

SBI BK C Bindra



89
Date
24/01/24

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 :
P51900001201

**Project: Shreepati Jewels, Plot Bearing / CTS / Survey / Final Plot No .
356,370,371,372,376,377,1/378,378,379,380,381,385,387,388,390,391,430 at ABCD-400004, Ward ABCD, Mumbai
City, 400004;**

1. **Shreepati Jewels** having its registered office / principal place of business at *Tehsil: Ward ABCD, District: Mumbai City, Pin: 400036.*
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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.
 - o The Registration shall be valid for a period commencing from **27/07/2017** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/27/2017 1:22:07 PM

Dated: 27/07/2017

Place: Mumbai

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



10/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्ता क्रमांक : 1867/2022

नोंदणी :

Regn.63m

गावाचे नाव : गिरगाव

| | |
|--|--|
| (1)वित्तखाचा प्रकार | गहाणखत |
| (2)मोबदला | 500000000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 0 |
| (4) मू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपा इतर बर्णन : इतर माहिती: सी एस नं 370,371,372,391,390,387,388,380,381,430,385,376,377,378,1/378,356,379,श्रीपती ज्वेल्स,विंग-ए,डी ई,एफ आणि जी,हात्या घारपुरे मार्ग,छत्तर अनी लेन,गिरगाव मुंबई 400004 या मधील अनसोल्ड फ्लॅट(शेडूल-3)इतर माहिती दस्तात नमूद केल्या प्रमाणे((C.T S. Number : 370.371,372,391,390,387,388,380,381,430,385,376,377,378,1/378,356,379 .)) |
| (5) क्षेत्रफळ | 1) 0.0 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/निव्वून ठेवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-श्रीपती ज्वेल्स असो के सदस्य तापस आर बहुबेदी तर्फे कुलमुद्यरधार संतोष एस पोयरेकर - बय:-48; पत्ता:-प्लॉट नं: 401, माळा नं: 4, इमरतीचे नाव: श्रीपती आर्केड, ब्लॉक नं: नाना चौक, रोड नं: ए के मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-AAPFS8232F |
| (8)दस्तऐवज करून घेणा-या पसकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-फेय फायनान्सियल प्राईवेट लिमिटेड के सदस्य अभियेक तेजराज दोशी - बय:-40; पत्ता:-प्लॉट नं: अफिन नं 7 आणि 8, माळा नं: तळमजळा, इमरतीचे नाव: राघवजी चिन्हीग-ए, ब्लॉक नं: कबासा हिल, रोड नं: ए के मार्ग महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-AACCA5354Q |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 10/02/2022 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 10/02/2022 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 1867/2022 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 1500000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 15000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- Any other case

सुलभ व्यवहारासाठी नागरिकांचे सजमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 10/02/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



खरी प्रत
सह दुय्यम निबंधक मुंबई ५

Annie Fernandes

Advocate, High Court

Empire House, 3rd Floor, Pamvi Properties, Mazzanine Floor, 214 A. K. Naik Marg, Fort, Mumbai - 400 001. Cont.
98203 22835

NO ENCUMBRANCE CERTIFICATE

To whomsoever it's may concern

Name of the project: Redevelopment of the property bearing C.S. No. 370,371, 372, 390, 391,387, 388, 380, 381, 430, 385, 376, 377, 378, 1/378, 356, 379 of Girgaum Division, "D" Ward, Girgaum , Mumbai - 400 002, known as "Shreepati Jewels"

I have perused the title certificate in respect of captioned project as well as all the relevant documents mentioned therein in respect of the said project and also all other relevant documents which includes the approvals, building permission, expenditure details, balance sheets, past litigation, court orders, ongoing litigations, correspondences with tenants/ occupants as well as owners and accordingly I hereby certify that there no encumbrances on the land on which development is proposed including any rights, title, interest, dues, litigation, details relating to mortgage / charge created for the project land for the facility taken by the applicant or any third party and name of any party in or over such land.

Further there are litigations pending in City Civil Court bearing suit Nos 1) S. C. Suit No 596 of 2010, 2) S. C. Suit No. 906 of 2010 3) S. C. Suit No. 971 of 2013 4) S. C. Suit No. 1456 of 2014. There are other litigations filed in Small Causes Court by the Developer against two of the tenants bearing RAE Suit No. 201661/2013 and RAE suit no. 200834 of 2013 and one litigation is pending at Metropolitan Magistrate Court, Girgaum bearing No 33/sw/2010 filed by one

Of the Co-owners of the Property who is holding
1 99% right, Title, and interest in the Property.

Litigations Details

| Project Name | Court Name | Case Number | Case Type | Preventive/Injunction/Interim Order is Passed? | Petition Name | Other Petition Details | Year | Present Status | Documt |
|------------------|--------------------|-------------|-----------|--|---------------|------------------------|------|----------------|--------|
| SHREEPATI JEWELS | High Court | 978 | Civil | Yes | | Other Commercial Suit | 2018 | DISPOSED | |
| SHREEPATI JEWELS | CITY CIVIL COURT | 596 | Civil | No | | Suit NA | 2010 | FOR REPLY | NA |
| SHREEPATI JEWELS | CITY CIVIL COURT | 906 | Civil | No | | Suit NA | 2010 | FOR ARGUMENT | NA |
| SHREEPATI JEWELS | CITY CIVIL COURT | 971 | Civil | No | | Suit NA | 2013 | DISPOSED | NA |
| SHREEPATI JEWELS | CITY CIVIL COURT | 1456 | Civil | No | | Suit NA | 2014 | FOR REPLAY | NA |
| SHREEPATI JEWELS | SMALL CAUSES COURT | RAE/201661 | Civil | No | | Suit NA | 2013 | PART HEARD | NA |
| SHREEPATI JEWELS | SMALL CAUSES COURT | RAER/200834 | Civil | No | | Suit NA | 2009 | DISPOSED | NA |



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/8190/D/A/FCC/3/Amend

COMMENCEMENT CERTIFICATE

To.
Tapas Rajendra Chaturvedi
401, 4th flr., Shreepati Arcade, Nana chawk, Mumbai
- 400 036.

Sir,

With reference to your application No. **EB/8190/D/A/FCC/3/Amend** Dated. **05 Jul 2017** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 302 (Submission of Layout cases) dated **05 Jul 2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **0** C.T.S. No. **370,371,372 & 391** Division / Village / Town Planning Scheme No. **Girgaum Division** situated at **tatya Gharpure Marg & Kharatar Ali Marg** Road / Street in **D Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or 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
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Asst. Eng.(BP) City III** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 25/6/2019

Issue On : 25 Jun 2003 Valid Upto : 25 Jun 2019

Application Number : EB/8190/D/ACC/1/Old

Remark :

Approved By
Asst Eng
Assistant Engineer (BP)

Issue On : 13 May 2015 Valid Upto : 25 Jun 2018

Application Number :

Remark :

Approved By
-

Issue On : 26 Oct 2021 Valid Upto . 26 Jun 2022

Application Number : EB/8190/D/A/FCC/3/Amend

Remark :

This CC is extended upto top of 28th floor for Wing D&E as per amended approved plan dated 24.01.2017.



Name . JAYANT
VISHWANATH WALWATKAR
Designation . Assistant
Engineer
Organization MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date 26-Oct-2021 20:44:29

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer Building Proposal

City D Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

| Floor No. | Flat No. |
|-----------|----------|
| 4th | D - 401 |
| | D - 402 |
| | D - 403 |
| | D - 404 |
| 5th | D - 501 |
| | D - 502 |
| | D - 503 |
| | D - 504 |
| 6th | D - 601 |
| | D - 602 |
| | D - 603 |
| | D - 604 |
| 7th | D - 701 |
| | D - 702 |
| | D - 703 |
| | D - 704 |
| 8th | D - 801 |
| | D - 802 |
| | D - 803 |
| | Refuge |
| 9th | D - 901 |
| | D - 902 |
| | D - 903 |
| | D - 904 |

| Floor No. | Flat No. |
|-----------|----------|
| 10th | D - 1001 |
| | D - 1002 |
| | D - 1003 |
| | D - 1004 |
| 11th | D - 1101 |
| | D - 1102 |
| | D - 1103 |
| | D - 1104 |
| 12th | D - 1201 |
| | D - 1202 |
| | D - 1203 |
| | D - 1204 |
| 13th | D - 1301 |
| | D - 1302 |
| | D - 1303 |
| | D - 1304 |
| 14th | D - 1401 |
| | D - 1402 |
| | D - 1403 |
| | D - 1404 |
| 15th | D - 1501 |
| | D - 1502 |
| | D - 1503 |
| | Refuge |

| Floor No. | Flat No. |
|-----------|----------|
| 16th | D - 1601 |
| | D - 1602 |
| | D - 1602 |
| | D - 1603 |
| 17th | D - 1701 |
| | D - 1702 |
| | D - 1703 |
| | D - 1704 |
| 18th | D - 1801 |
| | D - 1802 |
| | D - 1803 |
| | D - 1804 |
| 19th | D - 1901 |
| | D - 1902 |
| | D - 1903 |
| | D - 1904 |
| 20th | D-2001 |
| | D-2002 |
| | D-2003 |
| | D-2004 |
| 21st | D-2101 |
| | D-2102 |
| | D-2103 |
| | D-2104 |



| Floor No. | Flat No. |
|-----------|--------------|
| 22nd | Refuge |
| | D - 2202 |
| | D - 2202 - A |
| | Refuge |
| 23rd | D - 2301 |
| | D - 2302 |
| | D - 2302 - A |
| | D - 2303 |
| 24th | D - 2401 |
| | D - 2402 |
| | D - 2402 - A |
| | D - 2403 |
| 25th | D - 2501 |
| | D - 2502 - A |
| | D - 2502 - A |
| | D - 2503 |
| 26th | D - 2601 |
| | D - 2602 |
| | D - 2602 - A |
| | D - 2603 |
| 27th | D - 2701 |
| | D - 2702 |
| | D - 2702 - A |
| | D - 2703 |

| Floor No. | Flat No. |
|-----------|----------|
| 28th | D-2801 |
| | D-2802 |
| | D-2802-A |
| | D-2803 |
| 29th | Refuge |
| | D-2902 |
| | D-2902-A |
| | Refuge |
| 30th | D - 3001 |
| | D - 3002 |
| | D - 3003 |
| 31st | D - 3101 |
| | D - 3102 |
| | D - 3103 |
| 32nd | D - 3201 |
| | D - 3202 |
| | D - 3203 |
| 33rd | D - 3301 |
| | D - 3302 |
| | D - 3303 |

| Floor No. | Flat No. |
|-----------|----------|
| 34th | D - 3401 |
| | D - 3402 |
| | D - 3403 |
| 35th | D - 3501 |
| | D - 3502 |
| | D - 3503 |
| 36th | Refuge |
| | D - 3602 |
| | Refuge |
| 37TH | D - 3701 |
| | D - 3702 |
| | D - 3703 |
| 38TH | D - 3801 |
| | D - 3802 |
| | D - 3803 |
| 39TH | D - 3901 |
| | D - 3902 |
| | D - 3903 |



A handwritten signature in black ink, appearing to be a stylized name.



Shreepati Group

| Floor No. | Flat No. |
|-----------|----------|
| 40TH | D - 4001 |
| | D - 4002 |
| | D - 4003 |
| 41ST | D - 4101 |
| | D - 4102 |
| | D - 4103 |
| 42ND | D - 4201 |
| | D - 4202 |
| | D - 4203 |
| 43RD | Refuge |
| | D - 4302 |
| | Refuge |
| 44TH | D - 4401 |
| | D - 4402 |
| | D - 4403 |
| 45TH | D - 4501 |
| | D - 4502 |
| | D - 4503 |

| Floor No. | Flat No. |
|-----------|----------|
| 46TH | D - 4601 |
| | D - 4602 |
| | D - 4603 |
| 47TH | D - 4701 |
| | D - 4702 |
| | D - 4703 |
| 48TH | D - 4801 |
| | D - 4802 |
| | D - 4803 |
| 49TH | D - 4901 |
| | D - 4902 |
| | D - 4903 |
| 50TH | Refuge |
| | D - 5002 |
| | Refuge |
| 51ST | D - 5101 |
| | D - 5102 |
| | D - 5103 |

| Floor No. | Flat No. |
|-----------|----------|
| 52ND | D - 5201 |
| | D - 5202 |
| | D - 5203 |
| 53RD | D - 5301 |
| | D - 5302 |
| | D - 5303 |
| 54TH | D - 5401 |
| | D - 5402 |
| | D - 5403 |
| 55TH | D - 5501 |
| | D - 5502 |
| | D - 5503 |
| 56TH | D - 5601 |
| | D - 5602 |
| | D - 5603 |
| 57TH | Refuge |
| | D - 5702 |
| | Refuge |

| Floor No. | Flat No. |
|-----------|----------|
| 58TH | D-5801 |
| | D-5802 |
| | D-5803 |
| 59TH | D-5901 |
| | D-5902 |
| | D-5903 |
| 60TH | D-6001 |
| | D-6002 |
| | D-6003 |
| 61ST | D-6101 |
| | D-6102 |
| | D-6103 |

For Shreepati Jewels (AOP)

Rajendra R. Chaturvedi
(Member)



List of Flats - SALE WING - 'E' of Project Shreepati Jewels

| Floor No. | Flat No. |
|-----------|----------|
| 4th | E-401 |
| | E-402 |
| | E-403 |
| | E-404 |
| 5th | E-501 |
| | E-502 |
| | E-503 |
| | E-504 |
| 6th | E-601 |
| | E-602 |
| | E-603 |
| | E-604 |
| 7th | E-701 |
| | E-702 |
| | E-703 |
| | E-704 |
| 8th | REFUGE |
| | E-802 |
| | E-803 |
| | E-804 |

| Floor No. | Flat No. |
|-----------|----------|
| 9th | E-901 |
| | E-902 |
| | E-903 |
| | E-904 |
| 10th | E-1001 |
| | E-1002 |
| | E-1003 |
| | E-1004 |
| 11th | E-1101 |
| | E-1102 |
| | E-1103 |
| | E-1104 |
| 12th | E-1201 |
| | E-1202 |
| | E-1203 |
| | E-1204 |
| 13th | E-1301 |
| | E-1302 |
| | E-1303 |
| | E-1304 |

| Floor No. | Flat No. |
|-----------|------------|
| 14th | E-1401 |
| | E-1402 |
| | E-1403 |
| | E-1404 |
| 15th | REFUGE |
| | E-1502 |
| | E-1503 |
| | E-1504 |
| 16th | E-1601 |
| | E-1602 |
| | E-1602 - A |
| | E-1603 |
| 17th | E-1701 |
| | E-1702 |
| | E-1702 - A |
| | E-1703 |
| 18th | E-1801 |
| | E-1802 |
| | E-1802 - A |
| | E-1803 |



| Floor No. | Flat No. |
|-----------|------------|
| 19th | E-1901 |
| | E-1902 |
| | E-1902 - A |
| | E-1903 |
| 20th | E-2001 |
| | E-2002 |
| | E-2002 - A |
| | E-2003 |
| 21st | E-2101 |
| | E-2102 |
| | E-2102 - A |
| | E-2103 |
| 22nd | Refuge |
| | E-2202 |
| | E-2202 - A |
| | E-2203 |
| 23rd | E-2301 |
| | E-2301 - A |
| | E-2302 |
| | E-2303 |
| 24th | E-2401 |
| | E-2401 - A |
| | E-2402 |
| | E-2403 |
| 25th | E-2501 |
| | E-2501 - A |
| | E-2502 |
| | E-2503 |

| Floor No. | Flat No. |
|-----------|------------|
| 26th | E-2601 |
| | E-2601 - A |
| | E-2602 |
| | E-2603 |
| 27th | E-2701 |
| | E-2701 - A |
| | E-2702 |
| | E-2703 |
| 28th | E-2801 |
| | E-2801 - A |
| | E-2802 |
| | E-2803 |
| 29th | Refuge |
| | E-2901 - A |
| | E-2902 |
| | E-2903 |
| 30th | E-3001 |
| | E-3001 - A |
| | E-3002 |
| | E-3003 |
| 31st | E-3101 |
| | E-3101 - A |
| | E-3102 |
| | E-3103 |
| 32nd | E-3201 |
| | E-3201 - A |
| | E-3202 |
| | E-3203 |
| 33rd | E-3301 |
| | E-3301 - A |
| | E-3302 |
| | E-3303 |

| Floor No. | Flat No. |
|-----------|------------|
| 34th | E-3401 |
| | E-3401 - A |
| | E-3402 |
| | E-3403 |
| 35th | E-3501 |
| | E-3501 - A |
| | E-3502 |
| | E-3503 |
| 36th | Refuge |
| | E-3601 - A |
| | E-3602 |
| | E-3603 |
| 37TH | E-3701 |
| | E-3701 - A |
| | E-3702 |
| | E-3703 |
| 38TH | E-3801 |
| | E-3801 - A |
| | E-3802 |
| | E-3803 |
| 39TH | E-3901 |
| | E-3901 - A |
| | E-3902 |
| | E-3903 |
| 40TH | E-4001 |
| | E-4001 - A |
| | E-4002 |
| | E-4003 |



| Floor No. | Flat No. |
|-----------|------------|
| 41ST | E-4101 |
| | E-4101 - A |
| | E-4102 |
| | E-4103 |
| 42ND | E-4201 |
| | E-4201 - A |
| | E-4202 |
| | E-4203 |
| 43RD | Refuge |
| | E-4301 - A |
| | E-4302 |
| | E-4303 |
| 44TH | E-4401 |
| | E-4401 - A |
| | E-4402 |
| | E-4403 |
| 45TH | E-4501 |
| | E-4501 - A |
| | E-4502 |
| | E-4503 |
| 46TH | E-4601 |
| | E-4601 - A |
| | E-4602 |
| | E-4603 |
| 47TH | E-4701 |
| | E-4701 - A |
| | E-4702 |
| | E-4703 |

| Floor No. | Flat No. |
|-----------|------------|
| 48TH | E-4801 |
| | E-4801 - A |
| | E-4802 |
| | E-4803 |
| 49TH | E-4901 |
| | E-4901 - A |
| | E-4902 |
| | E-4903 |
| 50TH | Refuge |
| | E-5001 - A |
| | E-5002 |
| | E-5003 |
| 51ST | E-5101 |
| | E-5101 - A |
| | E-5102 |
| | E-5103 |
| 52ND | E-5201 |
| | E-5201 - A |
| | E-5202 |
| | E-5203 |
| 53RD | E-5301 |
| | E-5301 - A |
| | E-5302 |
| | E-5303 |
| 54TH | E-5401 |
| | E-5401 - A |
| | E-5402 |
| | E-5403 |

| Floor No. | Flat No. |
|-----------|------------|
| 55TH | E-5501 |
| | E-5501 - A |
| | E-5502 |
| | E-5503 |
| 56TH | E-5601 |
| | E-5601 - A |
| | E-5602 |
| | E-5603 |
| 57TH | Refuge |
| | E-5701 - A |
| | E-5702 |
| | E-5703 |
| 58TH | E-5801 |
| | E-5802 |
| | E-5803 |
| 59TH | E-5901 |
| | E-5902 |
| | E-5903 |
| 60TH | E-6001 |
| | E-6002 |
| | E-6003 |
| 61ST | E-6101 |
| | E-6102 |
| | E-6103 |



For Shreepati Jewels (AOP)

Rajendra R. Chaturvedi
(Member)

BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Office of the Dy. Chief Fire Officer (R-I), Byculla – Regional Command Centre, Byculla Fire Station, Bapurao Jagtap Marg, Byculla- (W), Mumbai-400008. Telephone No. – 022-23076111/2/3, 022-23001393/4/5 & Fax No. 24153027.

SUB: - Compliance of stipulated Fire-fighting & fire-protection requirements in High Rise Residential Cum Commercial Rehab Building Wing F,G, and Residential-cum-Commercial Sale Building Wing 'A, on Plots bearing C.S. No.- 356, 370, 371, 372, 376, 377, 1/378, 378, 379, 380, 381, 385, 387, 388, 390, 391 & 430 of Girgaon Div., at the junction of Tatyasaheb Gharpure Marg & Nath Madhav Lane (Khattar Gully), Mumbai-400 004.

REF: i) Online proposal from Mr. Kalpesh L. Shah, Licensed surveyor.
ii) File No. EEBP/8190/D/A.

Earlier N.O.C/F.S.RL. i) FBM/501/279, dated 03/05/2001.
ii) FBM/503/28, dated 25/07/2003.
iii) FBM/506/365, dated 18/04/2006.
iv) FBM/507/103, dated 10/08/2007.
v) FBM/509/234-City, dated 11/08/2009.(Part OC Wing A)
vi) FB/HRC/City/14, dated 18/10/2013.(Part OC Wing A)
vii) FB/HRC/R-1/11, dated 10/10/2016.
viii) EB/8190/D/A/CFO/R-1/06, dated 13/11/2017.
ix) EB/8190/D/A/CFO/R-1/06, dated 07/06/2019.
x) EB/8190/D/A/, dated 10/10/2019.
xi) EB/8190/D/A/, dated 08/12/2020.
xii) EEBP/8190/D/A dated 23/02/2022.

MR. KALPESH L. SHAH,
LICENSED SURVEYOR.

In this case, please refer to the N.O.C. issued by this department vide No.- FBM/501/279, dated 03/05/2001 for the proposed construction of two High-rise Residential buildings i.e. Rehab & Sale building. Rehab building comprising of two wings, one is having shops on Ground floor + 20th upper residential floors and second wing having shops on Ground floor + 21st upper residential floors and Sale building comprising of Basement + ground floor on stilts + two podium floors + 18th upper residential floors.

Further, please refer to the N.O.C. issued by this department for the amended building plans vide No.-FBM/503/28, dated 25/07/2003 for the construction of proposed High-rise Residential Rehab building comprising of two wings, designated as Wing B & C. There are shops at Ground floor & residential tenements from 1st to 14th upper residential floors. The total height of the building is 45.25 Mtrs. from general ground level up to terrace level.

Further, please refer to the N.O.C. issued by this department for the amended plans vide No.-FBM/506/365, dated 18/04/2006 for the construction of proposed High-rise Residential building comprising of three wings, designated as Wing A, B & C. Sale Wing-'A' comprising of basement, ground floor on stilts, two podium floors (double height) + 4th floor to 31st upper residential floors with a total height of 97.20 Mtrs. from general ground level up

to terrace level and Rehab Wing-'B' comprising of ground & 15th upper residential floors with a total height of 51.15 Mtrs. from general ground level upto terrace level & Wing-'C' comprising of Ground + 15th upper residential floors with a total height of 48.15 Mtrs. from general ground level up to terrace level.

Further, please refer to the N.O.C. issued by this department for the amended plans vide No.-FBM/507/103, dated 10/08/2007 for the construction of proposed High-rise Residential buildings (comprising of three wings with different height), Sale Building (designated as Wing A):- This wing now comprises of basement, ground floor, two podium floors, first podium designated as first floor and second podium having double height stilt area designated as second and third floor + 4th to 39th with a height of 130.50 Mtrs. from general ground level to the terrace level and 122.20 Mtrs. from second podium level to the terrace level. The 39th floor is part floor.

Wing-'B': - This wing is having ground + 20th upper floors for residential purpose, with a height of 66.75 Mtrs. Ground floor will have shops with R.C.C. loft and Balwadi. All the upper floors will have residential tenements.

Wing-'C': - This wing is having ground floor partly on stilts + 15th upper floors for residential purpose with a height of 48.15 Mtrs. Ground floor will have shops with R.C.C. loft and Electric Sub Station. All the upper floors will have residential tenements. Part of the ground floor on stilts will be used for Two wheeler parking. Part of the first floor will have Welfare Centre accessible from the first podium as shown in the plan.

Wings-'D' & 'E': - These are the new Sale wings having ground floor partly on stilts, two podium floors – first podium designated as first floor and second podium having double height stilt are designated as second and third floor + 4th to 35th upper residential floors with a height of 118.55 Mtrs. from general ground level to the terrace level and 110.55 Mtrs. from second podium level to the terrace level. The 34th and 35th floor is part floor.

Wings-'F' & 'G': - These are two rehab wings having ground + 22nd upper residential floors with a maximum height of 68.45 Mtrs. where 21st and 22nd floors are part floors in Wing G.

Further, please refer to the Part OC issued by this department vide No.- FBM/509/234-City, dated 11/08/2009 for the part occupation of Wing-A from ground floor to 14th upper residential floors and Wing-B, Rehab building from Ground to 20th upper residential floors.

Further, please refer to the Part OC issued by this department vide No.- FB/HRC/City/14, dated 18/10/2013 for the part occupation of Wing- A from 15th to 38th upper residential floors.

Further, please refer to the amended F.S.R.L. issued vide No.- FB/HRC/R-1/11, dated 10/10/2016 stipulating fire prevention & firefighting requirements for the construction of proposed High-rise Residential buildings (comprising of three wings with different height), Sale Building (designated as Wing A):- The said wing is now comprises of basement, ground floor, two podium floors, first podium designated as first floor and second podium having double height stilt area designated as second and third floor, 4th to 39th upper residential floors with a height of 130.50 Mtrs. from general ground level to the terrace level.

Wing- D & E: - These sale wing having single basement (-2.15 Mtrs.) for car parking accessible by 6.00 Mtrs. wide two-way ramp + ground floor partly for shops & partly for car parking + 1st & 2nd floor for podium. (2nd podium double height hence designated as 2nd &

3rd floor) car parking accessible by 7.50 Mtrs. & 6.00 Mtrs. wide two nos. of two way ramps + 4th to 36th upper residential floors (36th part floor) with total height of 118.05 Mtrs. from general ground level upto terrace level having fire check floor between 21st & 22nd floor at the height of 68.80 Mtrs, from ground level.

Further, please refer to the amended F.S.R.L. issued vide No.- EB/8190/D/A/CFO/R-1/06, dated 13/11/2017 for the construction of proposed High-rise Residential buildings (comprising of three wings with different height), Wings 'D' & 'E' are having common ground floor + 1st & 2nd podium floors for parking with a double height lobby on the 2nd podium, thereafter the building is divided into two wings i.e. Wing 'D' & 'E'. Both the wings are having 4th to 33rd upper residential floors with a total height of 118.05 Mtrs. from general ground level up to terrace level, along with Fire Check floor in between 21st & 22nd floor at the height of 71.40 Mtrs. Wing- F & G:- These are two rehab wings having ground and 1st floor for commercial use + 2nd podium floor for car parking, scooter parking and 01 shop + 3rd to 20th upper residential floors (20th part floor for Wing F & G) with a total height of 72.15 Mtrs. from general ground level up to terrace level.

Further, please refer to the amended F.S.R.L. issued vide No.- EB/8190/D/A/CFO/R-1/06, dated 07/06/2019 stipulating fire prevention & firefighting requirements for the construction of proposed High-rise Residential buildings Wing F & G are two rehab wings having ground and 1st floor for commercial use + 2nd podium floor for car parking, scooter parking & one shop + 3rd to 20th upper residential floors (20th part floor for wing F & G) with a total height of 72.15 Mtrs. from general ground level upto terrace level.

Further, please refer to the amended F.S.R.L. issued vide No.- EB/8190/D/A/, dated 10/10/2019 stipulating fire prevention & firefighting requirements for the construction of proposed High-rise Residential buildings Residential- cum- Commercial Rehab Bldgs.- Wing 'B', 'C', 'F', 'G', 'H', 'I' & 'J' and Residential-cum- Commercial Sale Bldgs.-Wing 'A', 'D' & 'E'.

Wing 'A' consists of Basement + Ground + 1st podium for parking & 2nd podium for parking with double height & 4th to 39th upper Residential floors with total height of 130.50 Mtrs.

Wing 'B' Building comprised: Ground + 1st to 20th upper floors for residential purpose with total height of 67.21 Mtrs.

Wing 'C' Building Comprised: Ground to 18th upper floors for residential purpose with total height of 58.01 Mtrs.

Wing 'D' & 'E' consists of 3 level basement + Ground + 1st podium for parking & 2nd podium for parking with double height & 4th to 56th upper residential floors (56th part Residential floor) with total height of 180.95 Mtrs.

Wing 'F' & 'G' comprising of Ground floor + 1st floor for N.R. + 2nd floor for part N.R. and part parking and 3rd to 34th upper Residential floors with total height of mt.119.05 Mtrs.

Wing 'H' comprising of Basement + Ground Floor + 1st to 38th upper residential floors (38th part floor) with the total height of 115.70 Mtrs. (for rehabilitating Existing tenants & Part MHADA Tenants).

Wing 'I' comprising of Ground Floor + 22nd upper Residential Floors with the total height of 67.00 Mtrs. (for MCGM & MHADA Tenants).

Wing 'J' comprising of Ground Floor + 9th upper Residential Floors with the total height of 30.00 Mtrs. (for rehab Tenants).

Further, please refer to the amended F.S.R.L. issued vide No.- EB/8190/D/A/, dated 08/12/2020 stipulating fire prevention & firefighting requirements for the construction of proposed High-rise Residential buildings Residential- cum- Commercial Rehab Bldgs.- Wing 'H' & 'I' and Residential cum- Commercial Sale Bldgs.-Wing 'D' & 'E'

Wing-D & E: -03 level basements (-8.35 Mtrs.) + ground floor + 1st floor + 2nd floor for Amenities (double height) + 4th to 56th upper residential floors with a total height of 182.75 Mtrs. from general ground level upto terrace level as shown on the plans.

Wing-H:- High-rise Residential-cum-Commercial Rehab Building has one level basement (-2.45 Mtrs.) + ground floor + 1st to 39th upper residential floors with the total height of 118.60 Mtrs, from general ground level up to terrace level, as shown on the plans.

Wing-I:- High-rise Residential Building (MHADA Bldg.) Comprising of basement + ground + 23rd upper residential floors with the total height of 69.90 Mtrs, from general ground level up to terrace level.

Further, please refer to the amended NOC issued vide No. EEBP/8190/D/A dated 23/02/2022 for the Fire Protection measures & Fire Fighting Safety requirements are stipulated herewith for the construction of proposed High rise residential buildings i.e. Wing 'A' consists of basement + Ground + 1st podium for parking & 2nd podium for parking with double height & 4th to 39th Residential floor with total height of 130.50mtrs.

Wing 'B'- Building comprised: Gr. + 1st to 20th upper floors with total height of 67.21mtrs.

Wing 'C'- Building Comprised: Gr. to 18th upper floor with total height of 58.01mtrs.

Wing-D & E: -05 level basements (-9.70 MTRS.) + ground floor + 1st floor + 2nd floor for Amenities (double height) + 4th + 60th upper residential with a total height of 204.65mtrs from general ground level upto terrace level as shown on the plans.

Wing-F & G:- Ground floor + 1st floor for N.R. + 2nd floor for part N.R. & part for car parking + 3rd podium floor + 4th floor part for car parking & part for residential + 5th to 35th upper residential with a total height of 122.40mtr, from general ground level up to terrace level, as shown on the plan.

Wing-H:- High-rise Residential-cum-Commercial Rehab Building has one level basement (-2.45 MTRS) + ground floor + 1st to 39th upper residential floors with the total height of 118.60 Mtrs, from general ground level up to terrace level, as shown on the plans.

Wing-I:- High-rise Residential Building (MHADA Bldg.) Comprising of basement + ground + 23rd upper residential floors with the total height of 69.90 Mtrs, from general ground level up to terrace level,

Wing 'J':- High-rise Residential-cum-Commercial Rehab Building has one level basement (-8.20Mtrs) + ground floor + 1st to 53rd upper residential floors with the total height of 156.75 mtr, from general ground level up to terrace level.

Now, the Architect /L.S. has informed about the

A) Completion of work in high-rise residential cum commercial building Wing A on various floors as per F.S.R.L. issued Vide No. i)EB/8190/D/A/, dated 10/10/2019,ii)EEBP/8190/D/A dated 23/02/2022,Wherein Wing A is comprising of Basement + Ground + 1st Podium for parking & 2nd Podium for parking with double height & 4th to 39th Residential floor with total height of 130.50 mtrs (Part OC is already granted Vide No. FBM/509/234-City, dated 11/08/2009 & Vide No.

FB/HRC/City/14, dated 18/10/2013 to Wing A comprising of Ground + 38th Upper floor) AND

B) Part Completion work of Rehab Wing F,G comprising of Ground + 1st floor for N.R. & 4th (Part) to 14th Upper floor Residential floor ONLY as per the requirements of NOC/F.S.R.L. vide No. FBM/507/103, dated 10/08/2007, EB/8190/D/A/CFO/R-1/06, dated 13/11/2017, EB/8190/D/A/CFO/R-1/06, dated 07/06/2019, EB/8190/D/A/, dated 10/10/2019 and EEBP/8190/D/A dated 23/02/2022 issued by this department and as such has requested to issue Part compliance for the Wing F,G.

On receipt of the online proposal from the Architect under above said reference, senior officer of this department visited & inspected the site to verify & ensure the compliance of fire-protection & fire-fighting requirements stipulated by this department vide above mentioned NOC/F.S.R.L. and it was observed that party has complied with the stipulated fire-protection & fire-fighting requirements for the said work in Wing A and Wing F,G, ONLY i.e.

A) Completion of Work in high-rise residential cum commercial building Wing A on various floors as per F.S.R.L. issued Vide No. EB/8190/D/A/, dated 10/10/2019,EEBP/8190/D/A dated 23/02/2022,Wherein Wing A is comprising of Basement + Ground + 1st Podium for parking & 2nd Podium for parking with double height & 4th to 39th Residential floor with total height of 130.50 mtrs (Part OC is already granted Vide No. FBM/509/234-City, dated 11/08/2009 & Vide No. FB/HRC/City/14, dated 18/10/2013 to Wing A comprising of Ground + 38th Upper floor) AND

B) Part Completion work of Rehab Wing F,G comprising of Ground + 1st floor for N.R. & 4th (Part) to 14th Upper floor Residential floor ONLY as per the requirements of NOC/F.S.R.L. vide No. FBM/507/103, dated 10/08/2007, EB/8190/D/A/CFO/R-1/06, dated 13/11/2017, EB/8190/D/A/CFO/R-1/06, dated 07/06/2019, EB/8190/D/A/, dated 10/10/2019 and EEBP/8190/D/A dated 23/02/2022 issued by this department and as such has requested to issue Part compliance for the Wing F,G such as Wet-riser system, Automatic Sprinkler system, Automatic Smoke Detection System, Fire Alarm System, P.A. system, Fire Pumps etc. which were tested with the electric supply & found in good working condition. Portable Fire Extinguishers were also found provided & were in good working condition. The party has also provided alternate Electric Supply from separate Sub-station along with a separate Fire-Meter as per C.F.O.'s requirements.

The party has uploaded hardship letter from Mr. Tapas Rajendra Chaturvedi Vide No. CB591835, Dated 31/08/2023, stating that Wing F,G are Rehab Buildings having high density of tenants who are languishing for last 14 years in Transit accommodation. This is a cluster development which falls under Reg.33(9), DCPR 2034 and due to space and planning constraint the UGT for Wing F,G are not constructed and the water from underground water tanks of capacity 3,00,000 litres of Wing D,E are provided to Fire Fighting System of Wing F,G and Overhead water storage tank of Cap. 10000 litres are provided on 15th floor of Wing F,G by means of Fire Pumps on Ground floor and Booster Pump on 15th floor. It is also stated that the UGT and OHT tanks of Wing F,G will be constructed before Final Compliance of the building and as such has requested to consider the hardship and the same is considered herewith subject to the construction of UGT,OHT of Wing F,G before Final Compliance and If the UGT,OHT of F,G are not constructed the Final Compliance shall not be granted to Wing

F,G. Further the Hydraulic Engineer is requested to verify the capacity of the underground and overhead water storage tanks provided.

The Architect/L.S. has submitted/uploaded following documents in regard with the compliance of stipulated fire safety measures;

- 1) Area Certificate issued by Mr. Kalpesh Shah, L.S. for the total gross built-up area.
- 2) L.S. has uploaded Lift Certificate (License for working of the Lift) from Lift Inspector Vide No. A1/2002671320092018, dated 25/09/2018, A1/2443/08/09, dated 19/11/2009, A1/2442/08/09, dated 19/11/2009 and A1/2002671420092018, dated 25/09/2018.
- 3) L.S has uploaded Fire Fighting System Installation (Hydrants, Booster & main pump) Completion Certificate for proposed amendments as per Annexure/Appendix along with Form-A Certificate of Licensed Agency i.e., M/s. Speed Engineering & Safety Services (Lic. No. MFS-LA/RF-163 and MFS-LA/RD-158, Dated 04/08/2023).
- 4) L.S. has uploaded C.C. from E.E.B.P (city) vide no. EB/8190/D/A/FCC/3/Amend, dated 20/05/2022 for wing 'FG' up to 29th floor slab top.
- 5) L.S. has uploaded Fire Fighting System Installation Smoke detection & Fire alarm panel) Completion Certificate for proposed amendments as per Annexure/Appendix along with Form-B Certificate for 'Wing A' dated 31/01/2022 of Licensed Agency i.e., M/s. Caliber Fire & Civil Projects (Lic. No. MFS-LA/RF-127,MFS-LA/RD-112).
- 6) L.S. has uploaded separate electric meter certificate vide no. 554082, dated 05/04/2023.
- 7) L.S has uploaded test Certificate for Fire Resistant door i.e., M/s. Kalpataru dated 25/10/2018.
- 8) Structural Stability Certificate from Mr. M.R. Patil Consulting Engineers Pvt. Ltd. (Reg. No. STR/P/21), dated 31/08/2023.
- 9) Undertaking by Mr. Tapas Rajendra Chaturvedi vide No. CB591835 on Rs.500/- stamp paper dtd.31/08/2023 w.r.t. a) providing & maintaining all the fire-safety active measures in good working condition from the Govt. approved Licensed agency & maintaining all fire safety & passive measures in good working condition all the time, b) completing all the electrical work and sealing of Electrical ducts and c) Alternate source of electric supply from separate substation.
- 10) Undertaking letter from Mr. Tapas Rajendra Chaturvedi Vide No. CB591835, Dated 31/08/2023, stating that Wing F,G, are Rehab Buildings having high density of tenants who are languishing for last 14 years in Transit accommodation. This is a cluster development which falls under Reg.33(9), DCPR 2034 and due to temporary space and planning constraint UGT of Wing F,G the water from underground water tanks of capacity 3,00,000 litrs of Wing D,E are provided to Fire Fighting System of Wing F,G and Overhead water storage tanks of Cap. 10000 litrs are provided on 15th floor of Wing F,G by means of Fire Pumps on Ground floor and Booster Pump on 15th floor for fire-fighting purpose. It is also stated that the UGT and OHT tanks of Wing F,G will be constructed before Final Compliance of the building and as such has requested to consider the hardship and the same is considered herewith subject to the construction of UGT,OHT of Wing F,G before Final Compliance and If it is not completed the Final Compliance shall not be granted to Wing F,G.
- 11) Photographs of Fire Fighting installations.

In view of the above, as far as this department is concern the required fire protection and firefighting requirements stipulated in **A) High-rise residential cum commercial building Wing A on various floors as per F.S.R.L. issued Vide No. EB/8190/D/A/, dated 10/10/2019,EEBP/8190/D/A dated 23/02/2022,Wherein Wing A comprising of Basement + Ground + 1st Podium for parking & 2nd Podium for parking with double height & 4th to 39th Residential floor with total height of 130.50 mtrs (Part OC is already granted**

Vide No. FBM/509/234-City, dated 11/08/2009 & Vide No. FB/HRC/City/14, dated 18/10/2013 to Wing A comprising of Ground + 38th Upper floor) AND

B) Part Completion work of Rehab Wing F,G comprising of Ground + 1st floor for N.R. & 4th (Part) to 14th Upper floor Residential floor ONLY as per the requirements of NOC/F.S.R.L. vide No. FBM/507/103, dated 10/08/2007, EB/8190/D/A/CFO/R-1/06, dated 13/11/2017, EB/8190/D/A/CFO/R-1/06, dated 07/06/2019, EB/8190/D/A/, dated 10/10/2019 and EEBP/8190/D/A dated 23/02/2022 issued by this department issued by this department are found complied with.

However it shall be the responsibility of occupiers/ owner (i) to provide the fire safety requirements as per stipulated in N.O.C/F.S.R.L. Vide No. FBM/507/103, dated 10/08/2007, EB/8190/D/A/CFO/R-1/06, dated 13/11/2017, EB/8190/D/A/CFO/R-1/06, dated 07/06/2019, EB/8190/D/A/, dated 10/10/2019 and EEBP/8190/D/A dated 23/02/2022 issued by this department & also to maintain the said stipulated fire-fighting systems/equipment in good working condition all the time in future as per the provisions in Section 3 of The Maharashtra Fire prevention & Life Safety Measures Act-2006 & (ii) before starting any Trade activity under section 394/390 of M.M.C. Act in any part of the building, necessary permissions/Licenses shall be obtained from concerned competent Municipal Authority.

The concerned party has paid scrutiny fees time to time as mentioned below;

| Sr. No. | Type of proposal | Total Gross built up area in sq. Mtrs. | Scrutiny fee paid in Rs. | Receipt No. / SAP Doc. No. | Date |
|------------------------|------------------|--|--------------------------|---------------------------------|------------|
| Scrutiny Fees:- | | | | | |
| 1. | Proposal | 30120 | Rs.3,01,200/- | 775441 | 23/04/2001 |
| 2. | Amend | 38474.72 | Rs.83,550/- | 820402 | 25/07/2003 |
| 3. | Amend | 39974 | Rs.15,000/- | 472941 | 16/08/2005 |
| 4. | Amend | 110954 | Rs.7,09,800/- | 261485 | 27/07/2007 |
| 5. | Amend | 125135 | Rs.1,41,810/- | 1671777 1000608750 | 02/06/2010 |
| 6. | Amend | 136217 | Rs.2,21,640/- | 3905760 1000847871 | 15/04/2011 |
| 7. | Amend | 162470 | Rs.17,76,400/- | 5880521 1001155286 | 24/05/2012 |
| 8. | Amend | 110955 | Rs.10,77,845/- | 5002666 10026558293 | 20/08/2016 |
| 9. | Amend | 112633 | Rs.5,15,974/- | 6307133/34 1003044730 | 21/08/2017 |
| 10. | Amend | 1,14,922.92 | Rs.12,47,700/- | 2973617 & 2973619 1003573625 | |

| | | | | | |
|--|----------|-------------|----------------|------------------|-------------|
| | | | | | 20/04/2019 |
| 11. | Amend | 170933 | Rs.29,68,530/- | CHE/31108/19 | 19/09/2019. |
| 12. | Amend | 1,75,782.21 | Rs.29,205/- | CHE/CFO/46704/20 | 06/12/2020. |
| Fire and Emergency Service Fees :- | | | | | |
| 1. | Proposal | 2,32,622 | Rs.45,72,435/- | CHE/CFO/74495/22 | 10/01/2022. |
| | | | Rs.34,74,330/- | | |
| <p>The Revised Fire and Emergency Service fees as per the MFP&LSM, (Amendment), Act 2023 is levied on Additional Area ONLY. However, as the circular from BMC with regards to directives for levying the Revised Fire and Emergency Service Fee is awaited, the Developer/Owner has agreed to pay the Revised/Additional Fire and Emergency Service Fees as per revised directives/schedule of BMC if any, on or before the future amendment, if any or prior to obtaining Final Fire Safety Compliance of the cluster development, whichever is earlier or whenever this department demands for payment of the same.</p> | | | | | |

Now the L.S. vide his fresh gross built-up area certificate uploaded herewith has certified the gross built-up area as 2,31,622.00 sq. mtrs. thereby there is no change in area as earlier approved, hence additional scrutiny fee, if any is not levied at this stage. However, Licensed Surveyor/Architect shall re-verify the total gross built-up area and inform this department, if the same is found to be more for the purpose of levying additional scrutiny fees, if required.

Licensed Surveyor is requested to verify civil works & all other requirements pertaining to Civil engineering side including open spaces, width of common corridor, doors, width of staircases, height, refuge area, floor occupancy of the building, structural stability, width of the abutting road / access road, any additions/alterations if any other than approved plans, etc., as well as gross built up area & all other requirements stipulated in NOC/F.S.R.L. issued by this office vide No. FBM/507/103, dated 10/08/2007, EB/8190/D/A/CFO/R-1/06, dated 13/11/2017, EB/8190/D/A/CFO/R-1/06, dated 07/06/2019, EB/8190/D/A/, dated 10/10/2019 and EEBP/8190/D/A dated 23/02/2022 shall be got verified by competent Municipal authority before grant of any permission and if found any contradiction, the said compliance letter shall be referred back to this department for offering fresh remarks from fire safety point of view.

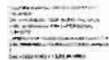
This letter in respect of compliance of required fire-protection & fire-fighting measures is issued only from fire safety point of view on behalf of the online application from Architect without prejudice to legal matters pending in court of law, if any. Any matter pertaining to authenticity or legality of the structure &/or addition/alterations in the structure shall be cleared by concerned Owner/Occupier/Developer/Architect, etc. It shall be the responsibility of owner/occupier to observe the compliance of fire safety requirements & maintain the same in good working condition from the very day of the inspection. If any item or requirement is missing from the next day, this department or inspecting officer is not responsible for the same. The party shall give annual maintenance contract for fire-fighting system & equipment to the Govt. approved Licensed Agency & submit the test/maintenance certificate in 'Form-B' every six months (i.e. in January & July), as per the provisions of The Maharashtra Fire Prevention & Life Safety Measures Act-2006, Rules 2009.

However further additions/alterations/amendments if any, the Architect shall get it approved from competent Municipal Authority before occupying the premises.

Note: -

- a) This letter of compliance is issued only from Fire-Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect without prejudice to legal matters pending in court of law, if any. Any matter pertaining to authenticity or legality of the structure &/or addition/alterations in the structure shall be cleared by concerned Owner/Occupier/ Developer/ Architect, etc.
- b) The UGT and OHT tanks of Wing F,G shall be constructed before Final Compliance of the building and if the construction of UGT,OHT of Wing F,G is not completed then the Final Compliance shall not be granted to Wing F,G.
- c) No any addition/alteration other than approved plans shall be done in the flats/building without the previous consent of all the concerned/occupier & without permission of competent Municipal Authority. It is Architect's / Developer's responsibility to take necessary prior approval from all concerned competent authorities for any further construction/ addition/alterations in the building or part thereof.
- d) It is Occupiers/Owners responsibility to maintain the refuge area as per the C.F.O. requirements.
- e) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act- 2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measures in good repair and efficient condition at all the time in accordance with the provisions of The Maharashtra Fire Prevention and Life Safety Measures Act or the Rules.
- f) All copies of Fire Protection & Safety Requirement letters & approved plans/papers shall be handed over to Society & it shall be the responsibility of the Developer/Architect.
- g) Compliance of the above fire safety measures is for minimizing the chance of occurrence of fire through active & passive fire safety measures. Any noncompliance at any instance or unsafe act may cause occurrence of fire which shall be the responsibility of owner/occupier.

UMESH
GOPALRAO
PALANDE



**Inspection report prepared by
Asst. Div. Fire Officer**

ATMARAM
JAGDAMBAPRA
SAD MISHRA



**Scrutinized & verified by
Divisional Fire Officer**

RAVINDRA
NARAYANRAO
AMBULGEKAR



**Approved by
Dy. Chief Fire Officer**

**Copy to
E.E.B.P.(City).**

BUILDER TIE-UP CHECKLIST

(LIST OF DOCUMENTS (XEROX COPY) REQUIRED FOR ESTABLISHING TIE-UP ARRANGEMENT IN RESPECT OF HOUSING PROJECT)

REQUIREMENT FROM BUILDER: 10

1. Board Resolution Copy /POA/ **Authority letter** to sign the application *(on letter head)*.
2. **Builder Profile**, as per the attached format with detail of **latest 2** completed residential projects.
3. Details of expected Business with current penetration and expected penetration for the current project. Business Assurance letter. *(on letter head)*.
4. Affidavit on letter head (as per attached format).
5. **Flat Wise AREA & Work Completion Stage certificate**: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, *(on letter head)*
6. **KYC of Individuals**: Self Attested Copy of PAN card and AADHAR card of the Partners / Directors/ proprietor of the Firm.
7. **Address proof of Business**: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
8. Name , contact number and PAN card of **Marketing Associate** who can be individual or non-individual.(if any)
9. **KYC of Firm**: Self Attested Copy of PAN card Partnership/ LLP/ Pvt Ltd./ Ltd/ and Partnership Deed/Memorandum & Article of Association, Certificate of Incorporation. Builder License/ Gumasta copy.
10. Screen shot of Home page of builder's website.
11. **Copy of External rating** from CRISIL / ICRA etc, (if any)
12. **Copy of Membership of Industry body** like MCHI, CREDAI, ISO certification (if any)
13. **Copy of Maha RERA Registration Certificate**.
14. Copy of Indenture of Mortgage, NOC from lender bank/financial institution and date of last disbursement. If Project finance availed, Total Amt. availed, Total Amt. Disbursed, 1st Disb. Amt. & Date, Latest Disb. Amt. & Date
15. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project.
16. **Details of Litigation with hard/soft** Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
- ✓ 17. **Property Documents & Approvals**: (1) Title deeds with Chain of all documents, (2) Relevant 7/12 Extract / Property Card , (3) Deed of Conveyance/Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II, (4) Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc., (5) Conveyance deed in favour of society/condominium etc. as applicable.
- ✓ 18. Draft of Sale Agreement / Agreement of Sale
19. **Copy of Development permission**: issued by Appropriate Authority like MCGM/CIDCO/MAHADA/SRA.
20. **Copy of latest Commencement Certificate**.
21. **Copies of Approved Master Plans & IOD**: Copies of approved / sanctioned/ amended plans certified by Architect and IOD, LOI.
22. **N.A. Order (permission)**: Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
23. **Environment Clearance Certificate** from appropriate authority copy (if applicable).
24. **AAI & Fire NOC**: Fire & Airport Authority of India- NOC (if applicable), if aviation NOC is not applicable, declaration stating zone of aviation with height of the structure on builders letter head signed by authorized signatory.
- ✓ 25. **TIR of Land / Project** prepared by Advocate of Builder.
26. A copy of **Insurance of Land and Building** of the real estate project and construction of the real estate project.(if any)
27. RERA bank account (100% Master collection Account) confirmation on letter head. (Please mention as " This is our RERA Account for Project *****)
28. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

Gaurang Desai , Manager – Builder Relations – +91 - 70214 05234