumbai - 410206 along with hypothecation of receivables from sold units. (Unsold Receivables: Rs.74.09 Crs) along with hypothecation of the cashflows to be done by 15th Sept'22. 5. Borrower to get the property offered as collateral insured comprehensively throughout the loan tenure at its cost for its full value. The same is to be assigned in favour of ABFL as first loss beneficiary. Copy of the insurance policies to be submitted to ABFL for its record within 45 days of disbursement. Borrower to ensure renewal of insurance of collateral property during the currency of the facility with ABFL, non-compliance of the same would attract penal interest @ 2%. 6. Penal interest @ 2.00% p.a. over and above the prevailing Interest rate will be charged on the amount not routed through escrow account at the discretion of ABFL if borrower defaults in routing 100% of the Scheduled Receivables from the Project through Escrow Accounts and /or does not request for NOC from ABFL before registration of units in favour of prospective buyers for sale of units in the Project 7. Escrow A/c to be sufficiently funded by the borrower to serve the EMI of propose loan at least one working day prior to EMI date. 8. ABFL to add Security interest with CERSAI within 45 days of Security creation. 9. Certificate from an independent chartered accounts/the statutory auditor certificate evidencing 'Nil Tax Liability' under section 281 10. Original lease agreement once entered will be vetted by lawyer and approved by internal legal.
<p>Standard Conditions / Special Conditions</p>	<ol style="list-style-type: none"> 1. Any change in the promoter ownership of the borrower will be upon approval from the ABFL. 2. No additional external indebtedness on the subject Property without ABFLs' consent 3. ABFL shall at its discretion obtain a confidential credit report on the Borrower from its other ABFLs. 4. Borrower/Co-Borrower(s) to arrange free access for official of ABFL or person of any other agency appointed by ABFL for the inspection from time to time. 5. The Borrower/Co-Borrower(s) shall forward to ABFL its provisional Balance Sheet and Profit and Loss Account within 90 days from year end. 6. Post disbursement any payment by Borrower towards loans and advances taken from friends/relatives/family members shall be after taking appropriate approval from ABFL. 7. Bureau of Indian Standards had formulated National Building Code (NBC) of India, 2005 providing guidelines for regulating the building construction activities. The Builder has to agree for adherence to the above National Building Code Specifications in the Project 8. The Borrower shall appoint technical, financial and executive personnel with appropriate qualifications and experience for the key positions and shall satisfy ABFL on the adequacy of the organizational set up for smooth implementation and operation of the project. 9. ABFL shall release the Security to the Borrower/Co-Borrower(s) subject to the condition that in case of liquidation of all the assets provided as Security, the payment of entire sale proceeds shall be made in Escrow Account/Designated Account and shall thereafter pre-close the proposed Facility

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- Alternatively, property can be swapped as acceptable to ABFL with applicable charges.
10. No Change in the equity and management of the Borrower without prior approval of ABFL.
 11. The Borrower shall obtain a No Objection Certificate (NOC) from the ABFL before entering into registered sale agreement with prospective buyers of the Project.
 12. ABFL will issue NOC subject to compliance of Capitalization rates on each credit in Escrow Account & maintenance of Security cover 2x and net receivable cover of 2x times each. In an event the Security or Receivable cover falls below above values, then the Borrower would repay such an amount to maintain the covers at above stipulated levels. The prepaid amount would be adjusted towards the principal outstanding and such amount would not attract any prepayment charges.
 13. Demand letters to the existing customers of the Project shall incorporate a condition that all the future payments pertaining to the Project would be made in favour of the Escrow Account opened by the Borrower with ABFL's specified Account Bank.
 14. Promoter's contribution shall not be withdrawn throughout the tenure of the Facility.
 15. The Borrower shall disclose the name of ABFL as the mortgagee of the Property being mortgaged, in every pamphlets/ brochures/ advertising materials or any other communications to the purchaser of the said Properties.
 16. Borrower/Co-Borrower shall procure prior written consent of ABFL before renting out the Mortgaged property/ies or any part thereof or before making any structural alterations in the mortgaged property/ies.
 17. Borrower to ensure renewal of insurance of the collateral property during the currency of the Facility with ABFL
 18. In case any condition is stipulated by any other ABFL that is more favorable to them than the terms stipulated by ABFL, ABFL shall at its discretion, apply to this Facility such equivalent conditions to bring its Facility at par with those of the other ABFLs.
 19. If there is any interest levied by the Government of India or any other authority under the Interest Tax Act, 1974 or under any other law, you shall reimburse ABFL any such tax imposed or levied by the Government of India or any other authority on interest and/or Payments required to be paid by the Borrower to ABFL in connection with the said Facility
 20. ABFL may disclose any information regarding the Borrower/s and regarding the Facility to the competent Authority i.e. Govt., Regulator, and Law enforcing Agency or to any Legal Authority or Courts.
 21. The Borrower and Co-Borrower (s) shall be deemed to have given their express consent to ABFL to disclose the information and data furnished by them to ABFL and also those regarding the credit Facility/ies enjoyed by the Borrower, conduct of accounts and guarantee obligations undertaken by Guarantor to the Credit Information Bureau (India) Ltd. ("CIBIL"), or RBI or any other agencies specified by RBI who are authorized to seek and publish information.
 22. Any default in respect of any other facilities availed by the Borrower or by any of its group concerns from ABFL/ Aditya Birla Group shall be deemed to be an Event of Default in respect of the proposed

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Page | 7

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Registered Office: Indian Rayon Compound, Yerawade, Pune - 411 006
 CIN: U65900GJ1994PT1006A079



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- Facility and vice versa and thus the Security shall be released subject to repayment of all the dues.
23. ABFL will have right to appoint and carry out annual audit on sales receivables, stock cash flows etc. Further ABFL will have the right to examine at all times the Borrower's books of accounts and to have the Borrower's factory (ies)/branches inspected from time to time by officer(s) of the ABFL and/or qualified auditors including stock audit and/or technical experts and/or management consultants of ABFL's choice and/or we can also get the stock audit conducted by other banker. In case of default or delay in repayments, ABFL will have the right to carry audit as and when required. The cost of such inspections and documentation will be borne by the Borrower.
 24. The Borrower will keep ABFL informed of the happening of any event which is likely to have an impact on their profit or business and more particularly, if the monthly production or sale and profit are likely to be substantially lower than already indicated to ABFL. The Borrower and Co-Borrower will inform accordingly with reasons and the remedial steps proposed to be taken.
 25. The Borrower should not pay any consideration by way of commission, brokerage and fees or in any other form to Co-Borrower/s directly or indirectly.
 26. The Borrower shall procure a consent every year from the auditors appointed by the Borrower to comply with and give report / specific comments in respect of any query or requisition made by us as regards the audited accounts or balance sheet of the Borrower. We may provide information and documents to the Auditors in order to enable the Auditors to carry out the investigation requested for by us. In that event, we shall be entitled to make specific queries to the Auditors in the light of statements, particulars and other information submitted by the Borrower to us for the purpose of availing finance, and the Auditors shall give specific comments on the queries made by ABFL.
 27. ABFL reserves the right to revoke this Sanction letter if there are any material changes in the proposal for which the said Facility is sanctioned. Any material fact concerning your profits etc., or ability to repay, or any other relevant aspect and/or submission of Loan request is withheld, suppressed, concealed or not made known to us or any statement made in the Loan application is found to incorrect & untrue.
 28. ABFL reserves the right to alter, amend any of the condition or withdraw the Facility, at any time without assigning any reason along with 45 days time for repayment of such outstanding facility
 29. Provided further that notwithstanding anything to the contrary contained in this Sanction Letter, ABFL may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Facility or any part thereof (even if partial or no disbursement is made) without any liability and without any obligations provided such reason is capable of being cured/rectified by the Borrower and the same has not been cured/rectified within 30 days from the date the Borrower is called upon by ABFL to cure/rectify such reason. Upon such termination, all principal monies, interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ABFL by the Borrower forthwith upon demand from ABFL.
 30. Facility which is being offered to you is based on the understanding, that the property is located in India and within ABFL's approved city limits. Even if the property is within the specified limits, ABFL

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may refuse to disburse the Facility if the property does not meet ABFL's credit pol. and criteria as deemed fit by it in its sole discretion.

31. If an "Event of default" (as defined under the Facility Agreement) happens, you will be . Additional Interest or such other rate of interest as decided by ABFL.
32. ABFL will hold the documents and shall release the documents post the closure of the Facil.
33. If Borrower has not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on Borrower's behalf, ABFL shall deduct such fees from Borrower's Facility being disbursed and Borrower shall be liable for the entire amount i.e. without the said deduction.
34. All the transactions pertaining to repayment of Facility shall be routed through the Escrow Account only
35. During the currency of the ABFL's Facility(ies), the Borrower will not without ABFL's prior written intimation in writing:
 - conclude any fresh borrowing arrangement either secured or unsecured with any other Bank or Financial Institutions, borrower or otherwise, not create any further charge over their fixed assets charged to ABFL without our prior approval in writing
 - Undertake any expansion/ fresh project or acquire fixed assets, while normal capital expenditure, eg. replacement of parts, can be incurred.
 - Undertake guarantee obligation on behalf of any other borrower or any third party.
 - Declare dividends for any year except out of profits relating to that year after making all the due and necessary provisions provided that no default had occurred in any repayment obligation and ABFL's permission is obtained.
 - Make any repayment of the loans and deposits and discharge any liabilities except those shown in the funds flow statement submitted from time to time.
 - Formulates any scheme of amalgamation or reconstruction;
 - Enter into borrowing arrangement either on secured basis or unsecured basis with any other bank/ financial institutions for the said Project;
 - Sell, assign, mortgage, alienate or otherwise dispose any of the assets of the Borrowing company charged to the ABFL.
 - Enter into any contractual obligation of a long term nature affecting the Borrower financially to a significant extent.
 - Permit any transfer of the controlling interest or make any drastic change in the managements set up.
 - Diverts funds to other sister/ associate /group concern of the Borrower.
36. The Facility mentioned overleaf will be available at ABFL's discretion and subject to compliance of all formalities and documentation as may be specified / required by ABFL

For TRICITY REALTY LLP

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Monitoring Conditions

1. Borrower to submit monthly sales & collection MIS to ABFL in the prescribed format by 12th of closing month.
2. The Borrower shall furnish to ABFL every year a copy of audited annual accounts of the Borrower within 6 months of the end of the financial year
3. ABFL reserves the right to conduct audit of the Escrow Account on Quarterly basis at its own cost.
4. As & when applicable Borrower to comply with requirements as specified in Real Estate (Regulation and Development) Act, 2016 (RERA) & copy of required compliance to be provided to ABFL.
5. Borrower shall submit end use certificate from Chartered Accountant within 30 days of each disbursement. The end use certificate shall certify that the Facility amount drawn down have been used for the purpose of as mentioned in the Sanction Letter.
6. The Borrower should follow the sales milestone, collection milestone and Units registration milestones as stipulated in the Annexures. Any deviation by more than 20% will be considered as EOD
7. Minimum Stipulated Price for unsold units in the Project to be INR 6,000 per sq ft. on saleable area for residential units and INR 7,500 on saleable area for retail units in the project Tricity Crest. SI of 75% is stipulated throughout the tenor of the loan. If the borrower sells the mortgaged units above minimum stipulated price, then SI will be applicable to such sold price. If the unit is sold less than the MSP, then customer has to pay the proportionate amount on difference value.
8. ABFL will issue NOC subject to compliance of Capitalization rates on each credit in Escrow Account & maintenance of Security cover of 2x and net receivable cover of 1.80x times at proposed security and Security and net receivable cover of 2x times at overall project. In an event the Security or Receivable cover falls below above values, then the Borrower would repay such an amount to maintain the covers at above stipulated levels. The prepaid amount would be adjusted towards the principal outstanding and such amount would not attract any prepayment charges.
9. Receivables hypothecated to ABFL in the project Tricity Crest to be routed through escrow account with collection SI of 75% throughout the tenor of the loan. Any credit in the Escrow Account will be first utilized towards interest and principal repayment of the Facility and any other dues of ABFL. After adjusting the same if there is any surplus, the same shall be transferred to Borrower's Operative Account.
10. DCCO date of the project to be 30th November 2026
11. **If an Event of Default has occurred**, ABFL as Lender to the Facility, **without prejudice to any other rights that it may have**, shall have an "Option" to take/assign unsold area of the Project to the extent of the outstanding debt including any other amount due at a highly discounted price which shall be INR 4500 per sq ft on the saleable area for unsold residential units in the Project and INR 5.625 on saleable area for retail units in the project Tricity Crest less balance construction cost, if any.
12. Borrower to submit ledgers of customer/Collection details as required for which NOC's are been issued by ABFL in previous month on monthly basis by 12th of closing month.

For TRICITY REALTY LLP

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- 13. The Escrow accounts for Project Crest will be opened within 60 days of RERA registration and all the cash flow will be deposited in the same.
- 14. Overall receivable cover to be 1.8x and security cover to be 2x.
- 15. Receivables hypothecated to ABFL in the project "Tricity Bayview" and "Tricity Crest" to be routed through escrow account with SI of 75% throughout the tenor of the loan.
- 16. Other Milestones w.r.t approvals is stated below:

Milestones for Crest	Date
Payment of 2nd Instalment	By 10th July 2022
Lease Deed	By 28th July 2022
Mortgage NOC	1st September 2022
Mortgage towards ABFL	15th September 2022
Project Plans & CC Approvals	October 2022
RERA Registration	November 2022
Project Launch Date	November 2022
Project Completion Date	November 2025

Transaction Documents

The Facility will be made available under "Transaction Document (s)" which will include inter-alia, provisions, which are in form and substance satisfactory to ABFL and also in accordance with the terms hereof.

Transaction Document shall be including but not limited to:

- i. Duly filled Loan Application form along with necessary documentary proof for the Borrower, Co-Borrower(s). Sufficient proof for authorised signatories signing on their behalf
- ii. Accepted Sanction Letter by Borrower, Co-Borrower(s) or their respective authorised signatory/(ies)
- iii. Request letter for disbursement from the Borrower mentioning the account details. Copy of Bank Statement or a cancelled cheque of the account in which funds needs to be transferred.
- iv. Certified true copy of Constitutional Documents as applicable
- v. Demand Promissory Note along with Letter of Continuity
- vi. UDC as per policy in favour of ABFL along with the Undertaking.
- vii. Self-certified copy of KYC's of Borrower, Co-Borrower(s)
- viii. Self-certified KYCs of authorised signatories if applicable
- ix. Any other document as may be required by ABFL.
- x. Title Search, Title Opinion Report, Technical & Valuation Report by ABFL's approved Valuer,
- xi. Original Legal Vetting Report by ABFL's empanelled lawyers
- xii. Original Property papers as per Legal Title Opinion Report

Facility & Security documents

- i. Execution of Facility Agreement(s)
- ii. Deed of Hypothecation along with Power of Attorney (POA),
- iii. Escrow Agreement

For TRICITY REALTY LLP

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Event of Default	1. In case of non-perfection of securities within due time limits and non-compliance of conditions in Annexure - 1 ABFL will have a right to levy Additional Interest over and above the regular interest of the Facility. Delay in submission of requisite documents. Non-Adherence to any Terms and Conditions of this Sanction Letter.
Additional Interest/Charges	<ol style="list-style-type: none"> 1. If you have not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on your behalf, ABFL shall deduct such fees from your Facility being disbursed and you shall be liable for the entire amount i.e. without the said deduction. 2. In case of any delay in the repayment of principal instalment or payment of interest, charges or other monies due on the Facility. Additional Interest Rate on default shall be levied on monthly basis, from the due date till such time the overdue amount is paid. 3. If an "Event of default" (as defined under the Transaction Document/s) happens, Borrower/Co-Borrower(s) will be asked to pay Additional Interest or such other rate of interest as decided by ABFL. 4. Non-Adherence to any Terms and Conditions of this Sanction Letter shall attract Additional Interest/Charges.

Yours sincerely,
For ABFL

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BG 315486

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ACKNOWLEDGEMENT, APPROVAL AND ACCEPTANCE:

We hereby acknowledge, approve and accept the terms and conditions detailed in this letter and agree, undertake and confirm to comply with the aforesaid terms and conditions in connection with the facility.

Approved and accepted by:

[Handwritten Signature]
[Handwritten Signature]

M/s. Tricity Realty LLP (Borrower)
(Authorized Signatories)
(Please affix the stamp)

Authorised Signatory

Mr. _____
Date: _____

Mr.  Kulbir Rekhi (Co-Borrower)

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- Legal verification/ technical valuation of the underlying asset is not satisfactory to ABFL
- There is any material change in the purpose(s) for which the facility is being sanctioned
- In the sole judgement of ABFL, any material fact has been concealed and/or ABFL becomes subsequently aware of during the tenor of the loan.
- Accepted copy of this Sanction Letter not received within the specified period
- Any statement/ information made by or on your behalf is misleading, unsatisfactory or is incorrect
- There is a default or breach or violation of any condition of this or any other facility offered/availed by you from ABFL
- Loan Agreement/ any other documents related to disbursement being incomplete, incorrect or unsatisfactory, in a form and manner as may be required by ABFL in connection with the Facility/ies.
- Provided further that notwithstanding anything to the contrary contained in this Sanction Letter, ABFL may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Facility or any part thereof (even if no disbursement is made) without any liability and without any obligations to give any reason whatsoever, whereupon all principal monies, interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ABFL by the Borrower forthwith upon demand from ABFL.
- Facility which is being offered to you is based on the understanding, that the property is located in India and within ABFL's approved city limits. Even if the property is within the specified limits, ABFL may refuse to disburse the loan if the property does not meet ABFL's credit policies, guidelines and criteria as deemed fit by it in its sole discretion.
- For E1/Instalment Repayment through electronic clearing system (ECS), you are required to submit ECS mandate. On the instalment due date, ABFL will automatically debit your designated current/savings account for the instalment amount, or will present your PDCs.
- Any fees and charges mentioned in the Sanction Letter are the rates applicable on the date of issue of the Sanction Letter and are subject to change from time to time and ABFL will notify you of such changes.
- In the event of sale of security, Loan needs to be pre-closed with all dues and charges. Alternatively property can be swapped as acceptable to ABFL with applicable charges.
- No Prepayment or Pre-closure allowed in first 24 months from the date of disbursement of loan. In case of closure during the period of lock in, subject to ABFL's sole discretion, borrowers will be required to pay balance period interest at prevailing ROI and applicable standard foreclosure charges
- If you do not pay or are late in paying any E1/instalment, ABFL will report the non-payment to various credit bureaus. This may have an adverse effect on your credit rating and affect your ability to obtain credit from other Lenders.
- If an "Event of default" (as defined under the Loan Agreement) happens, you will be asked to pay penal interest or such other rate of interest as decided by ABFL.
- Floating Rate of Interest is applicable to your facility and will be reviewed from time to time.
- Your floating rate of interest is linked to the ABFL Long Term Reference Rate (i.e. ABFL LTRR) which is the benchmark rate for floating rate lending products of the Lender. The LTRR may change from time to time and any revision in this rate will have an impact on your interest rate.
- The interest rate applicable is determined with reference to the ABFL Long Term Reference Rate (i.e. ABFL LTRR) and other customer specific charges, referred to as 'Margin' in the sanction Letter at the time of origination and thereafter.
- If the ABFL Long Term Reference Rate (i.e. ABFL LTRR mentioned in the sanction Letter) moves upwards/downwards within validity period of the applicable interest rate prior to first disbursement of the loan, the interest rate may get revised

For TRICITY REALTY LLP

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 CIN: U65990GJ1991PLC064603

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upwards/ downwards accordingly. For such loan, fresh sanction letter will not be issued for processing the loan within the validity period of the interest rate as mentioned in the Sanction Letter and the applicable interest rate applicable to your loan shall be the revised interest rates post such change in Long Term Reference Rate.

- In case of any unforeseen or extraordinary circumstances or sudden changes in market conditions, ABFL may at its sole discretion change the Rate of Interest.
- The rate of interest you need to pay shall be subject to the changes in guidelines on interest rates made by the Reserve Bank of India from time to time.
- Any re-pricing can have an impact on the approved tenor or EMI/Instalment or both or ABFL may call for part payment of the loan as per the ABFL internal rate changed guidelines.
- If you have not paid any charges, fees, premium which becomes due to ABFL or its allies or ABFL has made payment of same to any third party on your behalf, ABFL shall deduct such fees from your loan being disbursed and you shall be liable for the entire amount including the said deduction
- Borrower shall procure prior written consent of ABFL before renting out the mortgaged property/ies or any part thereof or before making any structural alterations in the mortgaged property/ies.

Schedule-1

(Schedule of Charges)

Item	Charges
Fees	1% + GST of the sanctioned loan, divided into: - Processing fees: 0.25% + GST - Advisory/Syndication Fees: 0.75% + GST (inclusive of advance fees received)
Additional Interest Rate on default / Non Conformance with any covenants / stipulated conditions	24% p.a. applicable on daily basis
Prepayment Charges/ Foreclosure Charges	<ul style="list-style-type: none"> • Upto 12 months from date of 1st Disbursement: No Prepayment/Foreclosure is allowed • Post 12 months: Foreclosure/part-prepayment charges of 1% + taxes will be applicable on outstanding loan • Foreclosure/Part-Prepayment charges in case of foreclosure/Part-Prepayment during Lock-in period - FC charges of 4% + GST • Foreclosure charges in case of foreclosure from sale of units mortgaged to ABFL will be NIL. • In case of increase in ROI by 1% in a single instance, the prepayment to be NIL else standard prepayment charges to be applicable
Return Charges/ECS/SI/NACH failure charges	INR 1000/- per instance
Accrued Interest	As applicable based on actual delayed status or as communicated by ABFL from time to time

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Charges for Facility cancellation after acceptance of Sanction Letter, including by e-mail	4% of loan amount sanctioned
Request for copies of documents of any collateral held with ABFL	INR 2,500/- per instance
Duplicate Statement/ Repayment Schedule / FC Statement/ any other document held with ABFL request	FC Statement: Rs 1,500/- per instance RTR: Rs 1,000/- per instance Other Statements: Rs 200/- per instance GST extra as applicable
Charge For Exchanging PDCs, Security Cheques (Per Set) /ECS/ NACH	INR 1000/- per instance
CIBIL/ Credit report retrieval fee	Rs 50/- per instance for Consumer and INR 500/- for Commercial CIBIL/ Credit Report
Loan Re-schedulement (on request from applicants, approval to be at sole discretion of ABFL) charges per instance	2% of prevailing loan outstanding
Swap/ Conversion Charges (Fixed rate to floating and vice-versa, at sole discretion of ABFL) (on request from applicants, approval to be at sole discretion of ABFL) per instance	3% of prevailing loan outstanding
Property Swap charges (on request from applicants, approval to be at sole discretion of ABFL)	3% of prevailing loan outstanding
Stamp duty, Registration charges, Legal and other statutory charges, Insurance premium, other Fees, Creation of charge with ROC and any other cost and expenses.	Stamp duties and registration charges on the Transaction Documents, both present & future, including any Additional Interest /charges thereon shall be borne by the Borrower Any other fees, including but not limited to, the fees payable to Security Trustee, Loan agent, other external service providers/ vendors/ consultants shall be borne by the Borrower Other cost and expenses including but not limited to legal fees, technical & credit assessment fees, fees of consultants, fees of Security Trustee, ABFL's Agent fee, and any other statutory or regulatory fees/costs as determined by the ABFL and all applicable tax thereon, shall be paid promptly by the Borrower on demand by ABFL, failing which, ABFL will be at liberty (but shall not be obliged) to incur the same & the Borrower shall reimburse the same to ABFL along with an interest as communicated by ABFL. ABFL shall have a right to recover all such costs from the Escrow Account.

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Annexure – 1 A – Sales Milestones

Quarter No.	Bay View					Crest			
	Quarter	No. of units to be sold	Area to be sold	Cumulative	Collections / quarter	Units to be sold	Area to be sold	Cumulative	Collection from Unsold
		Resi	In Sq. Ft.	In Sq. Ft.	In Sq. Ft.	Resi	In Sq. Ft.	In Sq. Ft.	In Cr
1	June'22	-	-	-	-	-	-	-	-
2	Sep'22	-	-	-	-	-	-	-	-
3	Dec'22	-	-	-	-	-	-	-	-
4	Mar'23	20	15364	15364	1.4	20	15848	15848	1.43
5	June'23	15	11523	26887	2.7	15	11886	27734	2.73
6	Sep'23	6	4609	31496	2.6	10	7924	35658	3.33
7	Dec'23	5	4609	36105	2.1	6	4754	40412	2.21
8	Mar'24	6	4609	40714	2.3	6	4754	45167	2.50
9	June'24	6	4609	45324	2.6	6	4754	49921	2.78
	Sep'24	10	7682	53005	3.9	6	4754	54675	3.07
11	Dec'24	10	7682	60687	4.4	6	4754	59430	3.35
12	Mar'25	6	4609	65297	5.6	6	4754	64184	5.56
13	June'25	6	4609	69906	6.1	6	4754	68938	6.13
14	Sep'25	6	4609	74515	8.8	6	4754	73693	6.70
15	Dec'25	10	7682	82197	11.6	10	7924	81617	10.90
16	Jan'26	4	3158	85355	4.2	6	4754	86371	4.58
Total		111	5355		42.32	109	5355		55.28

Annexure – 2: Repayment Schedule

(Rs. In Cr.)

Quarter	Opening Balance	Disbursement	Repayments	Closing Balance	Repayment Schedule
Q-1	0.00	10.00	0.00	10.00	
Q-2	10.00	1.00	0.00	11.00	
Q-3	11.00	1.00	0.00	12.00	
Q-4	12.00	0.00	1.07	10.93	
Q-5	10.93	0.00	2.05	8.88	
Q-6	8.88	0.00	2.50	6.38	
Q-7	6.38	0.00	1.66	4.73	

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Q-8	4.73	0.00	1.87	2.85	
Q-9	2.85	0.00	2.09	0.77	
Q-10	0.77	0.00	0.77	0.00	
Q-11					1.20
Q-12					1.20
Q-13					1.20
Q-14					1.20
Q-15					1.20
Q-16					1.20
Q-17					1.20
Q-18					1.20
Q-19					1.20
Q-20					1.20
Total	-	12.00	12.00		12.00

Annexure – 3: Cash Flow Projections

(Amounts in Rs. Cr.)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Revenue														
Operating Expenses														
Capital Expenditure														
Debt Repayment														
Equity Repayment														
Dividend														
Change in Working Capital														
Change in Cash														
Initial Cash														
Final Cash														
Free Cash Flow														
Capital Expenditure														
Change in Working Capital														
Change in Cash														
Initial Cash														
Final Cash														

For TRICITY REALTY LLP

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 Manish

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 Mitesh

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 Kulkarni

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Annexure - 4: List of Unacid Inventories (To be mortgaged)

Sr. No.	Flat no.	Flat / Shop	Type	Saleable Area (in sq. ft.)
1	1	Shop	Shops	510
2	2	Shop	Shops	650
3	3	Shop	Shops	565
4	4	Shop	Shops	565
5	5	Shop	Shops	705
6	6	Shop	Shops	460
7	7	Shop	Shops	460
8	8	Shop	Shops	705
9	9	Shop	Shops	565
10	10	Shop	Shops	565
11	11	Shop	Shops	650
12	12	Shop	Shops	510
13	101	Flat	2 BHK	1,030
14	102	Flat	2 BHK	1,090
15	103	Flat	2 BHK	1,090
16	104	Flat	2 BHK	1,030
17	201	Flat	1 BHK	655
18	202	Flat	2 BHK	790
19	203	Flat	1 BHK	605
20	204	Flat	2 BHK	925
21	205	Flat	2 BHK	975
22	206	Flat	2 BHK	975
23	207	Flat	2 BHK	925
24	208	Flat	1 BHK	605
25	209	Flat	2 BHK	790
26	210	Flat	1 BHK	655
27	301	Flat	1 BHK	655
28	302	Flat	2 BHK	790
29	303	Flat	1 BHK	605
30	304	Flat	2 BHK	925
31	305	Flat	2 BHK	975
32	306	Flat	2 BHK	975
33	307	Flat	2 BHK	925
34	308	Flat	1 BHK	605
35	309	Flat	2 BHK	790

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36	310	Flat	1 BHK	655
37	401	Flat	1 BHK	655
38	402	Flat	2 BHK	790
39	403	Flat	1 BHK	605
40	404	Flat	2 BHK	925
41	405	Flat	2 BHK	975
42	406	Flat	2 BHK	975
43	407	Flat	2 BHK	925
44	408	Flat	1 BHK	605
45	409	Flat	2 BHK	790
46	410	Flat	1 BHK	655
47	501	Flat	1 BHK	655
48	502	Flat	2 BHK	790
49	503	Flat	1 BHK	605
50	504	Flat	2 BHK	925
51	505	Flat	2 BHK	975
52	506	Flat	2 BHK	975
53	507	Flat	2 BHK	925
54	508	Flat	1 BHK	605
55	509	Flat	2 BHK	790
56	510	Flat	1 BHK	655
57	601	Flat	1 BHK	655
58	602	Flat	2 BHK	790
59	603	Flat	1 BHK	605
60	604	Flat	2 BHK	925
61	605	Flat	2 BHK	975
62	606	Flat	2 BHK	975
63	607	Flat	2 BHK	925
64	608	Flat	2 BHK	605
65	609	Flat	2 BHK	790
66	610	Flat	1 BHK	655
67	701	Flat	1 BHK	655
68	702	Flat	2 BHK	790
69	703	Flat	1 BHK	605
70	704	Flat	2 BHK	925
71	705	Flat	2 BHK	975
72	706	Flat	2 BHK	975
73	707	Flat	2 BHK	925
74	708	Flat	1 BHK	605

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75	709	Flat	2 BHK	790
76	710	Flat	1 BHK	655
77	801	Flat	1 BHK	655
78	802	Flat	2 BHK	790
79	803	Flat	1 BHK	605
80	804	Flat	2 BHK	925
81	805	Flat	2 BHK	975
82	806	Flat	2 BHK	975
83	807	Flat	2 BHK	925
84	808	Flat	1 BHK	605
85	809	Flat	2 BHK	790
86	810	Flat	1 BHK	655
87	901	Flat	1 BHK	655
88	902	Flat	2 BHK	790
89	903	Flat	1 BHK	605
90	904	Flat	2 BHK	925
91	905	Flat	2 BHK	975
92	906	Flat	2 BHK	975
93	907	Flat	2 BHK	925
94	908	Flat	1 BHK	605
95	909	Flat	2 BHK	790
96	910	Flat	1 BHK	655
97	1001	Flat	1 BHK	655
98	1002	Flat	2 BHK	790
99	1003	Flat	1 BHK	605
100	1004	Flat	2 BHK	925
101	1005	Flat	2 BHK	975
102	1006	Flat	2 BHK	975
103	1007	Flat	2 BHK	925
104	1008	Flat	1 BHK	605
105	1009	Flat		790
106	1010	Flat	1 BHK	655
107	1101	Flat	1 BHK	655
108	1102	Flat	2 BHK	790
109	1103	Flat	1 BHK	605
110	1104	Flat	2 BHK	925
111	1105	Flat	2 BHK	975
112	1106	Flat	2 BHK	975
113	1107	Flat	2 BHK	925

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114	1108	Flat	1 BHK	605
115	1109	Flat	2 BHK	790
116	1110	Flat	1 BHK	655
117	1201	Flat	1 BHK	655
118	1202	Flat	2 BHK	790
119	1203	Flat	1 BHK	605
120	1204	Flat	2 BHK	925
121	1205	Flat	2 BHK	975
122	1206	Flat	2 BHK	975
123	1207	Flat	2 BHK	925
124	1208	Flat	1 BHK	605
125	1209	Flat	2 BHK	790
126	1210	Flat	1 BHK	655
127	1301	Flat	1 BHK	655
128	1302	Flat	2 BHK	790
129	1303	Flat	1 BHK	605
130	1304	Flat	2 BHK	925
131	1305	Flat	2 BHK	975
132	1306	Flat	2 BHK	975
133	1307	Flat	2 BHK	925
134	1308	Flat	1 BHK	605
135	1309	Flat	2 BHK	790
136	1310	Flat	1 BHK	655
137	1401	Flat	1 BHK	655
138	1402	Flat	2 BHK	790
139	1403	Flat	1 BHK	605
140	1404	Flat	2 BHK	925
141	1405	Flat	2 BHK	975
142	1406	Flat	2 BHK	975
143	1407	Flat	2 BHK	925
144	1408	Flat	1 BHK	605
145	1409	Flat	2 BHK	790
146	1410	Flat	1 BHK	655
147	1501	Flat	1 BHK	655
148	1502	Flat	2 BHK	790
149	1503	Flat	1 BHK	605
150	1504	Flat	2 BHK	925
151	1505	Flat	2 BHK	975
152	1506	Flat	2 BHK	975

For TRICITY REALTY LLP

Authorized Signatory

(Handwritten signatures and initials)

Manish Madash

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153	1507	Flat	2 BHK	925
154	1508	Flat	1 BHK	605
155	1509	Flat	2 BHK	790
156	1510	Flat	1 BHK	655
				1,21,750

Disbursement Pattern: Upfront Rs. 10 Cr towards Towards CIDCO Land Allotment in the project Crest & Transaction Expenses of ABFL + balance towards construction + ISRA of 3 months

Disbursement Schedule for Crest	Amount Rs. in Cr.
Payment of 2nd tranche of CIDCO +Transaction expenses and ISRA	9.00
Upon completion of lease and mortgage to ABFL	1.00
Post Completion of Plinth Level in project Crest	1.00
Post Completion of 2nd Slab in project Crest	1.00
TOTAL	12.00

Repayment: From the project cashflows of Tricity Crest

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