

Ram
HLST BKC

V + Y

The Assistant General Manager (REH)
State Bank of India,
5th Floor REH BU, LHO, C-6, G Block Synergy Building
Bandra Kurla Complex, Mumbai-400051

HLST/BRT/2023-24/14

07/02/2024

Respected Sir,

BUILDER TIE UP: M/s. Panache Developers Pvt. Ltd.

PROJECT: "Premier"

MAHARERA REGISTRATION NO-P51800008982

With respect to above, please find enclosed the following documents of the captioned developer for the project tie up of the captioned project.

1. Builder tie up letter along with Builder Declaration
2. MAHARERA Registration Certificate No- P51800008982
3. KYC of M/s. Panache Developers Pvt. Ltd..
4. NOC for Height Clearance, fire protection,
5. Approved Plan Copy
6. Draft agreement Copy
7. Commencement Certificate
8. Project Brochure

Builder has assured us that they will provide Maximum Home Leads to our Bank.

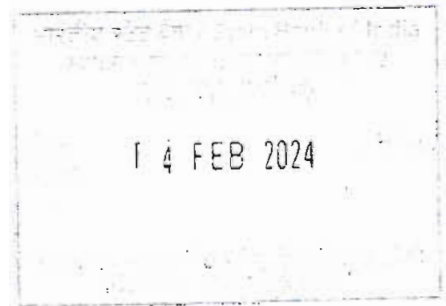
Thanking you,

Yours faithfully,

Nikhil Kharat



Nikhil Kharat (PF NO-6518362)
Manager - Builder Relations



DUE DILIGENCE (SITE INSPECTION) REPORT FOR TIE UP OF PROJECT

Name of the builder		Panache Developers Pvt. Ltd.					
Builder registered Address		106 OLIVA APARTMENT CTS No. 325, Behind Lakme Compound Station, Govandi Mumbai - 400088					
Project OPAS ID							
Name of Project & RERA Reg. No.		PREMIER and P51800008982					
Address of the Project		CTS No. 61/C(part) and 61/C(122 to 125) of village Chembur, Taluka Kurla in district Suburban Mumbai, situated near Eastern Express Highway, Mumbai - 400071					
Whether Project is completed*		Yes/No					
Unit Details		No of already sold-out units			No. of cash Sale units		
Inspection Data:							
Date of Inspection		02/02/2024					
Stage wise Progress on construction		4 th slab completed					
Last inspection date							
Details (if any)							
Site Details							
Landmark							
S. No.	Wing*	Total no. of floors	Slabs*	Plaster*	Flooring*	Ready For possession	Expected date of possession
1	A	16	4	No	No	No	29/12/2024
2	B	16	4	No	No	No	29/12/2024
3	C	16	4	No	No	No	29/12/2024
4	D	16	4	No	No	No	29/12/2024
5	E	16	4	No	No	No	29/12/2024
Site Contact Person Details							
Name*		Bunty Pathak					
Telephone/Mob. No.*		9323157570					
Designation*		CRM					
Sales Details							
Name of the Sales Executive of the builder met by the inspecting official*		Bunty Pathak					
No. of HL business booked*							
Amount of Hl business booked*							
Remarks on general progress of the project as per structured approved plan noted in RERA:							
Date of Visit of Registered office of the firm/ company							
Date of visits of completed projects							
*Please note that all field are mandatory and ensure to attach your selfie at site (name of Project to be captured)							

Inspecting Official Details :

Signature :

Name :

Designation :

PF No. & SS. No. :

Date :

Mr. Nikhil Kharat

Manager – Builder Relations

6518362 and K-15852

02/02/2024











PANACHE DEVELOPERS PVT LTD

Date : 31/01/2024

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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT
FOR PROJECT: PREMIER BY PANACHE DEVELOPERS PVT LTD

We M/s, PREMIER BY PANACHE DEVELOPERS PVT LTD

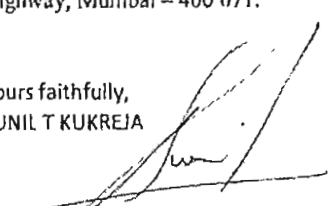
a Company/Firm, having its registered office at _106 OLIVA APARTMENT CTS NO 325 BEHIND
LAKME COMPOUND STATION ROAD GOVANDI MUMBAI 400088

are willing to enter into a Tie arrangement with your Bank for our Project

PREMIER BY PANACHE DEVELOPERS PVT LTD

situated at (address) Bearing CTS Nos. 61/C (part) and 61/C (122 to 125) of Village Chembur,
Taluka Kurla, in the District and Suburban District of Mumbai, situated near Eastern Express
Highway, Mumbai - 400 071.

Yours faithfully,
SUNIL T KUKREJA


For PANACHE DEVELOPERS PVT LTD
DIRECTOR
PANACHE DEVELOPERS PVT LTD

Director

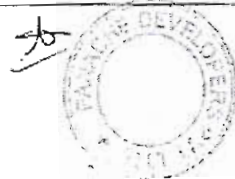
"Laalasis", Plot No. 219, 11th Road, Chembur,
Mumbai - 400 071. (INDIA).
Tel: +91-22-6612 8688 • +91-22-2528 5591,
Fax : +91-22-2528 5550.
Email : kukrejagroup@gmail.com
www.kukrejaconstructions.com

INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

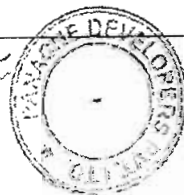
Sr. No.	Parameter	Particulars		
1	Name of the Builder	PANACHE DEVELOPERS PVT LTD		
2	Registered Address	106 OLIVA APARTMENT CTS NO 325 BEHIND LAKME COMPOUND STATION ROAD GOVANDI MUMBAI 400088		
3	Address for correspondence	LAALASISH PLOT NO 219 11 TH ROAD CHEMBUR MUMBAI 400071		
4	Contact Person Name, Mob.No. Email id	MrsAparnaPathare&MrsRakshaWaghela 9323157552 & 9323157570		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes KukrejaZillionns		
5	Website url, if any	yash@kukrejaconstruction.com		
6	Date of establishment	20/01/2010		
7	Constitution	Pvt Ltd		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NA		
9	Ratings from CRISIL/ICRA etc.	NA		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
	SUNIL T KUKREJA	60	MBA	Please refer attached group profile
	YASHRAJ KUKREJA	29	MBA	
	YUVRAJ KUKREJA	26	MBA	
	RUPA KUKREJA	59	BA	
	RHEA KUKREJA	27	MBA	



11	Details of last 3 residential projects executed by the same firm/company/promoters		
Project Name	Chembur heights II	Kukreja Estate	Harikunj III
Location	CHEMBUR	CHEMBUR	CHEMBUR
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	NA	NA	NA
Month & Year of Commencement of Construction	2017	2019	2019
Present Status (Completed/Partially completed)	Completed on 2022 (Month& Year)	Completed on 2021 (Month& Year)	Completed on 2021 (Month& Year)
Total built up area of the project, in Sq.Fts.	350000 Approx	45000 Approx	60000 Approx
Number of floors	19	13	14
No. of Dwelling Units in the project	352	80	54
No. of units sold in the project	70	60	46
Hsg.Loan taken Through SBI (No.of flats)	NA	NA	NA
Date of Occupancy Certificate			
Date of conveyance	NA	NA	NA
12	Details of the Present Project		
Project Name	PREMIER BY PANACHE DEVELOPERS PVT LTD		
Location with Survey Nos.	Bearing CTS Nos. 61/C (part) and 61/C (122 to 125) of Village Chembur, TalukaKurla, in the District and Suburban District of Mumbai, situated near Eastern Express Highway, Mumbai - 400 071		
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by	SBI BUILDER FINANCE TL A/c 38143950822 and the same was fully repaid copy of no due certificate dated attached		



the SBI, then the project will stand Automatically approved.	
Status of encumbrance of the project land	NA
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	NA
Month & Year of Commencement of Construction	30/11/2017
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.)	FOUR WING & 16 FLOOR EACH Separate Wing/Floor wise units summary attached
Total built up area of the project, in Sq. Mt.	12121.03 SqMtrs
No. of Dwelling Units in the project	181 Flats
No. of units sold in the project	Approx 50 Nos
Details of Development Agreement and POA if any	26/03/2010
Status of receipt of approvals from Local Bodies/ Urban Development Authority	Full Height CC with overhead tank received on 05/06/2023



13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK	28	1.25 Cr	
2 BHK	143	1.90 Cr	
3 BHK	10	2.50 Cr	
Total Project Value			Rs.
14 Whether credit facility enjoyed With any bank		NO	
15. RERA Registered Escrow Account Details		<ul style="list-style-type: none"> • UNION RERA COLLECTION ACCOUNT : 317901011014725 • UNION RERA OPERATIVE ACCOUNT : 317901011014726 • UNION RERA PROJECT ACCOUNT : 317901011014727 	
16. Disbursement to be made In favour of Account Name: Account Number : Bank / Branch : IFSC code		<ul style="list-style-type: none"> • UNION RERA COLLECTION ACCOUNT : 317901011014725 MSM Branch	

SUNIL T KUKREJA

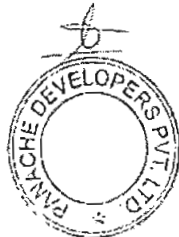
For PANACHE DEVELOPERS PVT LTD
DIRECTOR
PANACHE DEVELOPERS PVT LTD
Director

CHALLAN
MTR Form Number-6



GRN	61H014851232202124P	BARCODE	[Barcode]		Date	31/01/2024-20:28:04	Form ID	
Department	Inspector: General Of Registration			Payer Details				
Type of Payment	Non-Judicial Stamps General Stamps SoS Mumbai only			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	GENERAL STAMP OFFICE MUMBAI			Full Name	PANACHE DEVELOPERS PVT LTD			
Location	MUMBAI			Flat/Block No.	105 OLIVA APARTMENT			
Year	2023-2024 One Time			Premises/Building				
Account Head Details			Amount in Rs.	Road/Street	CTS 325 GOVANDI STATION ROAD			
0030056201	General Stamps		200.00	Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 8 8			
				Remarks (If Any)	AFFIDAVIT FOR PROJECT APF BY SBI PREMIER BY PANACHE AT EASTERN EXPRESS HIGHWAY KURLA CHEMBUR			
				Amount In	Two Hundred Rupees Only			
Total			200.00	Words				
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024013112098	6601911614533	
Cheque/DD No.				Bank Date	RBI Date	31/01/2024-20:28:12	Not Verified with RBI	
Name of Bank				Bank-Branch	SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID : _____ Mobile No. : 9323157570
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुरसज नितिक कार्यालय नोदणी करतयाच्या दफ्ताराडी लागू आहे. नोदणी न करतयाच्या दफ्ताराडी सधर चलन लागू नाही.



PANACHE DEVELOPERS PVT LTD

I/We Proprietor / Partners / Directors of M/s. PANACHE DEVELOPERS PVT LTD, having its Office at 106 OLIVA APARTMENT CTS NO 325 BEHIND LAKME COMPOUND STATION ROAD GOVANDI MUMBAI 400088

1. Sunil T Kukreja
2. Rupa S Kukreja
3. Yashraj S Kukreja
4. Yuvraj S Kukreja
5. Rhea S Kukreja

I/We state and declare that the property bearing CTS No. 61/C (part) and 61/C (122 to 125) admeasuring 4430.20 Sq Mtrs being and lying at Village Chembur Tal. Kurla District Mumbai State Maharashtra is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]

I/We state and declare that I/we am/are constructing buildings consisting of various flats and row houses under Housing Project named as "Premier By Panache Developers Pvt Ltd" on the said land and that I/we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of buildings on the said property and that the title of the flats and row houses constructed on the said property is clean, clear and marketable to give first charge to State Bank of India.

I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court or if it is pending as given below.

Sr No	Court Name	Case Number	Case Type	Year	Present Status
Not Applicable					

We further confirm that there has been no injunction or stay order or adverse order in the above all cases till date.

Yours Faithfully,
For Panache Developers Pvt Ltd
For PANACHE DEVELOPERS PVT LTD
Sunil T Kukreja
Director

Director



Rakesh Agarwal

M. Com. (I). F.C.A.



RAKESH R. AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

M-2, SHARDA CHAMBER NO. 1, 31, KESHAVJI NAIK ROAD, BHAT BAZAR, MASJID BUNDER (WEST), MUMBAI - 400 009. TEL.: 022- 4970 6074 MOB.: 93234 96448 E-MAIL : rakeshagarwal.associates@gmail.com / rakeshagarwal@rediffmail.com

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P 51800008982
Premier by Panache

Sr. No.	Particulars	Amount Rs.	
		Estimated	Incurred
1 i.	Land Cost :		
	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land		
a.	Cost and legal cost	1,15,00,000	1,15,00,000
	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other Incentive under DCR from Local Authority or State Government or any Statutory Authority		
b.	Authority	12,50,00,000	9,44,89,620
c.	Acquisition cost of TDR (if any)	0	0
	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees , bmc charges etc ; and		
d.		0	0
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
e.		4,00,00,000	3,92,82,736
f.	Under Rehabilitation scheme:		
	(i) Estimated construction cost of rehab building including site development and Infrastructure for the same as certified by Engineer	22,00,00,000	
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	20,00,00,000
	Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	28,00,00,000	26,90,35,200
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	65,00,000	60,91,210
	Sub-Total of LAND COST	68,30,00,000	62,03,98,766





Rakesh Agarwal

M. Com, (I). F.C.A.



RAKESH R. AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

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TEL.: 022- 4970 6074 MOB.: 93234 96448 E-MAIL : rakeshagarwal.associates@gmail.com / rakeshagarwal@rediffmail.com

il.	Development Cost/ Cost of Construction :	Estimated	Incurred
a.	(i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	33,00,00,000	0
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	12,00,00,000	10,04,92,493
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	3,25,00,000	3,12,29,067
c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	4,53,00,000	4,53,26,944
	Sub-Total of Development Cost	52,78,00,000	42,44,42,981
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	1,21,08,00,000	1,04,48,41,747
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		1,04,48,41,747
4	% completion of Construction Work (as per Project Architect's Certificate)		80%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		86.29%





Rakesh Agarwal



RAKESH R. AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

M. Com. (I), F.C.A.

6 Amount Which can be withdrawn from the Designated Account

1,04,48,41,747

M-2, SHARDA CHAMBER ROAD, GESHWAPUR, SCAB, BHATE BAZAR, MASJID BUNDER (WEST), MUMBAI - 400 009.
TEL.: 022- 4970 6074 MOB: 93234-06448 E-MAIL: rakeshagarwal.associates@gmail.com / rakeshagarwal@rediffmail.com

Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement

0

7 Net Amount which can be withdrawn from the Designated Bank Account under this certificate

1,04,48,41,747

This certificate is being issued for RERA compliance for the Panache Developers Pvt Ltd and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

(Membership Number 100223)

FOR RAKESH R AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANT



RAKESH R AGARWAL

PROPRIETOR

Date :

UDIN : 23100223BGWAYD5353

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1 Estimated Balance Cost to Complete the Real Estate Project 16,59,58,253

(Difference of Total Estimated Project cost less Cost incurred)
(calculated as per the Form IV)

2 Balance amount of receivables from sold apartments 0

as per Annexure A to this certificate
(as certified by Chartered Accountant as verified from the records and books of Accounts)

3 (i) Balance Unsold area (Sq Mtrs) sq. mts 10,968.97

(to be certified by Management and to be verified by CA from the records and books of accounts)

(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate

1,60,30,82,378





Rakesh Agarwal



RAKESH R. AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

4

M. Com. (I), F.C.A.
Estimated receivables of ongoing project. Sum of 2 + 3(ii)

1,60,30,82,378

M-2, SHARDA CHAMBER NO. 1, 31, KESHAVJI NAIK ROAD, BHAT BAZAR, MASJID BUNDER (WEST), MUMBAI - 400 009.
TEL.: 022- 4970 6074 MOB.: 93234 96448 E-MAIL : rakeshagarwal.associates@gmail.com / rakeshagarwal@rediffmail.com

5 Amount to be deposited in Designated Account – 70% or 100%

IF 4 is greater than 1, then 70 % of the balance receivables of 70%

ongoing project will be deposited in designated Account

IF 4 is lesser than 1, then 100% of the of the balance receivables
of ongoing project will be deposited In designated Account

This certificate is being issued for RERA compliance for the Sonu
Realtors Pvt Ltd and is based on the records and documents
produced before me and explanations provided to me by the
management of the Company.

Yours Faithfully

(Membership Number 100223)

FOR RAKESH R AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANT

RAKESH R AGARWAL

PROPRIETOR

Date :

UDIN : 23100223BGWAYD5353





Rakesh Agarwal

M. Com. (I), F.C.A.



RAKESH R. AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

M-2, SHARDA CHAMBER NO. 1, 31, KESHAVJI NAIK ROAD, BHAT BAZAR, MASJID BUNDER (WEST), MUMBAI - 400 009.
TEL.: 022- 4970 6074. MOB.: 93234 96448 E-MAIL : rakeshagarwal.associates@gmail.com / rakeshagarwal@rediffmail.com

Annexure A

Statement for circulation of Receivables from the sales of the ongoing Real Estate Project
Sold Inventory of Panache Developers Pvt. Ltd.
Project Name: Premier by Panache

As per old plan

Sr. No. (1)	Flat No. (2)	Carpet Area as per RERA (in sq. mts.) (3)	Unit Consideration as per Agreement/Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	D-902	59.92	88,03,080	88,03,080	0
2	D-1101	59.92	88,03,080	88,03,080	0
3	D-1102	59.92	88,03,080	88,03,080	0
4	D-903	41.71	57,60,001	57,60,001	0
5	D-1001	59.92	84,96,000	84,96,000	0
6	D-1002	59.92	84,96,000	84,96,000	0
7	D-1003	41.71	57,60,001	57,60,001	0
8	D-1004	41.99	58,32,001	58,32,001	0
9	A-902	59.92	1,10,16,000	1,10,16,000	0
10	A-802	59.92	1,10,16,000	1,10,16,000	0
11	A-702	59.92	1,10,16,000	1,10,16,000	0
12	A-204	41.81	72,00,000	72,00,000	0
		646.60	10,10,01,243	10,10,01,243	-

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential / Commercial premises
Rs. 1,45,070 Per sq. Mt. / Rs. 1,81,330 Per sq. Mt.

Sr. No.	No. of Flats/shops	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Recknor Rate (ASR)
1	191	10,643.16	1,54,40,03,568
2	9	325.81	5,90,78,810
	Total	10,968.97	1,60,30,82,378





भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

To
Panache Developers Pvt Ltd.
B 18 Wadala Udyog Bhawan,
8, Nalgaum Cross Road,
Wadala,
Mumbai - 400031

Date : 13.08.2021

Respected Sir,

NO DUES AGAINST PANACHE DEVELOPERS PVT LTD
BUILDER FINANCE TL A/c : 38143950822
GUARANTEED EMERGENCY CREDIT LINE (GECL) TL A/c : 39587160659

This is to certify that there are no dues against the above mentioned account numbers, i.e. Builder Finance TL A/c : 38143950822 & Guaranteed Emergency Credit Line (GECL) TL A/c : 39587160659, at State Bank of India, SV Road Borivall (SME) Branch and all existing dues against the said account numbers have been closed on 09.08.2021. All the personal guarantees of directors and all shareholders against the said loans stands discharged and released. The release of the Charge on the Collaterals is under process.

Regards

RMRE

SBI - SV Road Borivall Branch (SME)



☎ + 91 22 2895 4971/74
☎ + 91 22 2895 4972
✉ sbi.15781@sbi.co.in

एस.वि. रोड, बोरिवली पश्चिम शाखा
(15781) (एस.एम.ई. शाखा)
१०१, एडवोकेट भवन, लैंडमार्क बिल्डिंग,
पेट्रोल पंप के बाजूमें, एस. वि. रोड,
बोरिवली (पश्चिम), मुंबई-४०००११.

एस.वि. रोड, बोरिवली पश्चिम शाखा
(15781) (एस.एम.ई. शाखा)
१०१, एडवोकेट भवन, लैंडमार्क बिल्डिंग,
पेट्रोल पंप के बाजूमें, एस. वि. रोड,
बोरिवली (पश्चिम), मुंबई-४०००११.

S.V.Road Borivall West Branch
(15781) (S.M.E. Branch)
101, 1st Floor Landmark Building,
Next Petrol Pump, S.V. Road,
Borivall (We-2), Mumbai - 400 092



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नोंदणी क्रमांक:/ Enrolment No.: 1216/01101/01400

Date: 28/03/2013

Sunil Tolaram Kukreja (सुनिल तोलाराम कुकरेजा)
C/O Sunil Tolaram Kukreja 5/A, ASHISH, SMT. NARGIS
DUTT ROAD, PALI HILL, Bandra (West), Mumbai
Maharashtra, 400050

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

तुमचा आधार क्रमांक/ Your Aadhaar No.:

9597 7256 8508



INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

VERIFIED WITH ORIGINAL
Nikhil
NIKHIL KHARAT
PF NO. 6518362

आधार - सामान्य माणसाचा अधिकार

Validity unknown


Digitally signed by
Kharakwal Amitabh
Date: 28/03/2013



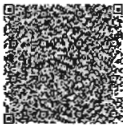
1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA



सुनिल तोलाराम कुकरेजा
Sunil Tolaram Kukreja
जन्म वर्ष/ YoB: 1964
पुरुष Male



9597 7256 8508

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्ता:
C/O सुनिल तोलाराम
कुकरेजा ५/ए, आशिश,
श्रीमती. नर्गिस दत्त रोड,
पाली हिल, बांद्रा वेस्ट, मुंबई
महाराष्ट्र, 400050

Address:
C/O Sunil Tolaram Kukreja 5/A,
ASHISH, SMT. NARGIS DUTT
ROAD, PALI HILL, Bandra
(West), Mumbai
Maharashtra, 400050

आधार - सामान्य माणसाचा अधिकार

Aadhaar - Aam Aadmi ka Adhikar

VERIFIED WITH ORIGINAL.

NIKHIL KHARAT
PF NO. 851385

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNIL T KUKREJA

TOLARAM MOTIRAM KUKREJA

17/01/1964
Permanent Account Number

ABLPK2370F


Signature





27082016

VERIFIED WITH ORIGINAL

Nikhil
NIKHIL KHARAT
PF NO. 6518362

BE NO 2218383
TAPAK LHKIN
3328129 ON 29

VERIFIED WITH ORIGINAL



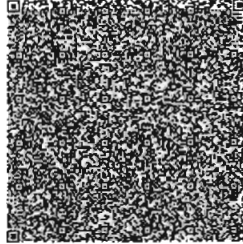
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0647/00063/10394

To
युवराज सुनिल कुकरेजा
Yuvraj Sunil Kukreja
S/O Sunil Tolaram Kukreja
5/A, ASHISH, SMT. NARGIS DUTT ROAD, PALI HILL
Bandra (West)
Mumbai Maharashtra - 400050
9870254666

Signature Not Verified
Digitally signed by S/O
SUNIL KUKREJA
AUTHORITY OF INDIA
Date: 2023.02.19 12:37:55
UTC



आपला आधार क्रमांक / Your Aadhaar No. :

3376 1537 2068

VID : 9153 5481 6393 9935

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Issue Date: 10/01/2012

युवराज सुनिल कुकरेजा
Yuvraj Sunil Kukreja
जन्म तारीख/DOB: 09/12/1999
पुरुष/ MALE

3376 1537 2068

VID : 9153 5481 6393 9935

माझे आधार, माझी ओळख



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अदयावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

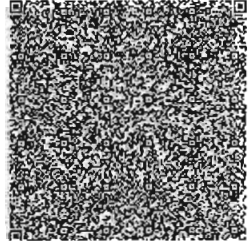


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
S/O सुनिल तोलाराम कुकरेजा, ५/ए, आशिश, श्रीमती.
नर्गिस दत्त रोड, पाली हिल, बान्द्रा वेस्ट, मुंबई,
महाराष्ट्र - 400050
Address:
S/O Sunil Tolaram Kukreja, 5/A, ASHISH,
SMT. NARGIS DUTT ROAD, PALI HILL, Bandra
(West), Mumbai,
Maharashtra - 400050

Download Date: 02/02/2023



3376 1537 2068

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NIKHIL KHARAT
PF NO. 6518362

VERIFIED WITH ORIGINAL.

NIKHIL KHARAT
PF NO. 6518385

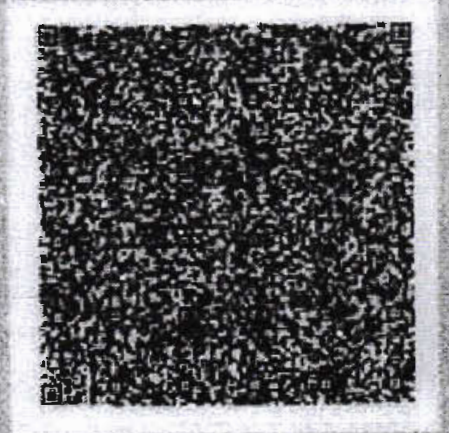
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HZOPK2989G



28012019

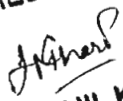
नाम / Name
YUVRAJ SUNIL KUKREJA

पिता का नाम / Father's Name
SUNIL TOLARAM KUKREJA

जन्म की तारीख /
Date of Birth
09/12/1999

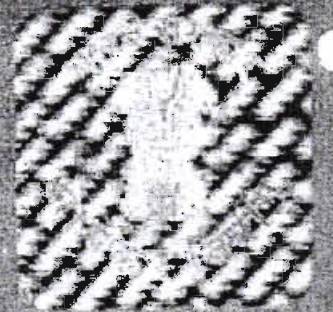

हस्ताक्षर / Signature

VERIFIED WITH ORIGINAL


NIKHIL KHARAT
PF NO. 6518362

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:

आयकर पेन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080 | Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

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NIKHIL KHARAT
RF NO. 891385

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. AE/E/14041/MW 1 5/3/19

1st Rd, Chembur

Mumbai-400071

N.O.C. to grant commencement certificate to proposed building on plot bearing CTS no. 61C(pt), 61C/122 to 125 of village Chembur at Eastern Express highway Chembur Mumbai-400071.

Ref:- I) Revision of Water Charges Rules effective from 01.04.2015

II) Amended plan u/no. u/no SRA/ENG/3797/ME/STGL/AP dtd.30.11.2017

With reference to the above, remarks of this office are as under:

- I) Payment of Pro-rata charges for Laying of suitable size of water main :- Nil
- II) Payment of outstanding dues of existing / Cutoff connection on the plot being Developed :- Nil
- III) Cutting of existing water connection On plot being developed, in view of Demolition of existing structure :- Nil
- IV) Payment of applicable ESC charges :- Paid under receipt no. 1819HER00852064 amt Rs. 42,27,500/- dtd.7.03.2019

In view of above, as far as this department is concerned, there is no objection to grant C.C. / further C.C.

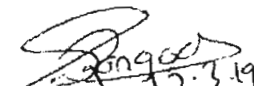
— S.D .
Asst.Engr.(Water Works)
M/ West ward

E.E.(S.R.A.)

Sir,

Copy to

✓ L.P No.1806


Asst.Engr.(Water Works)
M/ West ward

MUNICIPAL CORPORATION OF GREATER MUMBAI
(HYDRAULIC ENGINEER'S DEPARTMENT)

HE/ 276 /AEWW (P.&R.)/N.O.C.

Office of Ex. Eng.(P & R)
'B' Ward Office, 3rd Floor,
Near J J Hospital,
Babula Tank Cross Road,

- 8 JUN 2017

EE(SRA)

Subject : HE's NOC for the proposed composite building of SRA Scheme on plot bearing CTS No. 61C (pt.), 61C/122 to 125 of village Chembur, Mumbai - 71.

Reference: 1) SRA / ENG / 3797 / MW / STGL / AP dated 26/10/2016.
2) Scrutiny Fee Receipt No: 1002968150 dated 20/05/2017.

Name of owner / Developer: M/s. Panache Developers Pvt. Ltd.

As per the plans and documents submitted by Architect / Developer the proposed building under reference is a residential cum commercial building accommodating 343 tenements, Balwadies, Welfare center etc. Total water requirement of the building works out to 2,31,525 lpd for residential purpose & 12,015 lpd for commercial purpose. However demand for water connection will be recalculated by AEWV of concerned ward as per the latest amended / OC plans.

By direction, I have to inform you that, as far as Hydraulic Engineer's department is concerned, there is no objection for water supply to the proposed building under reference subject to compliance of following conditions

1. Water supply for the said residential cum commercial building will be made available as per prevailing norms. on submission of occupation certificate.
2. Municipal water supply will not be made available for the Swimming pool purpose. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains painted with red colour, shall be used for the same.
3. Separate NOC shall be obtained from this office for layout & each individual building in the layout.
4. The layout of water mains in the access and internal road shall be submitted, got approved from this department and laid by owner / developer at their own cost, prior to issue of occupation certificate. Water supply will be made available only after the laying & commissioning of the same.
5. The internal distribution system within building shall be got approved from this office / from AEWV of ward after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
6. Water supply to the proposed development will be made available only after strengthening of existing water supply network by MCGM.
7. No well / bore well shall be dug on the plot under reference as this plot is affected by water supply tunnel safety band. Similarly, Excavation / deep foundation using blasting shall not be permitted on the plot u/r. Prior permission shall be obtained from AEWV M/West Ward for any kind of repair works of existing well / bore well on the plot.
8. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEWV M/West Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
9. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.
10. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.

11. Automatic level control sensors & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
12. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.
13. This NOC is being issued for plans approved vide No. SRA / ENG / 3797 / MW / STGL / AP dated 26/10/2016. While amendment in building plans, if water demand of the building exceeds above 10%, this NOC will be treated as cancelled and fresh NOC shall have to be obtained from this office by submitting set of amended plans and other required documents.
14. As per letter of Architect dated 06/06/17, the location & cross section of under ground suction tank shall be incorporated in the next amendment plan and got approved from EE(SRA).

- 31 -
Executive Engineer Water Works
(Planning & Research)

Copy to : Owner / Developer : M/s. Panache Developers Pvt. Ltd.

C/o. M/s. Aum Sai Sanitation,
flat No.513, 5th Floor, Sukh Sagar C.H.S Ltd.
Rajabhau Desai Marg, Prabhadevi Road, Mumbai -25.

For information, please.

@w d r s
8/6/17
for EEWW(P&R)



SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Ananat Kanekar Marg, Bandra (East), Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA/ENG/3797/MW/STGL/AP/26.OCT.2016

COMPOSITE BLDG.

To,
M/s. Panache Developers Pvt.Ltd.

20, Station View Building,
B.G. Acharya Marg, Chembur,
Mumbai-400 071.

With reference to your Notice, letter No. 2115 dated 14/10/2016 and delivered on 20 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS No.61C(p.), 61C/122 to 125 of village Chembur at Eastern Express Highway, Chembur, Mumbai-400 071.


furnished to me under your letter, dated 14/10/2016 20 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate u/s. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval


Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

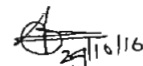
- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Approval.

NOTES

- (1) The work should not be started unless objections _____ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :
 - (i) Specific plans in respect of evicting or rehusing the existing tenants on your plot stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanls and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.



Executive Engineers, (S.R.A.)

SRA/ENG/3797/MW/STGL/AP

- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) That the Registered Undertaking from the Developer and Society shall be submitted for the following
 - i) Not misusing part/pocket terrace/Free of FSI.
 - ii) Not misusing stilt.
 - iii) Not misusing Refuge Area.
 - iv) To demolish the excess area if constructed beyond permissible F.S.I.
 - v) Handing over Fitness center to society and not to misuse Fitness Center.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 13) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

SRA/ENG/3797/MW/STGL/AP

Sr. No.	NOC's	Stage of Compliance
1	A.A & C 'M/W' Ward.	Before Plinth C.C. of Sale Bldg.
2	H.E. from MCGM.	Before Plinth C.C.
3	Tree Authority.	Before Plinth C.C.
4	Dy. Ch. Eng. (SWD) - E.S. Regarding Internal SWD.	Before Further C.C.
5	Dy. Ch. Eng.(S.P.) (P & D).	Before Plinth C.C.
6	Dy. Ch. Eng.(Roads)-E.S.	Before Plinth C.C.
7	P.C.O.	Before Plinth C.C.
8	BEST/ TATA/ Reliance Energy /MSEB/ Electric Co.	Before Further C.C.
9	Civil Aviation Authority	Before Plinth C.C.
10	E.E. (T & C) of MCGM for Parking Layout.	Before Plinth C.C.
11	CFO.	Before Plinth C.C.
12	MOE & F (if required)	Before C.C. beyond 20000 sq. mt. of constructed.
13	Ch. Eng. (M & E)	Before Plinth C.C.

- 14) That the design and construction of the proposed building will be done under supervision of registered Structural Engineer as per all relevant I. S. Codes including seismic loads as well as under the supervision of Architect and licensed Site Supervisor.
- 15) That the individual consent agreements of eligible slum dwellers shall be submitted.
- 16) That the registration of Society shall be submitted.
- 17) That the C.C. shall be released as per the co-relation Rehab BUA & PRC in words policy as may be decided by SRA.
- 18) That you shall submit the Registered Undertaking from developer for executing Tripartite agreement between Developer, Society & service providers for electro mechanical maintenance of lifts, pumps, fire fighting devices, etc. & at the cost of Developer for period of 10 years for composite Building.
- 19) That you shall take proper precautions for safety like barricading, safety nets etc. as directed by Safety Engineer/Structural Engineer, Geo tech Consultant towards workers, occupants, adjoining structures etc. and you & your concerned team shall be responsible for safety.
- 20) That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.

SRA/ENG/3797/MW/STGL/AP

- 21) That you shall submit Nalla Remarks from M.C.G.M. before Plinth C.C.
- 22) That you shall submit a registered undertaking from developer before requesting Plinth C.C. of sale wing stating therein that he will incorporate the clause in the agreement of prospective buyers of sale building that they will issue un-conditional NOC for demolition of basement beneath the rehab building while re-development of rehab building in future.

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) All the conditions of Letter of Intent shall be complied with at stages as directed by SRA or before asking for occupation certificate of sale/composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall develop the layout access/D.P. Road/setback land including providing street lights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 5) That the dustbin shall be provided as per requirement.

SRA/ENG/3797/MW/STGL/AP

- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.
- 8) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and un-built upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. card for the amalgamated plot shall be submitted.
- 17) That layout R.G. shall be developed as approved by SRA.
- 18) That the N.O.C. from the A.A. & C. 'M/W' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 20) That completion certificate from C.F.O. shall be submitted.

SRA/ENG/3797/MW/STGL/AP

- 21) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 22) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 23) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 24) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 25) That the Rain Water Harvesting system should be installed/ provided as per the direction of U.D.D. Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
- 26) That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular no. 137 dtd. 01.08.2012 before OCC to Rehab Building/Composite Building.
- 27) That you shall pay Rs. 10/- (Rupees Ten Only) per sq. feet. of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area, etc. for the Structural Audit as per circular no. 138 before issue of Occupation Certificate of rehab building.

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.
- 2) That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg.
- 3) That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
- 4) That the Amenity Tenements i.e. --- Balwadis, --- Welfare Centers, --- Society Offices shall be handed over to within 30 days from the date of issue of OCC of Rehab/Composite bldg.

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

A handwritten signature in black ink, followed by the date '24/10/16' written below it.

Executive Engineer
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1508/MW/STGL/LOI

Date: 20 JUN 2022

1. Lic. Surveyor : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
2. Developer : M/s. Panache Developers Pvt. Ltd.
B-18 Wadala Udyog Bhavan,
8 Naigaum Cross Road, Wadala,
Mumbai - 400 031,
3. Society : "Bharatratna Dr. Babasaheb Ambedkar
C.H.S.(Ltd.)".

Sub : Proposed S.R. Scheme on plot bearing C.T.S. No. 61/C(pt.),
61C/122 to 125 of village Chembur, at Eastern Express Highway,
Chembur, Mumbai - 71. For "Bharatratna Dr. Babasaheb
Ambedkar C.H.S Ltd."

Ref : SRA/ENG/1508/MW/STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to earlier LOI dated 01/10/2016 this office is pleased to issue approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/1508/MW/STGL/LOI dtd. 01/10/2016 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 4: That you shall restrict the built up area meant for sale in the open market and the built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

No.	Particulars	Area in sq.mt.
		4430.20
1.	Plot area	77.53
2.	Amenity Open Space	4352.67
3.	Plot Area for computation of FSI	4.00 or upto
4.	Permissible FSI on Plot	Sanctioned FSI
5.	Max. BUA permissible in situ	--
6.	Rehabilitation BUA	12148.52
7.	Areas of Amenities including common passage	2551.52
8.	Rehabilitation Component	14700.04
9.	Sale Component (incentive 1:1.05)	15435.04
10.	Total BUA permitted for project	27583.56
11.	Total FSI permitted for project	6.34
12.	BUA permissible for Sale on plot	15435.04
13.	Sale BUA Proposed	12248.91
14.	Total BUA proposed to be consumed on plot	24397.43
15.	FSI in-situ	5.60
16.	TDR generated in SR Scheme	3186.13

Condition No. 12: That you shall pay maintenance deposit at the rate of 40,000/- per tenement as decided by authority and Infrastructural development charges at the rate of 2% of rate of developed land rate as per ASR.

Additional Conditions:-

1. That you shall pay premium towards non-provision of physical required amenity admeasuring 77.53 sq. mt. before further C.C. to sale wing.
2. That you shall submit certificate from competent authority certifying tenement type for 05 no. of closed structures for which tenement type is not defined in certified Annexure-II before granting OCC to Rehab wing of composite building
3. That you shall submit Revised NOC for parking layout before of further C.C. to sale wing.
4. That you shall submit NOC from Ch. Eng. (M & E) for mechanical light & ventilation to Basement before further C.C. to Sale wing.
5. That you shall submit CFO NOC before further C.C. to sale wing.
6. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.

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7. That the work shall not be carried out between 10.00 pm. to 6.00 am, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.

8. The Amenity Tenements as mentioned in salient features condition shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over/Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women and child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Health Center	Handed over to the slum dwellers society.
5	Library	Handed over to the slum dwellers society.
6	Community hall	Handed over to the slum dwellers society.

9. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.

10. That you shall submit final height certificate from agency appointed by AAI before full OCC to composite building and in case height of building is beyond permissible limit, you shall make it good at your cost.

11. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical light and ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its officers shall be indemnified from any probable dispute that may arise in future.

12. That you shall submit the revised structural design of buildings shall be got peer reviewed from another registered structural engineer / educational institute before granting further C.C. to composite building.

13. High Rise Building :

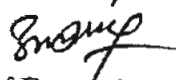
a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.

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- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- e. That the developer shall install fire-fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.
Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
14. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33(10) of DCPR-2034 in the office of the undersigned.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved Revised LOI)

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Ch. E. / M & E /1478 of 30.06.2017.

E. E. (B.P.) E. S.-I

Subject : Proposed Building at C.T.S. No. 61C (Pt.), 61C/122 to 125 of village Chembur at eastern Express Highway, Chembur, Mumbai. 400 071. Composite Building.

Reference : 1) IOA letter U/No. SRA/ENG/3797/MW/STGL/AP of 26.10.2016 (page – 5 to 14).

2) Letter of M/s. Aakar Architect & Consultants, U/No. AKR/5082/2017 dated 08.06.2017 (page - 1).

The M/s. Aakar Architect & Consultants, have submitted the approved plans of proposed building vide letter U/No. AKR/5082/2017 dated 08.06.2017 for remarks about ventilation system as per condition No. A. 13) 13) of IOA letter U/No. SRA/ENG/3797/MW/STGL/AP of 26.10.2016 (page – 5 to 14).

The plans (page – 15 to 41) of proposed composite building are approved vide IOA letter U/No. U/No. SRA/ENG/3797/MW/STGL/AP of 26.10.2016 (page – 5 to 14) for:

Sale Wing A & B:

Ground + 1st to 9th Residential Floors + Terrace above 9th Floor.

Rehab Wing C, D & E:

Ground + 1st to 12th Residential Floors + Terrace above 12th Floor.

The ventilation system report, ventilation calculations and drawings of HVAC consultant M/s. Randhir Bhilare for above buildings are attached at page 43 to 57.

The ventilation system proposed to be installed for the Basement, toilet shaft and utility areas in the above building consists of exhaust fans along with sets of ducting/grills. The details are as given below:

Area Details	Area (Sq Mt)	Height (Mt)	Ventilation Volume (Cu. Mt)	ACPH	Design Air Quantity (CMH)	Fan Details		Remark
						Fan CMH	Fan QTY	
Basement								
Car Parking Exhaust	2,284.60	6.65	15,192.59	6.00	91,155.54/ 1,82,311.08	46,000	4 [2W+2S B]	Four nos. of Ceiling Suspended Tube Axial Exhaust Fans. Two nos. working in normal mode and all Four nos. working in fire mode.
Car Parking: Jet Fans (25 % of the Exhaust Capacity)	2,284.60	6.65	15,192.59	6.00	22,788.89/ 45,577.77	2,300	10	Ten Nos. of Jet Fans working in Normal Mode @ 2,300 CMH & in Fire Mode @ 4,600 CMH.
Sale S T P	84.36	4.55	383.84	20.00	7,676.76/ 15,353.52	8,000	2 [1W+1S B]	Two nos. of Ceiling Suspended Tube Axial Exhaust Fans. One no. working in normal mode and both Two nos. working in fire mode.
Rehab S T P	104.22	4.55	474.20	20.00	9,484.02/ 18,968.04	9,500	2 [1W+1S B]	Two nos. of Ceiling Suspended Tube Axial Exhaust Fans. One no. working in normal mode and both Two nos. working in fire mode.
Ground Floor								
Wing A, Meter Room	6.29	4.05	25.47	15.00	382.12	400	1	One no. of Heavy Duty Wall Mounted Exhaust Fan working in Normal Mode.
Wing E, Meter Room	15.25	3.75	57.20	15.00	857.93	900	1	One no. of Heavy Duty Wall Mounted Exhaust Fan working in Normal Mode.

Area Details	Area (Sq Mt)	Height (Mt)	Ventilation Volume (Cu. Mt)	ACPH	Design Air Quantity (CMH)	Fan Details		Remark
						Fan CMH	Fan QTY	
Terrace								
Lift Machine Room								
Wing A	23.14	2.80	64.80	15.00	971.96	1,000	1	One no. of Heavy Duty Wall Mounted Exhaust Fan working in Normal Mode.
Wing B	23.14	2.80	64.80	15.00	971.96	1,000	1	One no. of Heavy Duty Wall Mounted Exhaust Fan working in Normal Mode.
Wing D	8.09	2.80	22.67	15.00	339.98	400	1	One no. of Heavy Duty Wall Mounted Exhaust Fan working in Normal Mode.
Wing E	24.26	2.80	67.93	15.00	1,018.95	1,100	1	One no. of Heavy Duty Wall Mounted Exhaust Fan working in Normal Mode.
Toilet Shaft								
Sale Wing, 01 [1st to 9th Floor]	21.93	27.50	603.01	15.00	9,045.09	9,200	1	One No. of 9,200 CMH, Cabinet Type Floor Mounted Exhaust Fan working in Normal Mode, installed at terrace above 12 th floor.
Rehab Wing 02 [Gr to 12th Floor]	2.40	39.30	94.44	15.00	1,416.57	1,500	1	One No. of 1,500 CMH, Cabinet Type Floor Mounted Exhaust Fan working in Normal Mode, installed at terrace above 12 th floor.
Rehab Wing 03 [Gr to 12th Floor]	2.40	39.30	94.44	15.00	1,416.57	1,500	1	One No. of 1,500 CMH, Cabinet Type Floor Mounted Exhaust Fan working in Normal Mode, installed at terrace above 12 th floor.
Rehab Wing 04 [Gr to 12th Floor]	0.89	39.30	34.90	15.00	523.48	600	1	One No. of 600 CMH, Cabinet Type Floor Mounted Exhaust Fan working in Normal Mode, installed at terrace above 12 th floor.
Rehab Wing 05 [Gr to 12th Floor]	1.07	39.30	41.97	15.00	629.59	700	1	One No. of 700 CMH, Cabinet Type Floor Mounted Exhaust Fan working in Normal Mode, installed at terrace above 12 th floor.
Rehab Wing 06 [Gr to 12th Floor]	2.40	39.30	94.44	15.00	1,416.57	1,500	1	One No. of 1,500 CMH, Cabinet Type Floor Mounted Exhaust Fan working in Normal Mode, installed at terrace above 12 th floor.
Rehab Wing 07 [Gr to 12th Floor]	2.40	39.30	94.44	15.00	1,416.57	1,500	1	One No. of 1,500 CMH, Cabinet Type Floor Mounted Exhaust Fan working in Normal Mode, installed at terrace above 12 th floor.
Rehab Wing 08 [Gr to 12th Floor]	2.40	39.30	94.44	15.00	1,416.57	1,500	1	One No. of 1,500 CMH, Cabinet Type Floor Mounted Exhaust Fan working in Normal Mode, installed at terrace above 12 th floor.

Area Details	Area (Sq Mt)	Height (Mt)	Ventilation Volume (Cu. Mt)	ACPH	Design Air Quantity (CMH)	Fan Details		Remark
						Fan CMH	Fan QTY	
Rehab Wing 09 (Gr to 12th Floor)	2.40	39.30	94.44	15.00	1,416.57	1,500	1	One No. of 1,500 CMH, Cabinet Type Floor Mounted Exhaust Fan working in Normal Mode, installed at terrace above 12 th floor.

In view of above & scrutiny of proposal from technical point of view, as far as this department is concerned, the ventilation system proposed as above seems to be in order for the proposed buildings subject to compliance of the following:

- a) The installation of ventilation system shall be done as per the drawing.
- b) The ventilation system shall be installed in such a manner that it should not give noise nuisance to the surroundings & occupants of the buildings. Suitable sound dampers shall be installed to reduce the noise.
- c) The rotating plant and machinery shall be provided with anti vibratory support.
- d) The ventilation system shall be tested & balanced to have proper exhausting of air.
- e) The system shall be provided with adequate protection and safety devices such as fire dampers etc. as per provisions of N. B. Code 2005, Fire protection Act 2008.
- f) The exhaust fan motors shall be fire resistant and shall have fire rating of 2 hours.
- g) For fresh air entry, sufficient size louvers shall be provided in the door.
- h) Ventilation system shall be serviced & maintained regularly.
- i) The installation of passenger lift shall be in conformity with lift acts & rules and shall be approved by lift inspector. PWD Maharashtra.
- j) The lighting of the building shall be as per latest revision of NBC, B.I.S. and E. C. B. C.

Ch. E/M & E/ 1478 dated... 30 JUN 2017

Forwarded for information please.

Sd/-
E. E. Mech. (E. I.) P & D

[Signature]
30/6/17
E. E. Mech. (E. I.) P & D

CC : M/s. Aakar Architect & Consultants.

Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Premiere by Panache**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 61C Part, 61C/122-125at Kurla, Kurla, Mumbai Suburban, 400071**, registered with the regulatory authority vide project registration certificate bearing No **P51800008982** of

1. **Panache Developers Pvt Ltd.** having its registered office / principal place of business at **Tehsil, Kurla, District: Mumbai Suburban, Pin: 400071.**

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to **29/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.



Dated: 18/01/2024
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 18-01-2024 13:52:54
Maharashtra Real Estate Regulatory Authority

The Kopol Co-operative Bank Ltd.
Andheri Branch, 1st Floor, Syndicate
Chambers, 21, Sakinaka Road, Andheri (E),
Mumbai - 400 052

भारत 25817

SPECIAL
ADHESIVE महाराष्ट्र
JAN 11 2010

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THE COMPANIES ACT 1956

For The Kopol Co-operative Bank Ltd.
Authorised Signatory
COMPANY LIMITED BY SHARES

INDIA

STAMP DUTY MAHARASHTRA

ARTICLES OF ASSOCIATION

OF

PANACHE DEVELOPERS PRIVATE LIMITED

I. TABLE A TO APPLY

Subject as hereinafter provided the Regulations contained in Table "A" in Schedule I to the Companies Act, 1956 (Act No. 1 of 1956, hereinafter referred to as Table "A") shall apply to the Company. But the regulations for the management of the Company and for the observance of the members thereof and their representatives shall be subject to any exercise of the Statutory power of the Company with reference to the repeal of, alteration or addition to its regulations by special resolution as prescribed by the said Companies Act, 1956, be such as are contained in these Articles.

Table "A" to
apply subject to
these articles

II. INTERPRETATION

1. Unless the context otherwise requires words or expression contained in Interpretation these Articles shall bear the same meaning as in the Act. The marginal notes hereto shall not affect the construction hereof and in these presents, unless there be something in the subject or context inconsistent therewith.

"The Act" means the Companies Act, 1956.

"These Articles" means these Articles of Association as originally framed or as from time to time altered by Special Resolution.

"The Company" means PANACHE DEVELOPERS PRIVATE LIMITED.

"The Directors" means the Board of Directors of the Company for the time being.

"The Office" means the Registered Office of the Company for the time being.

"The Register" means the Register of Members to be kept pursuant to Section 150 of the Act.

"Dividend" includes bonus.

"Seal" means the Common Seal of the Company.

Words importing the singular number also include the plural number and vice versa.

Words importing the masculine gender also include the feminine gender.

III. PRIVATE COMPANY

2. The Company is a Private Company within the meaning of section 3(1)(iii) of the Companies Act, 1956, and accordingly :
- Private
Company
- a. The right to transfer the shares of the Company is restricted in the manner and to the extent hereinafter provided.
 - b. The number of members of the Company (exclusive of persons, who are in the employment of the Company and persons, who having been formerly in the employment of the Company, were members of the Company while in that employment and have continued to be members after the employment ceased) shall be limited to fifty ; "PROVIDED that for the purpose of this provision, where two or more persons hold one or more shares jointly in the Company, they shall be treated as a single member.
 - c. No invitation shall be issued to the public to subscribe for any shares in, or debentures of the Company.
 - d. Prohibits any invitation or acceptance of deposits from persons other than its members, directors or their relatives.

IV. SHARE CAPITAL & VARIATION OF RIGHTS

3. a. The Authorised Share Capital of the Company is Rs. 1,00,000/- (Rupees One Lac only) divided into 10,000 (Ten Thousand only) Equity Shares of Rs.10/- (Rupees Ten only) each. The Company shall have power to increase or reduce the same and to divide the shares in the capital for the time being, into several classes and to attach thereto respectively such preferential, deferred, qualified or special rights, privileges or conditions and to vary, modify or abrogate any such rights privileges or conditions in such manner as is for the time being provided under the Act and/or the Articles of the Company and consolidate or subdivide these shares and to issue shares of higher or lower denomination.
- Share Capital
- b. Subject to the provisions of the Act and all other applicable provisions of the law, the Company may issue shares, either equity or any other kind with non-voting rights and the resolutions authorising such issue shall prescribe the terms and conditions of the issue.
 - c. The Company shall have power, subject to and in accordance with all applicable provisions of the Act, to purchase any of its own fully paid shares whether or not they are redeemable and may make a payment out of capital in respect of such purchase.
 - d. Minimum paid up Capital of the Company shall be Rs. 1,00,000/- (Rupees One Lac Only).
4. Subject to as hereinafter provided in these articles, the shares, in the capital of the Company shall be under the control of the directors, who may allot or otherwise dispose of the same or any of them to such person (whether already members or not) in such proportion and on such terms and conditions and either at a premium or at par or at a discount against payment in cash and/or in kind and at such time as they may from time to time think fit and proper.
- Shares under
the control of
the Directors
5. Without prejudice to any special rights conferred on the holders of any existing shares or class of shares, any share in the Company may be issued with such preferred, deferred or other special rights or on such restrictions, whether in regard to dividend, voting, return of capital or otherwise as the company may from time to time by special resolution determine.
- Shares with
rights or
restrictions

6. If at any time the share capital is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of the shares of that class) may, subject to the provisions of section 106 and 107 of the Act and whether or not the Company is being wound up be varied with the consent in writing of the holders of three-fourths of the issued shares of that class or with the sanction of a special resolution passed at a separate general meeting of the holders of the shares of that class. Variation of rights
7. The Board :
- a. may, if it thinks fit, receive from any member willing to advance the same, all or any part of the moneys uncalled and unpaid upon any shares held by him; and Acceptance of and interest on Uncalled Share Capital
- b. upon all or any of the moneys so advanced, may (until the same would, but for such advance, become, presently payable) pay interest at such rate as may be agreed upon between the Board and the member paying the sum in advance

V. CAPITALISATION OF RESERVES

8. Any general meeting may upon recommendation of the Board resolve that any undivided profits of the company standing to the credit of the Reserves or any Capital Redemption Reserve Account or in the hands of the company and available for dividend or representing premiums received on the issue of shares and standing to the credit of the share premium account be capitalized and distributed amongst such of the shareholders as would be entitled to receive the same if distributed by way of dividend and in the same proportions on the footing that they become entitled thereto as capital and that all or any part of such capitalized fund be applied on behalf of such shareholders in paying of full any unissued shares, debentures or debenture stock of the company which shall be distributed accordingly or / in or towards payments of uncalled liability on any issued shares and that such distribution or payment shall be accepted by such shareholder in full satisfaction of their interest in the said capitalised sum. Provided that any sum standing to the credit of a share premium account or a capital Redemption Account reserve Account may for the purposes of this article only be applied in the paying up of unissued shares to be issued to members of the Company as fully paid bonus shares Capitalisation of Reserves

VI. BUY - BACK OF SECURITIES

9. Notwithstanding anything contained in these Articles, the Company shall have power subject to and in accordance with or the applicable provisions of the Companies Act, 1956 to Acquire / purchase and hold any of its fully paid shares on such terms and conditions and upto such limits as may prescribed by the law from time to time as may be determined by the Board from time to time and may make payment out of free reserves and/or securities premium account and/ or proceeds of any shares or other specified securities or such other funds as may be permissible by law in respect of such acquisition/ purchase. Buy - Back of Securities

VII. TRANSFER AND TRANSMISSION OF SHARES

10. The Directors at their absolute and uncontrolled discretion may refuse to register any transfer of shares and shall not be bound to give any reason for such refusal and in particular may so decline in respect of and upon which the Company has a lien, or to a person of whom they do not approve and, this regulation shall apply notwithstanding that the proposed transferee may already be a member. Board's power to refuse transfer

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|--|--|
| 11. No fees shall be charged for the registration of any transfer, grant of probate or letter of administration, certificate of death or marriage, power of attorney or any other instruments. | No fees on transfer of shares |
| 12. Subject to the provisions hereinafter contained, shares in the Company shall be transferable by written instrument in the prescribed form signed by or on behalf of both, the transferor and the transferee, and the transferor shall be deemed to remain the holder of the shares until the name of the transferee is entered in the Register of members in respect thereof. | Instrument of transfer to be executed by transferor & transferee |
| 13. The Board of Directors may decline to recognise any instrument of transfer unless the instrument of transfer is accompanied by the certificate of shares to which it relates, and such other evidence as the directors may reasonably require to show the right of the transferor to make the transfer | Certificate to accompany transfer form |
| 14. If the Board of Directors refuses to register transfer of any shares, they shall within two months after the date on which the transfer was lodged with the Company send to the transferor and the transferee notice of such refusal. | Notice of refusal to be given to transferor and transferee |
| 15. Where it is proved to the satisfaction of the Directors that an instrument of transfer signed by or on behalf of the Transferor and the Transferee has been lost, the Company may if the Directors think fit, on an application in writing made by the Transferee and bearing as stamp required or an instrument of transfer, register the transfer on such terms and conditions as the Directors may think fit. | Loss of Instrument of transfer |
| 16. All the limitations, restrictions and provisions of these regulations relating to the right of transfer and the registrations to transfer of share shall be applicable on transmission of shares as if the death, lunacy or insolvency of the members had not occurred. | Restrictions on transmissions |
| 17. The provisions of regulations 11 to 14 shall mutatis mutandis apply to the transfer or transmission of any debentures of the Company. | Transfer and Transmission of Debenture |

VIII. GENERAL MEETINGS

18. In pursuance of Section 170 of the Act the following provisions shall apply :
- a. A general meeting of the Company may be called by giving not less than seven days notice in writing.
 - b. With the consent in writing of the majority of the members for the time being, a general meeting may be convened on a shorter notice than seven days or without notice and Section 171 (2) of the Act, shall apply, subject to the above said modification.
 - c. The provisions of Section 173 of the Act requiring statement of material facts to be annexed with the notice shall not apply to the company.
19. A body corporate may be represented at the meeting of the Company in any of the manners set out in Section 187 of the Act, but in each case either a copy of the resolution of the said body corporate duly certified by one of its principal officers, or the instrument of proxy shall be filed with Company at least twenty four hours before the commencement of the meeting.
- Representation by body corporate

20. The quorum for a General Meeting shall be two members present in person. Quorum
21. The Directors may, whenever they think fit, call an Extraordinary General Meeting provided however if at any time there are not in India Directors capable of acting who are sufficient in number to form a quorum, any Directors present in India may call an Extra Ordinary General Meeting the same manner as nearly as possible as that in which such a Meeting may be called by the Board, subject to provisions of Section 171 of the Companies Act, 1956. Extra Ordinary General Meeting
22. The Board of Directors of the Company shall on the requisition of such Member or Members of the Company as is specified in sub-section (4) of Section 169 of the Act forthwith proceed to call an Extraordinary General meeting of the Company and in respect of any such requisition and of any meeting to be called pursuant thereto, all the other provisions of Section 169 of the Act and of any statutory modification thereof for the time being shall apply. Calling of Extra Ordinary General Meeting on requisition
23. At every General Meeting the Chair shall be taken by the Chairman of the Board of Directors. If at any meeting the Chairman of the Board of Directors be not present within fifteen minutes after the time appointed for holding the Meeting or though present be unwilling to act as Chairman, the Members present shall choose one of the Directors present to be Chairman or if no Director shall be present and willing to take the Chair, then the members present shall choose one of their number, being a member entitled to vote, to be Chairman. Chairman
24. Any Act or resolution which, under the provisions of this Article or the Act, is permitted shall be sufficiently so done or passed if effected by an ordinary resolution unless either the Act or the Articles specifically requires such Act to be done or resolution passed by a Special Resolution. Sufficiency of ordinary resolution
25. If within half an hour from the time appointed for the Meeting a quorum be not present the Meeting, if convened upon a requisition of shareholders shall be dissolved but in any other case it shall stand adjourned to the same day in the next week at same time, place, unless the same shall be a public holiday when the Meeting shall stand adjourned to the next day not being a Public Holiday at the same time and place and if at such adjourned meeting a quorum be not present within half an hour from the time appointed for the meeting, those members who are present and not being less than two persons shall be a quorum and may transact the business for which the meeting was called. When if quorum not present meeting to be dissolved and when to be adjourned
26. In the case of equality of votes the Chairman shall both on a show of hands and at a poll shall have a casting vote in addition to the vote or votes to which he may be entitled as a member. How questions of resolution to be decided at meetings.
27. The Chairman of a General Meeting may adjourn the same from time to time and from place to place, but no business shall be transacted at any adjourned Meeting other than the business left unfinished at the Meeting from which the adjournment took place. It shall not be necessary to give notice to the members of such adjournment or of the time date and place appointed for the holding of the adjournment Meeting. Power to adjourn General Meeting

28. If a poll be demanded, the demand of a poll shall not prevent the continuance of a Meeting for the transaction of any business other than the question on which a poll have been demanded. Business may proceed notwithstanding demand of pool
29. The Chairman of any meeting shall be the sole judge of the validity of every vote tendered at such meeting. The chairman present at the taking of a poll shall be the sole judge of the validity of every vote tendered at such poll. Validity of Votes

IX. BOARD OF DIRECTORS

30. Until otherwise determined by General Meeting and subject to Section 252 of the Act, the number of Directors shall not be less than two and more than twelve. The Directors shall not be liable to retire by rotation.
31. The first Directors of the Company shall be :
1. MRS. NIRMALA MOTILAL SHAH
 2. MR. MOTILAL MULCHAND SHAH
- First Directors
32. A Director shall not be required to hold any qualification share. Qualification Shares
33. Any casual vacancy caused by death, resignation or otherwise among the Directors may be filled up by the Board, but any person so appointed shall retain his office so long only as the vacating Director would have retained the same if no vacancy had occurred. Board may fill up casual vacancies
34. The Board of Directors shall have power at time and from time to time to appoint any person as a Director as an addition to the Board but so the total number of Directors shall not at any time exceed the maximum number fixed by these articles. Such Additional Director shall hold office until the next Annual General Meeting of the Company but shall be eligible for appointment by the Company as a Director at that meeting, subject to the provisions of the Act. Additional Director
35. The Board of Directors may appoint an Alternate Director to act for a Director, who is absent or is likely to be absent for a period of not less than three months from the state in which the meetings of the Board are ordinarily held. The appointee whilst he holds the office as an Alternate Director shall be entitled to notice of the meetings of the Board and to attend and vote thereof provided that he shall vacate office as and when the Director concerned returns to the state. Alternate Director
36. Subject to the provisions of the Act, and notwithstanding anything to the contrary contained in these Articles, so long as any monies remain owing by the Company to any Financing Company or body or Financial Corporation or Credit Corporation or Bank or any Insurance Corporation (each such Finance Company or Body or Financial Corporation, Credit Corporation or Bank or any Insurance Corporation is hereinafter referred to as "Financial Institution") out of any loans granted by the Financial Institution to the Company or so long as the Financial Institution continues to hold debentures in the Company by direct subscription of private placement, or so long as the Financial Institution hold shares in the Company as a result of underwriting or direct subscription or so long as any liability of the Company arising out of any guarantee furnished by the Financial Institution on behalf of the Company remains outstanding the Financial Institution shall have a right to appoint from time to time, its Nominee Director/s

nominee/s as a Director or Directors (which Director or Directors is/are hereinafter referred to as Nominee Director/s) on the Board of the Company and to remove from such office the Nominee Director/s appointed, and at the time of such removal and also in the case of death or resignation of the Nominee Director/s so appointed at any time appoint any other person/persons in his/their places and also fill any vacancy which may occur as a result of such Director/s ceasing to hold office for any reason whatsoever, such appointment or removal shall be made in writing of behalf of the Financial Institution appointing such Nominee Directors/s and shall be delivered to the Company at its Registered Office.

- a. The Nominee Director/s shall not be required to hold any qualification shares in the Company to qualify him/them for the office of a Director/s nor shall he/they be liable to retirement by rotation.
 - b. The Nominee Director/s so appointed shall hold the office only so long as any monies remain owing by the Company to the Financial Institution or so long as the Company as a result of direct subscription or private placement or so long as the Financial Institution holds shares in the Company as a result of underwriting or direct, subscription or the liability of the Company arising out of any guarantee is outstanding and the Nominee Director so appointed is exercise of the said power shall ipso facto vacate such office, immediately the monies owing by the Company to the Financial Institution is paid off or on the Financial Institution ceasing to hold debentures/shares of the liability of the Company arising out of any Guarantee furnished by the Financial Institution.
 - c. The Nominee Director/s appointed under this Article shall be entitled to receive all notices of and attend all General Meetings, Board Meetings and the Meeting of the Committee of which the Nominee Director/s is are member/s as also the minutes of such meeting. The Financial Institution shall also be entitled to receive all such notices and minutes.
37. The sitting fees payable to the Directors shall be such sum as may be fixed by the Board of Directors, not exceeding the sum fixed under Section 310 of the Act from time to time, for each meeting of the Board of Directors or Committee thereof attended by them. Additional remuneration, as may be fixed by the Company, may be paid to anyone or more of their number for services rendered by him or them and the Directors shall be paid further remuneration (if any) as the Company in general meeting shall from time to time determine.
- Sitting Fees and
Directors
remuneration
- The remuneration of the Directors including additional and alternate Directors shall, in so far as it consists of a monthly payment, be deemed to accrue from day to day.
38. In addition to the remuneration payable to them, the Directors may be paid all travelling, hotel and other expenses incurred by them :
- Directors
Expenses
- a. in attending and returning from meeting of the Board of Directors or any committee thereof or general meeting of the Company; or
 - b. in connection with the business of the Company.
39. If any Director shall have performed extra or special services, whether on special committee or otherwise, or made any special exertions in going or residing abroad, or in securing or attempting to secure for the Company special contracts, business, rights, or privileges or information or otherwise for any of the purposes of the Company, the company may remunerate such Director in such manner as the Board may determine either by a fixed sum or on percentage basis or otherwise as may be determined from time to time.
- Special
Remunerations
to Directors
performing
extra service

40. The office of Directors shall be vacated in accordance with Section 283 of the Companies Act, 1956.

X. PROCEEDINGS OF DIRECTORS

41. The Directors may meet together for the despatch of business adjourn and otherwise regulate their meetings and proceedings as they think fit. Notice in writing of every meeting of the Directors shall ordinarily be given by a Director or such other officer of the Company duly authorised in this behalf to every Director for the time being in India and at his usual address in India. Meeting of Directors
42. The quorum for a meeting of the Directors shall be determined from time to time in accordance with the provisions of Section 287 of the Act. If a quorum shall not be present within fifteen minutes from the time appointed for holding a meeting of the Directors it shall be adjourned until such date and time as the Directors present shall appoint. Quorum
43. The Secretary may at any time, and upon request of any two Directors shall summon a meeting of the Directors. Summoning a meeting of Directors
44. Subject to the Provisions of Section 316, 372(5) and 386 of the Act, questions arising at any meeting shall be decided by a majority of votes. Each Director will have one vote and in case of equality of votes the Chairman shall have a second or casting vote. Voting at Meeting
45. The Chairman of the Board of Directors shall be Chairman of the meetings of Directors provided that if the Chairman of the Board of Directors is not present within five minutes after the appointed time for holding the same, the Directors present shall choose one of their number to be Chairman of such meeting. Chairman of Meeting.
46. A meeting of Directors for the time being at which a quorum is present shall be competent to exercise all or any of the authorities, powers and discretions by or under the Articles of the Company and the act for the time being vested in or exercisable by the Directors generally. Act of Meeting.
47. The Directors may subject to compliance of the provisions of the Act, from time to time delegate any of their powers to committees consisting of such members or member of their body as they think fit, and may from time to time revoke such delegation. Any committee so formed shall in exercise of the power so delegated confirm to any regulations that may from time to time be imposed on it by the Directors. The meetings and proceedings of such Committee's if consisting of two or more members, shall be governed by the Directors so far as the same are applicable thereto and are not superseded by any regulations made by the Directors under this Article. To appoint Committee and to delegate power and to revoke it.

48. All acts done at any meeting of the Directors or of a Committee of the Directors or by any person acting as a Director shall be valid notwithstanding that it be afterwards discovered that there was some defect in the appointment of any such Directors, Committee of persons acting as aforesaid or that they or any of them were disqualified. Validity of acts.

49. A resolution may be passed by the Directors or Committee thereof by circulation in accordance with the provisions of Section 289 of the Act. Resolution by circulation

And any such minutes of any meeting of Directors or any Committee or of the Company if purporting to be signed by the Chairman of such Meeting or by the Chairman of the next succeeding meeting shall be receivable as Prima Facie evidence of the matters in such minutes.

XI. POWERS OF DIRECTORS

50. The Management of the business of the Company shall be vested in the Directors and the Directors may exercise all such powers and do all such acts and things as the Company is by its Memorandum of Association and by these presents or otherwise authorised to do and as are not by these presents or by the Companies Act or any other statute directed or required to be exercised or done by the Company in General Meeting but subject nevertheless to these presents provided that such regulations shall not invalidate any prior act of the Board which would have been valid if such regulation had not been done. General Power of the Board.

XII. MANAGING/WHOLE TIME DIRECTORS

51. The Board of Directors may from time to time appoint any one or more of their body to be Managing/Whole Time (Directors) of the Company upon such terms and conditions as they may deem fit and may from time to time remove or dismiss him or them from office and appoint another or other in his or their place or places. Appointment of Managing/Whole-time Director
52. The Board of Directors may from time to time entrust to and confer upon the Managing/Whole-time Director for the time being such of the power exercisable under these Articles by the Directors as they think fit and may confer such powers for such time and to be exercisable for such objects and purposes and upon such terms and conditions and with such restrictions as they think expedient and they may confer such power either collaterally with "Directors" in that behalf and may from time to time revoke, withdraw, alter or vary all or any of such powers. Power of Managing/Whole-time Director

XIII. CONTRACTS IN WHICH DIRECTORS ARE INTERESTED

53. No Director shall be disqualified from his office by purchaser or otherwise; nor shall any contract, agreement or arrangement entered into by or on behalf of firm, association of persons or the Company in which any Director shall be in any way interested be avoided, or shall any Director be liable to account to the Company any profit realised by any such contract, agreement or arrangement or by reason only of such Director holding that office or of the fiduciary relation thereby established; but it is declared that the nature of his interest must be disclosed by him at the meeting of the Directors at which the contract, agreement or arrangement is determined or entered into. A general notice that Director is a member of any specified firm, association of persons or Company and is to be regarded as interested in all transactions with that firm, association of persons, Company shall be a sufficient disclosure under these Articles as Directors' interest to be disclosed

regards such Director and the said transactions and after such general notice it shall not be necessary for such Director to give a special notice relating to any particular transaction with that firm, association of persons or Company.

54. A Director of the Company may, as a Director, take part in the discussion of, or vote on any contract or arrangement entered into or to be entered into by or on behalf of the Company, notwithstanding the fact that he is concerned or interested in the said contract or arrangement, whether directly or indirectly. Right to vote and participate in discussion

XIV. DIVIDEND

55. The Board may deduct from the dividend payable to any member all sums of money, if any, presently payable by him to the Company on account of calls or otherwise in relation to shares of the Company or not. Deductions from dividends

XV. BORROWING POWERS

56. The Directors may from time to time, at their discretion, subject to the provisions of Section 292 of the Act borrow any sum or sums of money for the purposes of the Company from Directors, members of the Company or other persons. Power to borrow

The Directors may raise or secure the repayment of such money in such manner and upon such terms and conditions in all respects, as they think fit and in particular by making, drawing, accepting or endorsing on behalf of the Company any notes, bills of exchange, or other negotiable instruments, or giving or issuing any other security of the Company, and/or by mortgage or charge of all or any part of the property of the Company or of its uncalled capital, if any, for the time being.

XVI. THE SEAL

57. The Board shall provide a Common Seal for the purposes of the Company, and shall have power from time to time to destroy the same and substitute a new Seal in lieu thereof, and the Board shall provide for the safe custody of the seal for the time being, and the Seal shall never be used except by the authority of the Board or Committee of the Board previously given. Common Seal

The Company shall also be at liberty to have an official Seal in accordance with Section 50 of the Act, for use in any territory, district or place outside India.

58. Every Deed or other instrument, to which the Seal of the Company is required to be affixed, shall, unless the same is executed by a duly constituted attorney, be signed by two Directors or one Director and Secretary or some other person appointed by the Board for the purpose; provided that in respect of the share certificate the seal shall be affixed in accordance with the Companies (Issue of Share Certificates) Rules, 1960. Affixing of Common Seal

XVII. INDIVIDUAL RESPONSIBILITY OF DIRECTORS

59. Subject to the provisions of Section 201 of the Act, no Directors, Auditors, or other Officers of the Company shall be liable for the acts, receipts, neglects, or defaults of any other Director or Officer or joining in any receipt or act for conformity or for any loss or expenses happening to the Company through the inefficiency or through the deficiency of title to any property acquired by order of the Director for or on behalf of the Company or for the insufficiency of and Individual Responsibility of Directors

security in or upon which any loss or damage arising from Bankruptcy, insolvency or tortuous act of any person with whom any monies, securities or effects shall be deposited or for any loss occasioned by any error, loss, damage or misfortune, whatever, which shall happen in relation to the execution of duties of his office or in relation thereto unless the same happens through his own dishonesty.

XVIII. INDEMNITY

60. Save as provided under Section 201 of the Companies Act, 1956, every officer or agent for the time being of the Company shall be indemnified out of the assets of the Company against any liability incurred by him in defending any proceedings, whether civil or criminal, in which judgement is given in his favour or in which he is acquitted or discharged or in connection with any application, under Section 633 of the Act, in which relief is granted to him by the Court. Right of indemnity

XIX. SECRECY

61. Every Director, Manager, Auditor, Trustee, Member of a Committee, Officer, Servant and Accountant or other persons employed in the business of the Company shall before entering upon his duty sign a declaration, pledging himself to observe a strict secrecy respecting all transactions of the Company with the customers and the state of accounts with the individual and in matter relating thereto and shall by such declaration pledge himself not to release any of the matters may come to his knowledge in the course of his duties except when required so to do by the Directors or by any meeting or a court of law or by the persons to whom such matters relate and except so far as may be necessary in order to comply with any of the provisions in these presents contained or by the Act or any other law. Secrecy clause
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We, the several persons whose names and addresses are hereunder subscribed, are desirous of being formed into a Company in pursuance of this Articles of Association

Name, Address and Occupation of the Subscribers	Signature of the Subscribers	Witness
<p>Nirmala Motilal Shah W/o Motilal Shah Tribute, Top Floor, C-13, Rajkamal Studio Compound Parel, Mumbai-400012</p> <p>Occ - Business</p>	<p><i>Mulshah</i></p>	<p>WITNESS TO BOTH <i>Prabhusum</i> PRASHANT MAHESHWARI S/O - LATE KRISHNA GOPAL MAHESHWARI C-002, VISHAL APARTMENTS, GR-FLOOR, SIR.M.V.ROAD, ANDHRE (EAST) MUMBAI - 400069</p>
<p>Motilal Mulchand Shah 90 Mulchand Genmal Shah, Tribute, Top Floor, C-13, Rajkamal Studio Compound, Parel, Mumbai - 400012</p> <p>Occ - Business</p>	<p><i>Mulshah</i></p>	<p>WITNESS TO BOTH <i>Prabhusum</i> PRASHANT MAHESHWARI S/O - LATE KRISHNA GOPAL MAHESHWARI C-002, VISHAL APARTMENTS, GR-FLOOR, SIR.M.V.ROAD, ANDHRE (EAST) MUMBAI - 400069</p>

PRACTISING COMPANY SECRETARY

Dated : 11/01/2010
Place : MUMBAI



प्रारूप 1

पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45202MH2010PTC199110

2009 - 2010

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

PANACHE DEVELOPERS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक बीस जनवरी दो हजार दस को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U45202MH2010PTC199110

2009 - 2010

I hereby certify that PANACHE DEVELOPERS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given and signed at Mumbai this Twentieth day of January Two Thousand Ten.



(VIJAYA NAGORAO KHANDARE)

सहायक कम्पनी रजिस्ट्रार / Assistant Registrar of Companies

महाराष्ट्र, मुंबई
Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

PANACHE DEVELOPERS PRIVATE LIMITED

B - 18 WADALA UDYOG BHAVAN., 8 NAIGAU CROSS ROAD, WADALA,

MUMBAI - 400031,

Maharashtra, INDIA



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kankar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/E/6/3797/MH/STGL/AP

COMMENCEMENT CERTIFICATE (Composite Building)

TO
M/s. Panache Developers Pvt Ltd
20, Station View Building,
S. Acharya Marg, Chembur,
Mumbai - 400 071.

30 NOV 2017

Sir

With reference to your application No. 2115 dated 14/10/2016 for Development Permission and grant of Commencement Certificate under section 44 & 49 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 510 (pt), 510/122 to 125 of village Chembur at Eastern Express Highway, Chembur, Mumbai - 400 071.

of village Chembur TPS No. _____
ward 4/W Situated at _____

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/E/6/1508/MH/STGL/LL1 dt. 01/10/2016
IDA/U/R No. SRA/E/6/3797/MH/STGL/AP dt. 26/10/2016
and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed Sri S.D. Mahajan

Executive Engineer to exercise his powers and functions of the Planning Authority under section 43 of the said Act

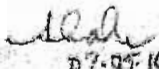
This CC is granted for work up to G.C upto Plinth level i.e upto Top of basement of composite building as per Approved plan dated 20/10/2016.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

(Signature)
30/11/17

SRA/ENG/3797/MH/STGL/AP - 7 MAY 2019

This C.C. is further extended upto full height including lift machine room & overhead water tank for rehab wing 'C' 'D' & 'E' as per approved plans dated 26/10/2016.


07-05-19
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3797/MH/STGL/AP - 7 APR 2022

This C.C. is further extended upto 2nd floor of Sale Wing 'A' & 'B' for RCC frame work only of Composite Building as per approved plans dtd. 26/10/2016.


07/04
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3797/MH/STGL/AP 15 JUL 2022

This C.C. is re-endorsed as per approved amended plans dtd. 14/07/2022.


15/07
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3797/MH/STGL/AP 28 AUG 2022


This C.C. is further extended upto full height i.e. upto 16th upper floor including OHWT & LMR for Rehab Wing F to H of Composite Building as per approved plans dtd. 14/07/2022.


28/08
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3797/MW/SIGL/AP

06 JUN 2023

This C.C. is further extended upto 11th(part) upper floor with Brick work and only R.C.C frame work from 11th part to 16th upper floor including C.H.I & L.H.R for sele wing 'A' to 'D' of composite building as per approved plan dated 05/06/2023.


Executive Engineer
Slum Rehabilitation Authority

THE MUNICIPAL CORPORATION OF WEST BANGALORE
COMMERCIAL AND INDUSTRIAL DEPARTMENT
CITY ENGINEERING OFFICE

No. 25/2017
Date 22/05/17

M/s. Bharatnara Developers Pvt. Ltd.,
Plot No. 15, 16, 17, 18, 19, 20,
21, 22, 23, 24, 25, 26, 27, 28, 29, 30,
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997, 998, 999, 1000.

Subject - N.O.C. with respect to N.O.D. for proposed redevelopment of land bearing CTS No. 61C (pt), 61C/122 to 125 of Village Chembur in Eastern Express- Highway, Chembur, Mumbai-400071.

For M/s. Bharatnara Dr. Parasuram Chavan & Co. Pvt. Ltd.

REF - 1) N.O.D. No. SR/ENR/3797/W/S/CL/AP/ Dt. 15.05.2017

2) Under the guidance of M/W SR/DT/22/05/17

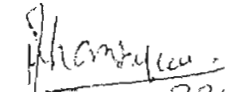
Dear Sir,

As per your letter dated RS 2,300/- (Rupees Two Thousand 300/-) for the purpose of providing the site plan for construction mentioned here in the subject of the above mentioned N.O.D. dated 22.05.2017 at construction site to provide the site plan for the purpose of the above.

The site plan submitted by you on dated 15.05.2017 for providing the site plan for construction of the above mentioned project when required by the site officer for inspection of the site plan for providing safe and stable ladder, etc. and requirements as per the above mentioned N.O.D. shall be complied with.

We are hereby granting N.O.C. as far as conditions of the above mentioned SR/ENR/3797/W/S/CL/AP/ Dt. 15.05.2017 proposed development of land bearing CTS No. 61C (pt), 61C/122 to 125 of Village Chembur in Eastern Express Highway, Chembur, Mumbai-400071. For M/s. Bharatnara Dr. Parasuram Chavan & Co. Pvt. Ltd.

Yours faithfully,


22/05/17
SITE OFFICER
WEST BANGALORE

BRIHANMUMBAI MAHANAGARPALIKA

PUBLIC HEALTH DEPARTMENT

Insecticide Branch

No. PH/14/17
Dt. 22/05/17

"ACKNOWLEDGEMENT RECEIPT"

To
M/s. Parache Developers Pvt. Ltd.
20, Station View Building,
N. C. Acharya Marg,
Chembur, Mumbai - 400071.

Sr. Mgr.,

receive Rs. 2000 (Rupees Two Thousand Only) as an initial advance for insecticide treatment on 22.05.2017 by D.D. No. 070345, Dt. 13.05.2017 for the proposed development of layout bearing CTS No. 61C (p), 61C, 122 to 125 of Maharashtra at Eastern Express Highway, Chembur, Mumbai - 400071. Shri. B. Ramkrishna D. Bhasaleb Ambekar CHS Ltd.

IOD No. SRA/ENG/3797/MW/STGL/AP, Dt. 15.05.2017

This initial advance does not exempt you from paying further advance if the amount gets exhausted during the course of your construction.

Shamshir
22/05/17
Pest Control Officer
PEST CONTROL OFFICER
WEST WARD



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1508/MW/STGL/LOI

Date: 1 OCT 2016

1. **Lic. Surveyor** : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants,
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
2. **Developer** : M/s. Panache Developers Pvt. Ltd.
20, Station View Building, N. G. Acharya Marg,
Chembur, Mumbai - 400 071.
3. **Society** : "Bharatratna Dr. Babasaheb Ambedkar
C.H.S.(Ltd.)".

Sub : Proposed S.R. Scheme on plot bearing C.T.S. No. 61/C(pt.),
61C/122 to 125 of village Chembur at Eastern Express
Highway, Chembur, Mumbai - 71 For "Bharatratna
Dr. Babasaheb Ambedkar C.H.S Ltd.".

Ref : SRA/ENG/1508/MW/STGL/LOI

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That the previous LOI u/no. SRA/ENG/1508/MW/STGL/LOI dt. 13/08/2012 is treated as cancelled.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
3. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.

SRA/ENG/1508/MW/STGL/LOI

4. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

No.	Particulars	Area (in Sq.mt)
1.	Plot area	4430.20
2.	Plot Area for computation of FSI	4430.20
3.	Permissible FSI on Plot	3.00
4.	Max. BUA permissible in situ	13290.60
5.	Rehabilitation BUA	6348.02
6.	Areas of Amenities including common passage	1533.23
7.	Rehabilitation Component	7881.25
8.	Sale Component	7881.25
9.	Total BUA permitted for project	14229.27
10.	Total FSI permitted for project	3.21
11.	BUA permissible for Sale on plot	6942.58
12.	Total BUA proposed to be consumed on plot for max. 3.00 FSI on slum.	13290.60
13.	FSI in-situ	3.00

5. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act,1872.
6. Details of land ownership :-
a) As regards the ownership, the same vest with State Government.
7. Details to access: - The plot under reference is directly accessible from existing 9.00 mt. wide service road of Eastern Express Highway.
8. Details of D.P. remarks:- As per D.P remarks the land under reference is situated in "Residential Zone" and is not reserved for any Public purpose.

SRA/ENG/1508/MW/STGL/LOI

9. That the condition mentioned in the P.W.D. NOC for development in buffer zone of Eastern Express Highway shall be complied with at the time of respective stages mentioned therein
10. If the land is owned by Govt. or public body the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. झोपयो २००८/प्र.क्र. २३६/झोपसू-१ दिनांक ०२/०७/२०१० and as per Circular No. 114 dated 19/07/2010.
11. The remarks from Chief Engineer (M & E) of M.C.G.M. for adequacy of mechanical light and ventilation system will be insisted before plinth C.C.
12. The Developer shall pay Rs. 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt.} to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority.
13. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements shall be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 25.00 sq.mt. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

SRA/ENG/1508/MW/STGL/LOI

14. The Amenity Tenements of Anganwadi shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.
15. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
16. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
17. When the project land is on public land and the IOA is not obtained within validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land.
18. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
19. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

SRA/ENG/1508/MW/STGL/LOI

20. The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
21. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
22. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
23. That you shall submit layout and get the same approved before requesting IOA of second building in the layout:
24. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan or before issue of C.C. for 1st Rehab Bldg.
25. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

SRA/ENG/1508/MW/STGL/LOI

26. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.
27. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
28. That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by the developer. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period.
29. That you shall get D.P. road/set back land demarcated from A.E. (survey) / D.P. /T & C department of M.C.G.M. and handed over to M.C.G.M. to free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for last 25% of sale BUA approved in the scheme.
30. That you shall get the plot boundaries demarcated from concerned Officer before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding
31. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C. Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for re-housing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be

SRA/ENG/1508/MW/STGL/LOI

hatched with due mention that they are for allotment of PAP nominated by the Slum Rehabilitation Authority.

32. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of LOI.
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script& English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
33. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
34. That you shall submit the NOC from CFO before plinth C.C. of respective buildings.
35. That you shall submit the NOC from Electric supply company for location and size of electric meter room before O.C.C. to the building.
36. If the land under this scheme is belonging to Govt./MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme within a period of 30 days from the date of intimation of approval, else the provision of clause No 2.8 of Appendix-IV of reg. 33 (10) of DCR-1991 are applicable.
37. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
38. That you shall submit registered undertaking from developer for handing over of this fitness center to society free of cost before OCC.

SRA/ENG/1508/MW/STGL/LOI

39. That separate P.R. Card in words and figures shall be submitted before requesting C.C. for last 25% of BUA of scheme under reference.
40. As per Circular No. 130, you shall pay labour cess of one percent of total cost of construction (excluding land cost) before issue of Plinth C.C.
41. High Rise Building :
 - a. That you shall submit G.B.R. from society to allow high rise building in S.R. Scheme under reference.
 - b. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.
 - c. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
 - d. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

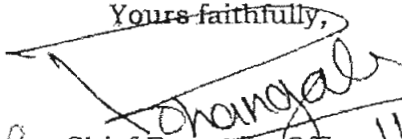
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
 - e. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.

SRA/ENG/1508/MW/STGL/LOI

- f. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building. Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- g. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
42. That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No.SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
43. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
44. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
45. As per the Circular No,138, you shall pay the Structural Audit Fees as per the SRA policy.
46. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.

SRA/ENG/1508/MW/STGL/LOI

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

for, Chief Executive Officer
Slum Rehabilitation Authority 11/10/16

(Hon'ble CEO(SRA) has signed the Revised LOI on 26/09/2016)

Jagdish G. Aradwad (Reddy)

B.A., LL.M., D.L.L. & L.W.
Roll No. Mah/4098/1999
(Advocate Code No. 797)
(O.S. Reg. No. 8299)

ADVOCATE HIGH COURT, MUMBAI

OFFICE: 102, First Floor, Majethia Chambers, Abdul Razak Aliano Marg,
Near Aliana Center, Next to Burma Burma Hotel, Fort, Mumbai - 400001

Telefax : 022-22655974 • Mobile: 9324523607

Email : jgreddy2007@gmail.com / jgreddy2007@rediffmail.com

COURT: A.A.W.I. Room No. 36, 1st Floor, High Court, Fort, Mumbai - 400032.

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref: All that piece and parcel of land or ground being Plot to be demarcated, admeasuring 4430.20 sq. meters or thereabouts bearing CTS No. 61/C (Part) and 61C/122 to 125 of Village Chembur of Taluka - Kurla, situate, lying and being at Eastern Express Highway, Vasantao Naik Mahamarg, Chembur, Mumbai - 400071 for "Bharatratna Dr. Babasaheb Ambedkar C.H.S. Ltd., hereinafter referred to as "the said Land" and bounded as follows:

On or towards the East: CTS no. 61 (pt.)

On or towards the West: CTS no. 61 (pt.)

On or towards the North: CTS no. 1834


On or towards the South: Service Road abutting Eastern Express Highway stretch of Vasantao Naik Mahamarg;

TOGETHER WITH the permissible Built Up Area for Sale in open market on the said Land, hereinafter referred to as "the said area" (hereinafter the aforesaid Land and Area are collectively referred to as the "said Property").

1. **TITLE DOCUMENTS:**

For the purpose of this Certificate, I have perused the photocopies of the following documents, and have relied upon the contents being true and correct:-

- i. Original Property Card in respect of the said land being Plot bearing CTS No. 61/C (Part). 61 C/122 to 125 of village Chembur, at Eastern Express Highway, Chembur, Mumbai - 400071.

- 
- ii. D.P. Remarks. 1991 issued by MCGM on 23.06.2014 and 10.08.2016 in respect of said land.
 - iii. D.P. Remarks, 2034 issued by MCGM in respect of said land on 12.08.2016.
 - iv. Photocopy of the Photo pass issued to one of the eligible Slum dweller during the Census of subject Slum area in the year 1976.
 - v. Search Report dated 14.05.2016 in respect of subject land carried out by Search clerk Mr. Chandrakant More .
 - vi. Certificate of Incorporation of Company issued by Assistant Registrar of Companies in favour of M/s. Panache Developers Pvt. Ltd.
 - vii. General Body Resolution passed by Bharatratana Dr. Babasaheb Ambedkar CHS on 26.03.2010 appointing M/s. Panache Developers Pvt. Ltd. as their developers
 - viii. Development Agreement dated 26.03.2010 executed by the said Society through it's Chief Promoter and other Promoters, in favour of M/s. Panache Developers Pvt. Ltd.
 - ix. Power of Attorney dated 26.03.2010 executed by the said Society through its Chief Promoter and other Promoters in favour of M/s. Panache Developers Pvt. Ltd.
 - x. Photo copies of Common Consent as well as Individual Consents of the eligible slum dwellers in favour of M/s. Panache Developers Pvt. Ltd.

- xi. Order no SRA/CEO/Bharatratana Dr. B. R. Ambedkar CHS(P)/MW/187/2012 dated 15.05.2012 passed by the CEO/SRA terminating the appointment of earlier developers viz. M/s. Premdaya Builders and Gadkari Associate and confirming the appointment of M/s. Panache Developers Pvt. Ltd.
- xii. Photo copies of receipts of land premium paid by M/s. Panache Developers Pvt. Ltd. to SRA.
- xiii. Letter dated 23.08.2012 addressed by the SRA to The Collector (MSD) Mumbai in respect of NOC and effect of provisions of DC Regulations 33(10), Appendix -IV, Clause-2.8.
- xiv. Photo copies of Public Notice issued in the daily newspaper on 29.08.2012 and second Notice dated 29.12.2016 informing the public at large about the issuance of LOI in favour of M/s. Panache Developers Pvt. Ltd.
- xv. Letter of Intent (LOI) bearing No: SRA/ENG/1508/MW/STGL/LOI dated 13.08.2012 issued by the Shum Rehabilitation Authority ("SRA").
- xvi. Revised Letter of Intent (LOI) bearing No: SRA/ENG/1508/MW/STGL/LOI dated 01.10.2016.
- xvii. Intimation of Approval (IOA) bearing No: SRA/ENG/3797/MW/STGL/AP dated 26.10.2016 in respect of composite building of the subject SR Scheme.

- xviii. Annexure II issued by Deputy Collector (Enc/Rem) Chembur dated 05.07.2011 bearing No. उपजि/अति/निष्का/ चे बूशी -४८९/०६/११, dated 29.05.2014 bearing No. उपजि/अति/निष्का/ चे म्बुकाखि. प्र. क्र. २/२०१४, dated 18.11.2015 bearing No. उपजि/अति/निष्का/ चे म्बुजोडपत्र ३ व ४/कावि/२०१५ and dated 31.08.2016 bearing No. उपजि/अति/निष्का/ चे म्बुजोडपत्र ३ व ४/कावि-४०९/२०१६.
- xix. Annexure III bearing No. SRA/ACCT/ANNEX-III/CERT/2227/2012/1978 dated 09.08.2012 issued by SRA.
- xx. Registration Certificate dated 26.11.2012 of Bharatratana Dr. Babasaheb Ambedkar Co-operative Housing Society Ltd.
- xxi. Block Plan dated 26.10.2016 sanctioned by the Executive Engineer SRA.
- xxii. No Objection Certificate issued by Airports Authority of India dated 15.02.2013 No: BT-1/NOC/MUM/12/NOCAS/235/158/1856.
- xxiii. 7/12 extract pertaining to said Land.

2. BRIEF HISTORY -

Based on the aforesaid documents and information furnished to me, I observe as follows:-

- i. It appears that originally the Government of Maharashtra was seized and possessed of and well and sufficiently entitled to all that piece and parcel of land admeasuring 4430.20 sq. meters or

thereabouts bearing CTS No. 61/C (Part), 61C/122 to 125 of Village Chembur of Taluka - Kurla, situate, lying and being at Eastern Express Highway. Vasantrao Naik Mahamarg, Chembur, Mumbai - 400071 within the Registration District and Sub-District of Mumbai and Mumbai Suburban.

- ii. It appears that the entire C.T.S. 61/C and 61C/ 122 to 125 was encroached upon by various slum dwellers/occupants and the same was Censused as a "Slum" in the year 1976, which is commonly known as "Censused Slum" .It appears that certain slum dwellers/occupants formed a society (proposed) in the name and style as Bharatratana Dr. Babasaheb Ambedkar CHS (Proposed) on the said Land being a portion of C.T.S. 61/C and 61C/122 to 125
- iii. The aforesaid Society appointed M/s. Panache Developers Pvt. Ltd. as its Developer for implementation of SR Scheme on the said land under amended DCR 33(10) in a General Body Resolution dated 26.03.2010.
- iv. Subsequently by and under Development Agreements and Power of Attorney both dated 26.03.2010 executed between M/s. Panache Developers Pvt. Ltd. and the said Society (the summary whereof is set out hereunder), M/s. Panache Developers Pvt. Ltd. acquired the development rights in respect of a portion of land admeasuring 4430.20 sq. meters or thereabouts situate on said land bearing CTS No. 61/C (Part), 61C/122 to 125 of Village Chembur of Taluka - Kurla, situate, ^{see}

lying and being at Eastern Express Highway, Vasantrao Naik Mahamarg, Chembur, Mumbai - 400071, on the terms and conditions contained therein.

- v. Perusal of the well reasoned Order No: SRA/CEO/Bharatratana Dr. B. R. Ambedkar CHS(P)/MW/187/2012 dated 15.05.2012 passed by the Chief Executive Officer of Slum Rehabilitation Authority establishes that the Society had appointed one M/s. Premdaya Builders and Gadkari Associates as Developer prior to the appointment of M/s. Panache Developers Pvt. Ltd. The said Order dated 15.05.2012 is passed after hearing the earlier Developer whose appointment the Order proceeds to cancel. The said Order further confirms the appointment of M/s. Panache Developers Pvt. Ltd. as the new Developer, who is entitled to implement SR Scheme on the said land for Bharatratana Dr. Babasaheb Ambedkar C.H.S. Ltd., and in lieu of which M/s. Panache Developers Pvt. Ltd. shall be entitled to sell certain free Sale component in open market.

3. PERMISSIONS AND APPROVALS:


I understand that the Developer, viz. M/s. Panache Developers Pvt. Ltd. is now in the process of implementation of SR Scheme on the said property under DCR 33(10) and Appendix (IV) of the Development Control Regulations by demolishing the existing structures standing on the said Property and constructing new buildings thereon and has obtained required approvals from time to time. The redevelopment proposal is for construction of One ^{flat}

Composite Building having rehab and sale components, consisting of Ground plus 16 floors and One sale building comprising the Free Sale Component of Gr+15 floors on the said Land.

I. Sanctioned plans:

I have been provided with a Block Plan dated 26.10.2016 of the entire composite layout showing Composite and Sale Buildings sharing common plinth and to be constructed on the said land occupied by the Society, sanctioned by the Executive Engineer SRA, subject to the conditions mentioned in the Intimation of Approval dated 26.10.2016 bearing No. SRA/ENG/3797/MW/STGL/AP. I have also been provided with other sanctioned plans viz. Basement Plan, which shows that the Basement is common for both Composite and Sale buildings; all of which have been sanctioned and valid till date. However, the same may undergo certain amendments as the Building is being constructed with further amendments till construction of the Sale Building is completed.

II. Letter of Intent ("LOI")

- a. The Slum Rehabilitation Authority ("SRA") had issued a Letter of Intent dated 13.08.2012, bearing No. SRA/ENG/1508/MW/STGL/LOI to M/s. Panache Developers Pvt. Ltd., under the Slum Rehabilitation Scheme in accordance with Regulation 33 (10) of the Development Control Regulations, 1991, for the sanctioned FSI of 3.026 in respect 

of said Land admeasuring 4430.20 sq. metres or thereabouts, subject to the terms and conditions contained therein. Under the aforesaid LOI the total built up area as per the permissible FSI was 14146.85 sq. meters and the sanctioned free sale area was 7933.65 sq. meters out of which total built up area permissible in situ was 7812.55 sq. meters.

- b. However, the aforesaid LOI dated 13.08.2012 is revised and fresh Revised Letter of Intent (RLOI) dated 01.10.2016 bearing No. SRA/ENG/1508/MW/STGL/LOI is issued in favour of M/s. Panache Developers Pvt. Ltd., in accordance with Regulation 33 (10) of the Development Control Regulations, 1991, for the sanctioned FSI of 3 in respect of said Land admeasuring 4430.20 sq. meters or thereabouts, subject to the terms and conditions contained therein. Under the aforesaid Revised LOI the total in- situ built up area as per the permissible FSI is 13290.60 sq. meters. The sanctioned free sale area is 7881.25 sq. meters, out of which total built up area (BUA) permissible for Sale on plot in situ is 6942.58 sq. meters subject to subsequent revisions thereto and shall be hereinafter referred to as the Free Sale Areas.

III. Annexure II

- a. I have been provided with a copy of Annexure II read with a letter from Deputy Collector (Enc/Rem) Chembur dated 05.07.2011 bearing No. उपजि/अति/निष्का/चे बूशी -४८९/०६/११ along-with Supplementary Annexure -II dated 29.05.2014

bearing No. उपजि/अति/निष्का/चे म्बुकाखि. प्र. क्र. २/२०१४, dated 18.11.2015 bearing No. उपजि/अति/निष्का/चे म्बुजोडपत्र ३ व ४/कावि/२०१५ and dated 31.08.2016 bearing No. उपजि/अति/निष्का/चे म्बुजोडपत्र ३ व ४/कावि-४०९/२०१६ in respect of Society herein, thereby stating that there are 378 structures on the land occupied by Society, and out of which 250 structures are eligible for getting alternate accommodation as on date and subject to revision from time to time by the Competent Authority.

IV. Annexure III

I have been provided with a copy of Annexure III bearing No. SRA/ACCT/ANNEX-III/CERT/2227/2012/1978 dated 09.08.2012 issued by SRA. in respect of Society, to M/s. Panache Developers Pvt. Ltd. on perusal of the same, I observe as follows:

- (i) the name of the Developer is recorded therein as M/s. Panache Developers Pvt. Ltd.;
- (ii) the status of the Developer's Firm is recorded therein as a Private Limited Company;
- (iii) the name of the Bank and Branch of which bank guarantee furnished is recorded as UNION BANK OF INDIA, Princess Street Branch, Devkaran. Mansion, Shamaldas Gandhi Marg, Mumbai - 400002;

(iv) the date and amount of Bank Guarantee is recorded as B.G.No:31910IGL0008712 dated 08.08.2012 for Rs.64,68,000/-; and


(v) the validity date of the Bank Guarantee is recorded as 07.08.2018.

V. Land Premium

I have been provided two receipts dated 09.08.2012 and 15.10.2016 issued by the SRA confirming receipt of Rs.55,75,236/- and Rs.85,13,164/- respectively as per the CEO, SRA's Order no. SRA/CEO/Bharatratana Dr. B. R. Ambedkar CHS(P)/MW/187/2012 towards "Land Rate Premium" since the land belongs to the State of Maharashtra and in lieu of which M/s. Panache Developers Pvt. Ltd. gets an equitable title in the said Land for constructing and selling in the open market the sanctioned Free Sale Area component.

VI. Intimation of Approval (IOA)

I have been provided with a copy of Intimation of Approval along with the sanctioned plans, bearing No. SRA/ENG/3797/MW/STGL/AP dated 26.10.2016 issued by the Slum Rehabilitation Authority in favour of M/s. Panache Developers Pvt. Ltd.


Jagdish G. Aradwad (Reddy)
B.A., LL.M., D.L.L. & L.W.
Advocate High Court Mumbai
Office: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

VII. Commencement Certificate (CC)

The Commencement Certificates are awaited at the time of issue of this Certificate.

4. REVENUE RECORDS:

7/12 Extract:

I have been provided with a copy of 7/12 extract pertaining to C.T.S. Nos. 61 and 61(C) and on perusal thereof, I observe that the area recorded therein is 41191.8 sq. meters and the name of Government of Maharashtra is recorded in the holders column, but actual Plot area under the present SR Scheme is only 4430.20 sq. meters out of the total land shown in 7/12 extract.

5. PROPERTY REGISTER CARD: (I)

A. I have been provided with a copy of Property Register Card in respect of C.T.S. No.61 (C) (part), and on perusal of the aforesaid Property Register Card, I observe as follows:

- i. The name of the Government of Maharashtra is recorded as Owners.
- ii. The tenure of the land is recorded as 'G' i.e. Government Land.

B. I have also been provided with a copies of Property Register Cards in respect of C.T.S. No.61 (C) 122 to 125, and on

perusal of the aforesaid Property Register Cards, I observe as follows:

- i. The name of the Government of Maharashtra is recorded as Owners.
- ii. The tenure of the land is recorded as 'G' i.e. Government Land.

The total area of the said Land mentioned in A and B herein above is recorded as admeasuring 4430.20 sq. meters only.


6. SEARCHES:

- i. I have caused searches in the concerned offices of Sub-Registrar of Assurances through Mr. Chandrakant More, who has furnished to me Search Report dated 14.05.2016 in respect of the said Property.

7. PUBLIC NOTICE:

To investigate the title of the Company and the Firm in respect of the said Property, I had issued Public Notice on 29.12.2016 in the two newspapers "The Free Press Journal" in English and "Nav Shakti" in Marathi, both in the Mumbai Edition, for inviting claims in respect of the said Property. I have till date not received a single objection pursuant to the said public notice published by me in respect of the said Property.

8. CONCLUSION:

Accordingly subject to what is stated herein-above, relying upon the efficacy of the documents, permissions and 

sanctions referred to herein-above and subject to the above objections and replies thereto and further due compliance of the terms and conditions of the LOI. Revised LOI, IOA and the provisions of Maharashtra Slum Areas (IC&R) Act, 1971, the provisions of MRTP Act, 1966 as well as the provisions of Amended Development Control Regulations 33(10) that are required to be performed by M/s. Panache Developers Pvt. Ltd. from time to time, in my opinion M/s. Panache Developers Pvt. Ltd. has a free and marketable title for sale of "Free Sale Areas" permitted to be constructed as above over the said land, bearing CTS No. 61/C (Part), 61C/122 to 125 of village Chembur, Taluka - Kurla, at Eastern Express Highway, Vasanttrao Naik Mahamarg, Chembur, Mumbai - 400071.

9. GENERAL:


1. This Report is issued solely on the basis of the documents provided by M/s. Panache Developers Pvt. Ltd. as mentioned above.
2. For the purpose of this Report, I have assumed:
 - (i) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to me as certified or photocopies.
 - (ii) That there have been no amendments or changes to the documents examined by me.



Jagdish G. Aradwad (Reddy)
B.A., LL.M., D.L.L. & L.W.
Advocate, High Court, Mumbai
Office No. 102, First Floor, Aradwad Chambers
Aadhy Karam, Karam Market, Aradwad Center,
Next to Burma Bazaar, Fort, Mumbai - 400 001
Telephone No. 2-9265607

- (iii) The accuracy and completeness of all the factual representations made in the documents.
3. Unless specifically stated otherwise, I have not carried out any searches in any courts and save as stated above have presumed that there is no pending litigation, proceedings, enquiry, etc. before any court of law, tribunal, etc. in respect of the said Property.

Dated this 11th day of July, 2017


Jagdish G. Aradwad (Reddy)
Advocate
Bombay High Court



No. BT-1/NOC/MUM/12/NOCAS/235

Date : 15.02.2013

To
M/s P.S. Chamankar & Associates
A/702, 7th Floor, Krishna Galaxy,
Datta Mandir Road,
Near Vakoja Bridge,
Santaeruz(East),
Mumbai - 400 055.

Subject: Issue of NOCAS ID No. SNCI/WEST/0/100412/009

1. Please refer to your letter No. NIL dated 13.02.2013 on the subject mentioned above.
2. This office has no objection to the reconstruction of the proposed building structure chimera by M/s Parache Developers Pvt. Ltd., Mumbai, here in after referred to as the applicant at location CTS No. 51, 51/1 to 151 of Village Chemiton, Mumbai (72 53 39.57 - 19 3 47.59, 72 53 37.78 - 19 3 46.17, 72 53 39.55 - 19 3 44.27, 72 53 41.51 - 19 3 45.57) to height 51.57 Mts ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed 4.61 Mts (See Elevation of 51.57 Mts. Height of the structure i.e. 56.28 Mts. ABOVE MEAN SEA LEVEL).
3. This no objection certificate is being issued on the express understanding that the site elevation reduced level (height above mean sea level) viz. 4.61 M, relative location of the proposed area, Bldg / Structure & its distance and bearings from the ARP (Runway ends) as tendered by the applicant are correct, if however, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part of thereof in respect of which this NOC is being issued will have to be demolished at the cost as may be directed by the Airport Authority of India. The applicant/s are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.
4. The issue of the "NOC" is further subject to the provisions of Section 9-A of the India Airport Act, 1954 and those of any notifications issued thereunder to all time in force and under which the applicant may be called upon by the Airport Authority of India to demolish or alter in any part the structure of the proposed building (see para 2).
5. No industry, cinema, lightning, industries, or other, Mumbai, Government or other establishments of whatever kind shall be permitted to be erected in the area indicated in para 2.
6. The above conditions shall be subject to the conditions of the structure of the proposed building.

The certificate is valid for a period of 5 years from the date of its issue. If the building / structure / chimney is not constructed or completed within the above mentioned period of 5 years he will be required to obtain a fresh No Objection Certificate from the Chairman, Airports Authority of India and on the date of completion of Building / Structure / Chimney should be intimated to the AAI and on

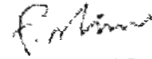
8. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights which by reason of its intensity, the site at any time during or after the construction of the building.
9. The Applicant will not complain / claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport. Day & Night markings with secondary power supply may be provided as per ICAO standards.

"NOC FOR HEIGHT CLEARANCE ONLY"

This certificate is issued with the approval of competent authorities.

AGL - 51.67 (Five One Deci Six Seven)
RL - 4.61 (Four Deci Six One)
AMSL - 56.28 (Five Six Deci Two Eight)

Your's faithfully,


(Pradeep Minz)
DGM (ATM/NOC),WR
For GM (Aero), WR

Copy to

- 1) The Executive Director(ATM),AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003
- 2) The President, Mumbai International Airport Pvt. Ltd. CSI Airport, 1st Floor, Terminal - 1B, Santacruz (E), Mumbai -400099.
- 3) महापुरुष अभियंता, उमानाथ प्रसाद सर्वज्ञान विद्यालय पूर्व उपनगर क्षेत्र कार्यालय, सीमरी मन्डल, राउत जेमसी के पास
पेपर मिल कंपाउंड ; ताल बहादुर साहनी मार्ग, विन्डोली (प), मुंबई ४००
- 4) The Asstt General Manager(Vigilance)
- 5) Guard File

NOTE: Site is examined only w.r.t. Civil Aviation Aerodrome Mentioned in S.O. 84 (E)

भारतीय विमानपत्तन प्राधिकरण
पश्चिमी क्षेत्र मुख्यालय



AIRPORTS AUTHORITY OF INDIA
WESTERN REGION MUMBAI

संख्या : बीटी- 1/एन.ओ.सी.सी./सीएस/मुं/12/नोकास/235 /1126 दिनांक : 10/01/2013

सेवा में,

M/s P S Chamankar & Associates
A/702, 7th Floor, Krishna Galaxy,
Datta Mandir Road, Near Vakola Bridge,
Santacruz(East),
Mumbai - 400 055

विषय : C.T.S No 61, 61/1 to 151 of Village Chembur, Mumbai.

एरॉड पर प्रस्तावित भवन निर्माण हेतु अनापत्ति प्रमाणपत्र किया जारी किया जाना।

सहोदय

उपरोक्त विषय पर दृष्टया अपने दिनांक 19/10/2012 के पत्र संख्या ----- का संदर्भ लेखें।

आपके प्रस्ताव के संदर्भ में कहना है कि नियमानुसार यह कार्यालय केवल * 56.28 मीटर ए. एम. एस. एल. कि ऊंचाई का अनापत्ति प्रमाणपत्र जारी कर सकता है।

अतः आपको सुझाव दिया जाता है कि आप संशोधित सेक्शन प्लान, तथा * 56.28 मीटर ए. एम. एस. एल. के लिए रु. 10/- के स्टैम्प पेपर पर संशोधित ऊंचाई की अंडर - टेकिंग प्रस्तुत करें।

संशोधित अंडर टेकिंग / सेक्शन प्लान 90 दिनों के अंदर इस कार्यालय में प्रस्तुत करने का कष्ट करें।

• यह अनापत्ति प्रमाणपत्र नहीं है। This is not a NOC.

- * 51.67 मी. ए. जी. एल.
- 52.81 मी. आर.एल.
- 56.28 मी. ए.एम.एस.एल.

Manjari
10/01/13

(Manjari D. Dhar)

Asst General Manager (ATC/NOC)
FOR GENERAL MANAGER(AERO)W.R.

Mr. Aljay S. A. Director - MS Dhule Development PWD
 B-8 P. O. Dhule, Maharashtra - 431005
 Serial No. 117/MS Dhule PWD

20/08/2018
 11/08/2018

No Objection Certificate for Height Clearance

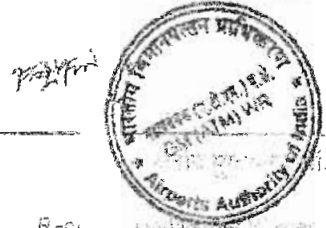
1. This NOC is issued by Airport Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of AAI Act of India (Ministry of Civil Aviation) (No. 158/75) (dated 30th Sep. 2015) for Safe and Regular Aircraft Operations.
2. This NOC has no objection on the construction of the proposed structure as per the following details:

App. No.	SNL/AAI/ST/B/092418/336861 ✓
Applicant Name	Mr. Vilas Sawant
Site Add.	C.T.S.No.61 (pt) of Village Chembur,Shirgaon, Nigadi at Highway, Chembur, Mumbai, Maharashtra
Site Co-ordinates	72° 57' 38.59-19° 03' 45.06, 72° 53' 39.34-19° 03' 46.15, 72° 53' 39.45-19° 03' 46.01, 72° 53' 39.80-19° 03' 44.72, 72° 53' 40.06-19° 03' 44.52, 72° 53' 40.23-19° 03' 47.41, 72° 53' 40.72-19° 07' 47.02, 72° 53' 41.26-19° 03' 46.75, 72° 53' 45' 75.09-19° 46.74, 72° 53' 47.07-19° 03' 45.88
Site Elevation in meters Above Mean Sea Level (AMSL)	5.86 M ✓
Permissible Top Elevation in meters Above Mean Sea Level (AMSL)	57.13 M (Restricted) ✓

*As per details of applicant

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

- a. Permissible Top Elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. Applicant bears the responsibility for a thorough and correctness of the site coordinates & site elevation provided by the applicant. If it is established that the actual site coordinates & Top Elevation of OC will stand null and void and action will be taken as per law. The officer in charge of the aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.
- b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and shown in ANNEXURE I Applicant should ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, the applicant shall be requested for the cancellation of the NOC.
- c. Applicant or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that all terms & conditions are complied with.
- d. The Structure height (including any super-structure) shall be calculated by subtracting the Site Elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- e. The structure shall conform to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any amendments issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.



Regd. Office: 117/MS Dhule PWD, B-8 P. O. Dhule, Maharashtra - 431005. Phone: 020-24270600. Fax: 020-24270600.



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

f. No radio (V) antenna, lighting devices, staircase, Manifee, Overhead water tank and attachments or fixtures of any kind shall be project above the Permissible Top Elevation of 57.13 M (Restricted) (AMSL) as indicated in para 2.

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

h. The certificate is valid for a period of 5 years from the date of its issue. One time re-validation without assessment may be allowed, provided constructor work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and no delay is due to circumstances which are beyond the control of the developer.

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

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

k. Day time and night lighting with secondary power supply shall be provided as per the guidelines specified in Annexure 1, Part I of Civil Aviation Requirement Series 3 Part I Section 4 available on DGCA India website: www.dgca.nic.in

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

m. This NOC has been issued with the Civil Airports. Applicant needs to seek separate NOC from Defence if the site is within their jurisdiction. Applicant may need to seek clearance from state Govt. as applicable, for sites which lies within jurisdiction of airport security zone as is defined in Rule 173 of CoRTO (e).

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

o. In case of any dispute with site elevation and/or AGL the higher top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: WEST

Address: General Manager, Airports Authority of India, Regional Headquarters, Western Region
Opp. Praxivada, Sakinaka Road, Vile Parle (E) MUMBAI-400099

Email ID: noc.w@aaiaero.com

Contact No: 022-28200656



30/10/18
मोसाट, एन. / MOOSAT, E.
General Manager (ATM), Western Region
आय. विमानपत्तन प्राधिकरण, मुंबई (प.प.) क्षेत्र

Name / Designation / स्थिति / पद / धारा	
Prepared By	30/10/18
Verified By	30/10/18

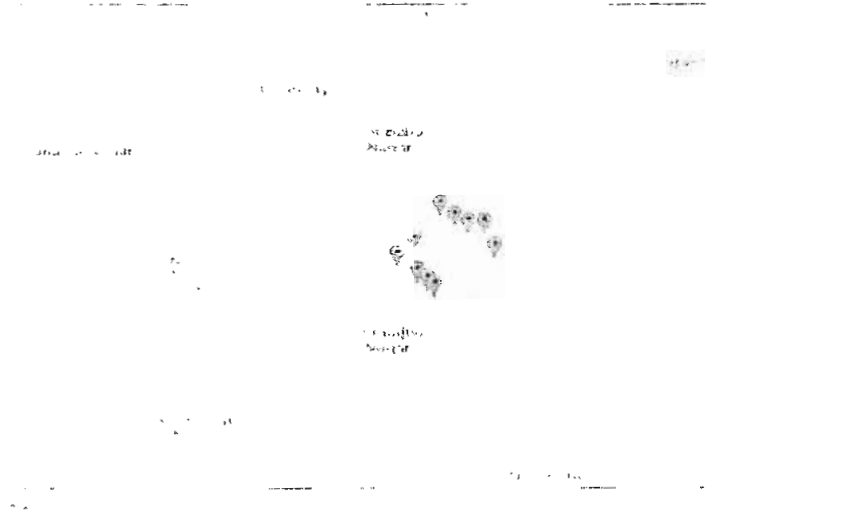
वीर कल्याण चौक, मुंबई
मार्ग: इन्टरनेट मध्ये एअरपोर्ट कॉन्सल्ट, प्रमुख कार्यालय
मार्ग: 400099 मुंबई (प.प.) क्षेत्र 022-28300006

Region: Headquarters, Western Region, Eastern Region, Western Region, New Airport Colony, Opposite Hanuman Temple, Vile Parle (E) Mumbai-400099 Tel. No. 022-28300006

Distance From Nearest Airport, Auro Binding

Property No.	Distance (Meters) from Nearest ARP	Distance (Meters) from Nearest Airport
1	117.48	117.48
2	117.48	117.48
3	117.48	117.48
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5	117.48	117.48
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99	117.48	117.48
100	117.48	117.48

Street view



Satellite View



MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI FIRE BRIGADE

No.: *FB/HR/ES/518/17*

Date: *21/11/17*

SUB: Revised N.O.C. stipulating fire protection and firefighting requirements for the amendment to the proposed construction of High Rise Residential Composite Building in S.R. Scheme u/s. 33(10) on plot bearing CTS No. 61C(pt), 61C/122 to 125 of village Chembur, at Eastern Express Highway, Chembur, Mumbai-71.

REF: i) Letter from M/s Aakar, Architects u/r no. AKR/5082/2017, dated- Nil

ii) M.F.B. No. HR/RV/77 dated 24/08/2017

iii) Rejection letter sent to Architect on 29/08/2017.

iv) Scrutinized plans received on 21/11/2017.

E.E.(S.R.A.)

In this case please refer to the NOC issued by this office vide No. FB/HR/ES/518 dated-15/03/2012, for the proposed construction of high rise residential composite building is having ground & 17 upper floors with total height of 52.65mtrs. from general ground level up to terrace level, as per the plans proposed by then Architect P.S. Chamankar.

Now, developer M/s. Panache Developers Pvt. Ltd. has discontinued the services of Architect P.S. Chamankar & appointed new Architect M/s. Aakar.

Now, newly appointed Architect has proposed the changes the entire planning of the building & submitted revised plans for approval. As per the plans submitted Architect has proposed to construct high rise residential building comprising of five wings designated as Wing 'A', 'B', 'C', 'D' & 'E'. Where Rehab Building No.1 is comprising of wing 'C', 'D' & 'E' & Sale Building No.2 comprising of wing 'A' & 'B'. All wings are having common single basement (-4.20mtrs.) for three tier pit type stack parking & services. Thereafter Wings 'A' & 'B' is having ground floor partly on stilt for pit type stack parking, society office & part ground floor for residential flats, meter room & pump room panel etc. + 1st to 15th upper residential floors with a total height of 47.85mtrs. from general ground level up to terrace level. Wing 'C', 'D' & 'E' are having part stilt for D.G. Set & part ground floor for welfare centre, society office, Baiwadi, double height assembly hall & residential purpose + 1st to 16th upper residential floors with a total height of 50.00mtrs. from general ground level up to terrace level. Wing 'C', 'D' & 'E' are interconnected to each other at each floor level from varying from 1.50mtrs to 1.80mtrs. wide common corridor as shown on plans.

Single Basement (-4.20mtrs. level)

Architect has proposed single basements common for all wings used for pit type stack car parking accessible by 6.00mtrs. wide two way ramp. Basement will also be used for services. Natural ventilation to the basement is provided through cut outs & ventilation shafts. In addition mechanical ventilation shall also be provide.

Signature
20/11/17

Signature
21/11/17

The floor-wise user of the building is as under.

Floors	Users				
	Sale Building No.2		Rehab Building No.1		
	Wing 'A'	Wing 'B'	Wing 'C'	Wing 'D'	Wing 'E'
Basement (-4.20mtrs.)	Pit type stack car parking accessible by 6.00mtrs. wide two way ramp + STP + Fan room + 02nos. of electric meter rooms + 02nos. of pump rooms + U G fire fighting tanks for Wing C,D,E & Wing A,B + Domestic tank + Flushing Tank				
Ground floor	Pit type stack parking + society office + D.G. set + 05nos. of flats + space for D.G. set + 2 nos. of wall mounted fire alarm panel + meter room & pump room panel + electric substation in open to sky area (near wing 'B')		03nos. of welfare centers + 03nos. of Balwadi + 02nos. of society offices + 01no. of double height assembly hall + 05nos. of shops + 05nos. of flats + D.G. set room wall 3 nos. of mounted fire panel + pump panel.		
1 st floor	05nos. of flats	Fitness center + swimming pool	05nos. of flats	Void for assembly hall + 17nos. of flats	
2 nd to 7 th & 9 th to 14 th floors	07nos. of flats on each floor		07nos. of flats on each floor		19nos. of flats on each floor
8 th floor	04nos. of flats + refuge area	Common Refuge area	04nos. of flats + refuge area	15nos. of flats + Joint Refuge area	
15 th floor	07nos. of flats		17nos. of flats + Joint Refuge area		
16 th floor	Terrace		19nos. of flats		

Note- Proposed covered swimming pool at 1st floor of Wing 'A' & 'B'

THE DETAILS OF STAIRCASE & LIFT :

Wings	Staircase description	Width of staircase	Nos. of staircase	Open / Enclosed
Wing 'A'	Leading from basement to terrace floor	1.50 mtrs	01 No.	Enclosed
Wing 'B'	Leading from basement to terrace floor	1.50 mtrs	01 No.	Enclosed
Wing 'C', 'D' & 'E'	Leading from basement to terrace floor	1.50 mtrs	Total 03 Nos.	Enclosed

The proposed staircase of each wing as shown in plans is enclosed type and is externally located & adequately ventilated to outside air above ground level with smoke check lobby at basement & cut off lobby for entry to basement as shown on plan. Architect has proposed varying from 1.50mtrs to 1.80mtrs. wide common corridor at each floor connecting all staircases of Wings 'C', 'D' & 'E'.

Wings	Lifts Type	Profile	Nos. of lifts
Wing 'A'	Passenger lifts	Leading from basement to top floor	04 Nos.
Wing 'B'	Passenger lifts	Leading from basement to top floor	04 Nos.
Wing 'C', 'D' & 'E'	Passenger lifts	Leading from ground to top floor	Total 04 Nos.

One of the lift from Wing 'A' & 'B' and two lifts from different lift banks of Wing 'C', 'D' & 'E' shall be converted into fire lift as per norms. The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

THE DETAILS OF RAMPS :

No. of ramps	Width	Details
01	6.00 mtrs wide two way ramp	Leading from Ground floor to basement

REFUGE AREA:

Wings	Refuge floor	Refuge area in sq. mtrs.		At the height from ground in mtrs.
		Required	Provided	
Wing 'A'	8 th floor	Total 237.48	237.48	133.80sq.mtrs.
Wing 'B'		(common for Wing 'A' & 'B')	169.76sq.mtrs. (common for Wing 'A' & 'B')	
Wing 'C', 'D', 'E'	8 th floor	143.81	151.96	24.35
Wing 'C', 'D' & 'E'	15 th floor	47.60	60.20	44.30

In addition to that, terrace of each wing shall be treated as refuge area.
If refuge area above 1% shall be counted in F.S.I.

OPEN SPACE:

The site abuts on 9.00mtrs. wide Existing Service Road on South side.

Open spaces all around the building are as under;

Directions	From building line to plot boundary	
	Sale Building No.2 i.e. Wing 'A' & 'B'	Rehab Building No.1 i.e. Wing 'C', 'D' & 'E'
North	6.32mtrs. to 14.00mtrs. joint open space between Wing 'A', 'B' and Wing 'C', 'D', 'E' without compound wall	3.35mtrs. to 3.62mtrs.
South	7.88mtrs. to 8.52mtrs. + 9.00mtrs. wide Existing Road	6.32mtrs. to 14.00mtrs. joint open space between Wing 'A', 'B' and Wing 'C', 'D', 'E' without compound wall
West	7.15mtrs. to 7.78mtrs.	3.60mtrs. to 3.66mtrs.
East	6.54mtrs. up to substation to 7.59mtrs.	6.34mtrs. to 7.60mtrs.

The proposal has been considered favorably in view of the facts that:

- i) N.O.C. for the proposal was already issued u/r. no. PB/HR/ES/518 dated-15/03/2012.
- ii) Automatic sprinkler system shall be provided in entire building including in each flat at each floor level of each wing, in lift lobbies & common corridor at each floor level of each wing, each shop, each society office, Balwadi, welfare center, fitness center as well as car parking area at stilt on ground connecting every car & entire basement including ramp.
- iii) Double line sprinkler system/Water spray projector system shall be provided in entire stack car parking area in basement.
- iv) Automatic smoke detection system shall be provided in each shop, each society office, balwadi, welfare center, each fitness centre, electric meter room, lift machine room & in electric shaft at every floor level with response indicator.
- v) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future

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In view of above, as far as this department is concerned, there is no objection from fire safety point of view for the proposed construction of high rise residential building comprising of five wings designated as Wing 'A', 'B', 'C', 'D' & 'E'. All wings are having common single basement (-4.30mtrs.) for three tier pit type stack parking & services. Thereafter Wings 'A' & 'B' is having ground floor part still & part ground floor + 1st to 15th upper residential floors with a total height of 47.85mtrs. from general ground level up to terrace level. And Wing 'C', 'D' & 'E' are having part still & part ground floor + 1st to 16th upper residential floors with a total height of 50.00mtrs. from general ground level upto terrace level. Wing 'C', 'D' & 'E' are interconnected to each other at each floor level through 1.80mtrs. wide common corridor, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements:

1. All the fire safety measures stipulated earlier vide N.O.C. u/r. no. FB/HR/ES/518 dated-15/03/2012 shall be treated as cancelled

2. ACCESS:

- i) All access & fire tender access should be free of encumbrances.
- ii) Courtyards shall be flushed with the road levels.
- iii) There shall be no compound wall towards road side, however removable chain link or sliding gates shall be provided.
- iv) There is no compound wall in between Wing 'A', 'B' & Wing 'C', 'D', 'E'

3. ACCESS RAMP:

- i) The Access Ramp as shown in enclosed plan provided entry at the ground level.
- ii) The gradient of ramp shall not be steeper than 1:10.

4. PROTECTION TO STRUCTURAL STEEL:

- i) All the structural steel members i.e. columns, beams etc., shall be protected with the 02 hours fire resisting materials and methods as stipulated under IS 1942-1960 as application for residential building.
- ii) A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer as the time of application for occupying the building.

5. COURTYARDS/OPEN SPACES

- a. The entire open spaces shall be sufficiently hardened to bear the weight of fire engine weighing each with a point load of 10 kgs/sq. cm.
- b. All the courtyards shall be in one plane and mandatory open space shall be clear of any obstructions including tree.
- c. Courtyards around the building shall be maintained free from encumbrances / encroachments.

6. STAIRCASE: (for each wing)

- a. The flight width of staircases shall be maintained as shown in the enclosed plans.
- b. The layout of staircases shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self closing door (45 mm. thickness) placed in the enclosed wall of the staircase.
- c. Externally located staircases adequately ventilated to outside air.
- d. Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.
- e. No combustible material shall be kept or stored in staircase / passage.

7. CORRIDOR / LIFT LOBBY : (for each wing)

- i) Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan.
- ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- iii) Self glowing/fluorescent exit signs in green color shall be provided showing the means of escape for entire building.
- iv) Portable lights / Insta lights shall be provided at strategic locations in the staircase and lift lobby.

8. STAIRCASE AND CORRIDOR LIGHTINGS: (for each wing)

- i) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- ii) Staircase and corridor lighting shall also be connected to alternate supply
- iii) Double throw switches should be installed to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand by-supply.
- iv) Emergency lights shall be provided in the staircases/corridors

9. FLAT ENTRANCE , KITCHEN DOORS, ENTRANCE OF EACH OCCUPANCY & EXIT / ENTRANCE STAIRCASE: (for each wing)

- i) Entrance of each occupancy, flat entrance and kitchen doors shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.)
- ii) The fire resistance rating for staircase P.R.D., Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.

10. ELECTRIC CABLE DUCTS, SERVICES & METER ROOM : (for each wing)

- i) Electric cable ducts shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Inspection doors for ducts shall have two hours fire resistance.
- iii) Electric ducts shall be sealed at each floor level with non combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric ducts.
- iv) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- v) Electric meter room shall be provided at location marked on the plan. It shall be adequately ventilated & easily accessible.
- vi) Low and medium voltage wiring running in ducts and in false ceiling should run in separate conduits;
- vii) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred.
- viii) Preferably bus bar system shall be installed from ground to all upper floors main supply.
- ix) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
- x) Automatic smoke detector system shall be provided in each electric ducts on each floor along with response indicator which shall be connected to main control panel board on ground floor level and each floor level.
- xi) Master switches controlling essential service circuits shall be clearly labeled.

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11. **FALSE CEILING (if provided): (for each wing)**
False ceiling if provided in the building shall be of non combustible material. Similarly, the suspenders of the false ceiling shall be of non combustible materials.
12. **MATERIALS FOR INTERIOR DECORATION/FURNISHING: (for each wing)**
The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.
13. **LIFTS:**
- A. PASSENGER LIFT : (for each wing)**
- i) Walls enclosing lift shaft shall have a fire resistance of not less than two hour.
 - ii) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
 - iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
 - iv) Fire lift shown in the plan shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.
 - v) Threshold of non combustible material shall be provided at the entrance of each landing door.
- B. FIRE LIFT: (for each wing)**
- i) Walls enclosing lift shafts shall have two hours fire resistance.
 - ii) The shafts shall have permanent vent equal 0.2 sq.mtr. clear area under the Lift Machine room.
 - iii) Landing doors and lift car doors shall be of steel shuttered type with one hour fire resistance. No collapsible shutters shall be provided.
 - iv) To enable fire services personnel to reach the upper floor with the minimum delay, one fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and the directly accessible to every dwelling of each floor.
 - v) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. It shall have loading capacity of not less than 545 k.g. (8 persons lift) with automatic closing doors.
 - vi) There shall be an alternate electric supply of an adequate capacity apart from the normal electric supply the building and the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
 - vii) The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
 - viii) The words 'Fire lift' shall be conspicuously displayed in florescent paint on the lift landing door at each floor level & Threshold of non combustible material shall be provided at the entrance of each landing door.
14. **CAR PARKING:**
- i) Car parking shall be permitted in the designated area.
 - ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
 - iii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
 - iv) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.

- v) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas
- vi) The driveway shall be properly marked & maintained unobstructed
- vii) The Automatic Sprinkler system provided to the entire car parking area

A) STACKED CAR PARKING : (Three tier with one in pit)

- i) Structural design The SA-FAMCP shall be constructed of structural steel construction.
- ii) Vertical deck separation For SA-FAMCP having multi-car parking level vertical separation between the upper & lower decks by using the non-perforated and non-combustible materials. (structural steel plate) shall be provided. This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- iii) Elements of the stacked car parking structure shall have 1 hr. fire resistance.
- iv) Each car parking deck shall have 1 hr. fire resistance.
- v) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- vi) The parking system is to be ceased during the maintenance operation
- vii) Stack car parking shall be protected with sprinkler system.

15. BASEMENT: (-4.20mtrs.)

- i) Basement shall be adequately ventilated. Vents with cross sectional area (Aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and outlets may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level shall have to be laid. Stall boards and pavement lights should be in position easily accessible to the fire Brigade personal and rescue teams and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.
- ii) The basement shall be used for designated purpose only as shown in the plan.
- iii) The basement shall be provided with natural ventilations through the ventilators, open cut outs as shown in the plan.
- iv) The staircase of the basement shall be of enclosed type and entry to basement areas shall be through two hours fire resistance self-closing door provided in the enclosed wall of the staircase and through smoke check / cut off lobby. The smoke check / cut off lobby shall be mechanically pressurized.
- v) 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
- vi) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- vii) Exhaust duct shall be provided to draw out exhaust at ground level of the basement
- viii) Suitable signages shall be provided in the basement showing exit direction, way to exits etc
- ix) Automatic sprinkler system shall be provided in entire basement including ramp & double line sprinkler system/water spray projector system shall be provided in pit type stack car parking area. This system shall be installed as per the standard laid down by T.A.C. and relevant I.S. specifications
- x) Smoke check lobby, staircases, common passages & escape routes of the entire building shall be painted with fire retardant paint
- xi) One Dry Chemical Powder fire extinguisher ABC type of 06 kgs. capacity each shall be kept for every 100 sq. mtrs. area in basement

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- xii) Staircase and lift lobby shall have illuminated by inverter operated exits signs with IP 54 enclosure. Luminance of the signages shall be such that they are visible from a distance of 12 to 16 meters.
- xiii) The staircase of the basement & the associated lift lobbies shall be pressurized in the event of fire. The pressure in this enclosed staircase and enclosed lift lobbies shall be maintained not less than 5mm. W.G. & 2.5 mm W.G. for lift lobbies.
- xiv) CO Detector with audible alarm system shall be provided in entire basement areas and the circuit of the same shall be given / connected to mechanical ventilation system to start automatically on actuation of CO detector and the other detectors provided in the basement.
- xv) Ventilation system shall start automatically on actuation of detector provided in the basement area.
- xvi) Exhaust duct, mechanical ventilation duct should not pass through exit or entry.
- xvii) The basement beyond building line shall be paved, suitably to bear the load of fire engines weighing upto 48 m. tones each with point load of 10 kgs./sq. cms.
- xviii) Basement area if applicable shall be divided in compartments as per NEC regulations.

16. **FIRE FIGHTING REQUIREMENTS**

- a) **Under Ground Water Storage Tank: [Separate for Wings 'A', 'B' & Wings 'C', 'D', 'E']**
Two separate underground water storage tanks each of 1,50,000 liters capacity shall be provided, as per the design specified in the rules with baffle wall and fire brigade collecting breaching. The layout of which shall be got approved from H.E.'s department prior to erection. The tank shall be connected to sprinkler system.
- b) **Overhead Water Storage Tank: (for each wing)**
A tank of 30,000 liters capacity shall be provided on staircase shaft at the terrace level, the layout of which shall be got approved from H. E.'s departments prior to erection. The tank shall be connected to wet risers through a booster pump through a non return valve gate valve.
- c) **Wet- riser cum down comer: (for each wing)**
Wet riser cum down comer of internal dia. of 15 cms. of G.I. 'C' Class pipe shall be provided in the duct adjoining the each staircase with double hydrant outlet & hose reel at each floor in such a way as not to reduce the width of the common corridor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms. A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service to the wet riser. Wet riser shall be extended from basement to terrace / top floor level.
- d) **Fire Service Inlet :**
 - i) A fire service inlet on the external face of the each building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service to (a) The wet riser (b) Sprinkler system & (c) Water spray projector system
 - ii) Breaching connection inlet shall be provided to refill U.G. tank.
 - iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- e) **Automatic Sprinkler System: (for each wing)**
Automatic sprinkler system shall be provided in entire building including in each flat at each floor level of each wing, in lift lobbies & common corridor at each floor level of each wing, each shop, each society office, Balwadi, welfare center, fitness center as well as in car parking area at stilt on ground connecting every car & entire basement, as per the standards laid down by T.A.C. or relevant I.S. specifications.
- f) **Automatic Smoke Detection System : [for each wing]**

Automatic smoke detection system shall be provided in each shop, each society office, balwadi, welfare center, fitness centre, electric meter room, lift machine room & in electric shaft at every floor level with response indicator; same should be connected to main control panel on ground floor level, as per IS specification. BGM detector shall be installed in double height assembly hall.

g) **Water spray projector system:**

Water spray projector system shall be provided in the stack car parking area in basement as per the standard laid down by I.A.C. or relevant I.S. specification.

h) **Fire pump, Booster pump, Sprinkler pump & Jockey pump: (Separate for Wings 'A', 'B' & Wings 'C', 'D', 'E')**

- i) Wet-riser cum down comer shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant.
- ii) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs./ sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.
- iii) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- iv) Electric supply (normal) to these pumps shall be independent circuit.
- v) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on each floor at prominent place.
- vi) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- vii) All above pumps should be surface mounted or vertical turbine type (submersible pump not permitted) pump along with adequate size of pump room.

i) **External Hydrants:**

Courtyard hydrants shall be provided at distance of 30.00 mtrs each within the confines of the site of the wet riser-cum-down comer. Hose box with two non percolating ISI marked hoses (length not less than 15 mtrs) & branch shall be equally distributed on ground floor as well as on each floor of each wing near the hydrant outlet.

ii) **Alternate source of power supply:**

An alternate source of L. V./H. V. supply from a separate sub-station or D.G. Set with appropriate change over switch shall be provided for fire pump, fire lift staircase, corridor lighting circuits, sprinkler pump, jockey pump, and fire alarm system, detector systems, etc. It shall be housed in a separate cabin.

iii) **Portable fire extinguishers :**

- a. Dry chemical powder type fire extinguisher of 06 kgs. capacity having I.S.I. certification mark and two bucket filled with dry clean sand shall be kept at the entrance of electric meter room as well as in lift machine room.
- b. Dry chemical powder type fire extinguishers of 06 kgs capacity having I.S.I. certification mark and four bucket filled with dry clean sand shall be kept for every 100 sq. mtr. area of parking at silt on ground floor.
- c. Dry chemical powder type fire extinguisher of 06 kgs. capacity having I.S.I. certification mark shall be kept on each floor level of each wing at prominent place & refuge area.
- d. Dry Chemical Powder fire extinguisher ABC type of 06 kgs capacity each shall be kept for every 100 sq. mtrs. area in basement.

17. **PUBLIC ADDRESS SYSTEM: (for each wing)**

The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor area.

18. **FIRE ALARM SYSTEM: (for each wing)**





The building shall be provided with manual fire alarm system with main control panel at ground floor level and pull-boxes and hooters at each upper floor level. The layout of fire alarm system shall be in accordance with U.S. specification.

19. **SIGNAGES: [for each wing]**

Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape for each wing.

20. **TRAINED OCCUPIERS:**

Occupiers of the building shall be trained Fire prevention and to extinguish fire in initial stage, supervision on Maintenance of fix fire fighting system & portable extinguishers, Mock evacuation drills etc.

21. **PANEL BOARD OF FIREFIGHTING SYSTEM:**

Fire alarm system, public address system, alternate supply, etc. panels shall be installed on ground floor at the location shown in the plans & which shall be manned 24 hrs.

22. **FIRE DRILL/EVACUATION DRILLS / PLAN: -**

Fire Drills and evacuation drills shall be conducted regularly and log of the same shall be maintained.

23. **ELECTRIC SUB-STATION (DRY TYPE) : (IF PROVIDED)**

- a) Only dry type substation/transformers shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act/Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material.
- d) Automatic built-in circuit breakers shall be provided in the substation/transformer.
- e) The door of the sub-station shall be of two hours fire resistance.
- f) The capacity of the sub-station shall be as per service provider's requirement.
- g) All parts of switch gear and transformer are to be examined frequently and carefully for signs of overheating, tracking etc.
- h) The substation/transformer area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- i) Ventilation shall be provided at the ceiling level.
- j) H.V./L.V. cable ducts shall be as per Indian Electricity Rules.
- k) The danger signage on the substation with the electric voltage load.
- l) Two dry chemical power type (Class ABC type) fire extinguishers of 09 kgs. Capacity each with BIS certification mark coupled with four buckets filled with dry clean sand and shall be kept on the sub-station.

24. **REFUGE AREA:**

Refuge area shall be conforming to the following requirements:

- i) Manner of refuge area
 - a) The refuge area shall be so located that it shall preferably face the access road/s or otherwise face the wider open space on the side of the building perpendicular to the main access road.
 - b) The refuge area shall be provided with railing / parapet of 1.20 mtrs.
 - c) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
 - d) The lift/s shall not be permitted to open into the refuge areas.
- ii) Use of refuge area:
 - a) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.

- b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- iii. Facilities to be provided at refuge area:
 - a. An adequate emergency lighting facility shall be provided.
- iv. **Terrace floor as a refuge floor:**
 - a. The necessary facilities such as emergency lighting, drinking water etc. shall be provided.
 - b. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".

Terrace Staircase

The terrace door shall be provided in the following manner.

- A. The top of portion of the doors shall be provided with louvers.
- B. The single latch lock shall be installed from the terrace side at the height of not more than one mtr.
- C. The glass front of 6 inch diameter with the breakable glass shall be provided just above the single latch lock, so as to open the latch in case of an emergency by breaking glass.
- D. The door shall either be fitted with magnetic lock or shall be synchronize with fire detection and alarm system.

25 SWIMMING POOL:

Separate NOC shall be obtained from concerned department & C.F.O.'s department.

Earlier the party has paid the Scrutiny fee of Rs. 2,25,000/- vide Sap. Receipt No. 5485165 dated-14/03/2012 (Sap. Doc. No. 1001106034) on the total built up area of 11250.00sq mtrs. as certified by the Architect.

Now, the party has paid scrutiny fee of Rs. 11,55,300/- vide receipt No 5274340 & 341, dated- 01/11/2017 (SAP Doc. No. 1003092279) on the total built up area of 32,100.00 sq mtrs. as certified by the Architect.

However, E.E.(S.R.A.) is requested to verify the total 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.

Note for E.E.S.R.A. & Architect

- i) The firefighting installation shall be carried out by licensed approved agency.
- ii) The area calculation shown in the enclosed plan shall be checked by the E.E.(S.R.A.)
- iii) E.E.(S.R.A.) shall verify the proposal in context with Hon. M.C.'s circulars issued u/n. Ch.E/32545/DP-Gen dated 24/02/2015 & u/no. Ch.E/34194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
- iv) There shall be no tree located in compulsory open spaces, near entry / exit gates as well as the side where refuge area is located.
- v) Necessary permission for any licensable activity shall be obtained from concerned department & M.C.G.M.'s / C.F.O.'s department till then shall not be allowed to use.
- vi) Separate NOC shall be obtained for swimming pool & fitness center from concerned department & M.C.G.M.'s / C.F.O.'s department till then shall not be allowed to use.
- vii) The area size to consult with MEP Consultant for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, electrical duct, etc. to be verified & examine.
- viii) If any matter in this case, violates DCR 1991 then this proposal shall be referred back to this department for issuing fresh NOC.
- ix) This NOC is issued without prejudice to legal matters pending in court of law, if any.

- xi) No any addition/alteration shall be done in the structure of the flats/building without the previous consent of all the concerned/occupier as per the provision of Section 7 of MOFA
- xii) The plans approved along with this N.O.C. are approved from Fire Risk / Fire Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- xiii) This NOC is issued only from Fire Protection & Fire-Fighting requirements point of view & issued on the request letter from Architect. Any authorized or legal matter shall be cleared by Owner/ Occupier/ Developer/Architect etc.
- xiv) The width of abuts road, open spaces mentioned in plans as submitted by the Architect attached herewith. These parameters shall be verified by E.E.(S.R.A.) before granting any permission (I.O.A./C.C./further C.C.) If found any contradictions, the proposal shall be referred back to this Department.
- xv) Architect has proposed cutouts at basement for natural ventilation, not provided natural ventilation as per clause no. 38(9)(v)(a) of DCR 1991 shall be verified by E.E.(S.R.A.)
- xvi) Architect has proposed covered swimming pool within building line at 1st floor of Wings 'A' & 'B'. structural stability of the slab where swimming pool is proposed shall be obtained from structural consultant. Hence, E.E. (S.R.A.) requested to scrutinize the plans in said context & same is subject to approval of C.E.O. (S.R.A.)
- xvii) The refuge area is proposed on the 8th floor of Wing 'A' & 'B' and as per modified DCR next refuge area is to be proposing on 15th floor; however no floor is proposed above 15th floor, hence, terrace above 15th floor shall be treated as refuge area.
- xviii) Due to parking requirement, Architect has proposed pit for stack car parking in the Stilt & basement. Necessary arrangements shall be made for dewatering the water in monsoon

— sd —
Dy. Chief Fire Officer
Mumbai Fire Brigade

Copy to: M/s. Aakar, Architects

SHB
Dy. Chief Fire Officer
Mumbai Fire Brigade
Chitambar
20/11/22



PANACHE DEVELOPERS PVT LTD

Date : 31/01/2024

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

Dear Sir,

Sub. Authority Letter

Ref. REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT:PREMIER BY PANACHE DEVELOPERS PVT LTD

We M/s, PREMIER BY PANACHE DEVELOPERS PVT LTD a Company/Firm, having its registered office at _106 OLIVA APARTMENT CTS NO 325 BEHIND LAKME COMPOUND STATION ROAD GOVANDI MUMBAI 400088 are willing to enter into a Tie arrangement with your Bank for our Project

PREMIER BY PANACHE DEVELOPERS PVT LTD situated at (address) Bearing CTS Nos. 61/C (part) and 61/C (122 to 125) of Village Chembur, Taluka Kurla, in the District and Suburban District of Mumbai, situated near Eastern Express Highway, Mumbai – 400 071.

We Directors of M/s Panache Developers Pvt Ltd are hereby authorizing Mr Sunil T Kukreja to sign and execute the necessary forms and documents on behalf of our company

Yours faithfully,
For PANACHE DEVELOPERS PVT LTD

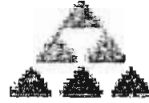
Sunil T Kukreja
Director

Yashraj S Kukreja
Director

Yuvraj S Kukreja
Director

Rhea S Kukreja
Direct

"Laalasis" Plot No. 219, 11th Road, Chembur,
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SLUM REHABILITATION AUTHORITY

No: SRA/ENG/3797/MW/STGL/AP

Date:

05/11/2022

To,
Shri. Jitendra B. Patel
of M/s Aakar Architects & Consultants
Ground floor, Satyanarayan,
Commercial Centre, Dayaldas Road,
Vile Parle, Mumbai- 400 057.

Subject : Amended plans of composite building on plot bearing C.T.S. No. 61/C(pt.), 61C/122 to 125 of village Chembur, at Eastern Express Highway, Chembur, Mumbai - 71. For "Bharatmata Dr. Babasaheb Ambedkar C.H.S. (Ud)"

Ref : Your letter dated 08/12/2022.

Gentleman,

With reference to above, the amended plans submitted by you for Composite building are hereby approved by this office subject to following conditions.

- 1) That all conditions of Letter of Intent issued under SRA/ENG/1508/MW/STGL/LOI dated 13/08/12 & Revised LOI dated 01/10/16 & 20/06/2022 shall be complied with.
- 2) That conditions of IOA under No. SRA/ENG/3797/MW/STGL/AP dttd. 26/10/16 and amended IOA dated 14/07/2022 shall be applicable and should be complied with.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

Executive Engineer

Slum Rehabilitation Authority.

Administrative Building, Anant Kulkarni Marg, Bandra(E), Mumbai- 400051

Tel : 022-26565000/26565001/1879 Fax : 91-22-26565457 Website : www.sra.gov.in E-mail : sra@srainfo.in

The Kapor Co-operative Bank Ltd.
Andheri Branch, 1st Floor, Syndicate
Chambers, 21 Sahar Road, Andheri (E),
Mumbai 400 069

भारत 25816
165527

SPECIAL
ADDRESS IN
MAHARASHTRA
JAN 11 2010



200 250 300 350 400 450 500 550 600 650 700 750 800 850 900 950 1000
15:45

For The Kapor Co-operative Bank Ltd. Authorised Signatory
D-5/STRA...
THE COMPANIES ACT, 1956
COMPANY LIMITED BY SHARES R. 0000200/-PB5505
STAMP DUTY MAHARASHTRA

MEMORANDUM OF ASSOCIATION OF

PANACHE DEVELOPERS PRIVATE LIMITED

- I. The name of the Company is **PANACHE DEVELOPERS PRIVATE LIMITED**
- II. The Registered Office of the Company will be situated in the State of Maharashtra i.e. within the jurisdiction of Registrar of Companies Maharashtra at Mumbai.
- III. The Objects for which the Company is established are :-

(A) **MAIN OBJECTS OF THE COMPANY TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE :**

1. To build, purchase, construct, acquire, take on lease or in exchange in any other lawful manner any area, land, building, structures, apartments, house, flats, rooms, huts, realties, commercial complexes, godowns and other accommodation of all types and to turn the same into account, develop the same, to lease, to let or dispose of the same in full or in part on installment basis, hire purchase basis or by outright sale or by any other mode of disposition and to build township, markets, cinemas, other buildings and to lay out, develop, construct, build, erect, demolish, re-erect, alter repair, re-model or do any other infrastructure work in connection with any building or building scheme, roads, highways, dams, gardens, footpath, docks, sewers, bridges, wells, springs, serials, bours, wharves, ports, airport, subways, reservoirs, godowns, warehouses, embankment, tramways, railways, regulations, reclamations, improvements, sanitary, water, gas, electrical light, telephonic, telegraphic, and power supply works, or any other structural and participate in bids for redevelopment or slum redevelopment projects.

(B) **THE OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE ABOVE MAIN OBJECTS ARE:**

2. To enter into contracts, agreements and arrangements with any other person, firm, company or body corporate for the carrying out by such other person, firm company or body corporate, on behalf of the company of any of the objects for which the Company is formed.
3. To send any Director, employee or other person to any place in India or abroad for the purpose of obtaining training or knowledge in the techniques and methods of running or improving the business of the company.
4. To negotiate and enter into agreements with India or foreign bodies for technical assistance, technical know-how and collaboration in setting up of any of the activities of the company.
5. To open branches, sub-offices, in any state of India or outside India and to appoint agents, sub-agents and brokers to procure business in which this company may be dealing.

6. To take or otherwise acquire and to hold shares, debentures or other securities of any other Company having similar objects
7. To operate business or branch of a business which this Company is authorized to carry on by means, or through the agency of, any subsidiary company or companies, and to enter into any arrangement with such subsidiary company for taking the profits and bearing the losses of business or branch so carried on, or for financing any such subsidiary company or guaranteeing its liabilities, or to make any other arrangement which may seem desirable with reference to any business or branch so carried on including power at any time and either temporarily or permanently to close any such branch or business.
8. To enter into partnership or into any arrangement for sharing profits, amalgamation, union of interest, co-operation, joint venture, reciprocal concession or otherwise or amalgamate with any person or Company carrying on or engaged in, or about to carry on or engage in business or transaction which the Company is authorized to carry on or act on and to take or otherwise acquire share and securities of any such company and to sell, hold, reissue with or without guarantee or otherwise deal with the same.
9. To enter into foreign or Indian technical and/or financial collaboration, partnership or into any arrangement for sharing of profits, union of interest, co-operation, joint venture, reciprocal concession or otherwise with any person, firm, corporation or government or company carrying on, engaged in or about to carry on or engage in business, undertaking or transaction which the Company is authorized to carry on or engage in or business undertaking or transaction which may seem capable of being carried on or conducted so as to directly or indirectly benefit the Company, to guarantee contracts or otherwise assign any such person, firm or company and to take or otherwise acquire and hold shares or securities of any such persons firms or companies, to sell, hold, re-issue with or without guarantee or otherwise deal with the same.
10. To acquire and undertake the whole or any part of the business, property and liabilities of any person, firm or any Company carrying on business which the Company is authorized to carry on or possessed of property suitable for the business of the Company.
11. To purchase, take on lease or otherwise acquire any land, grants, concessions and easement and hereditaments or other properties required for the attainment of the main objects of the Company.
12. To adopt such means of making known the business of the Company as may seem expedient and in particular by advertising in the press, by circulars, by purchase and exhibition of works of art or interests, by publication of books and periodicals and by granting prizes and rewards.
13. To enter into any arrangement with any government or authority that may seem conducive to the attainment of the Company's objects or any of them and to obtain from any such government or authority, any rights, privileges, licenses and concessions which the Company may consider necessary or desirable to obtain and carry out, exercise, use or comply with any such arrangements, rights, privileges or concessions.
14. To pay for any services rendered to the Company or for supply of technical know-how for acquisition of properties by the Company either in the shares of the Company or partly in shares and partly in cash or otherwise.

15. To issue and allot fully or partly paid shares in the capital of the Company in payment or part payment of any real or personal property purchased or otherwise acquired by the Company or any services rendered to the Company.
16. To amalgamate, enter into any partnership or acquire interest in the business of any other Company, person or firm carrying on or engaged in, or about to carry on, engage in business or transaction included in the objects of the Company or enter into any arrangement for sharing profits or for co-operation, or for limiting competition or for sharing mutual assistance with any such person, firm or company or to acquire and to give or accept by way of consideration for any of the acts or things aforesaid or property acquired, any shares, debentures, debenture stock or securities that may be agreed upon, and to hold and retain or sell, mortgage and deal with any shares, debentures, debenture-stock or securities so received.
17. To establish or promote or concur in establishing or promoting any company or companies having similar objects for the purpose of acquiring all or any of the properties, rights and liabilities of the Company and to place or guarantee the placing of, underwrite, subscribe for, or otherwise acquire all or any part of the shares, debentures or other securities of any such other company or companies.
18. To sell, lease, mortgage, hypothecate, transfer, let-out, exchange or otherwise deal with the undertaking of the Company or any property whatever, or any part thereof for such consideration as the Company may think fit and in particular for shares, debentures and other securities of any other companies having objects altogether or in part similar to those of this Company if thought fit to distribute the same among the shareholders of the Company subject to the provisions of the Companies Act, 1956.
19. To lend and advance money, either with or without security and give credit to such persons (including Government) and upon terms and conditions as the company may think fit.
20. To create any depreciation fund, reserve fund, sinking fund, insurance fund or any special or other fund whether for depreciation or for repairs, improving, extending or maintaining any of the property or other assets of the Company or for redemption of debentures or transferable preference shares or for any purpose whatsoever conducive to the interest of the Company.
21. To invest the surplus funds in shares, stocks, debentures, debenture-stocks, bonds, obligations and securities issued or guaranteed by any company constituted or carrying on business in India or in any foreign country and debentures, debenture stocks, bonds, obligations and securities issued or guaranteed by any Government, Sovereign Rulers, Commissioners, public body or authority supreme, municipal, local or otherwise whether at home or abroad.
22. To receive loan or borrow or raise money other than public deposits in such manner as the Company shall think fit without doing Banking business within the meaning of the Banking Regulation Act, 1949 and Rules or Regulations framed there under and in particular by the issue of debentures, debenture stocks (perpetual or otherwise) and to secure the repayment of any money borrowed, raised or owing by mortgage charge or lien upon all or any of the property or assets of the Company (both present and future), including its uncalled capital, and also by a similar mortgage, charge or lien to secure and guarantee the performance of contracts or obligations undertaken by the Company or any other person on behalf of the Company as the case may be.

23. To draw, make, accept, endorse, discount, negotiate, execute and issue bills of exchange, promissory notes, bills of lading, warrants, debentures and other negotiable or transferable instruments or securities.
24. To apply for, purchase or otherwise acquire and protect, prolong and renew in any part of the world, any patents, patent rights, brevets d'invention, trade marks, designs, licenses, protections, concession and the like conferring any exclusive or non-exclusive or limited right to their use or any secret or other information as to any invention, process of privilege which may seem capable of being used for any of the purpose of the Company and to use, exercise, develop or grant licenses or privileges in respect of or otherwise turn to account, the property, rights and information acquired and to carry on business in any way connected therewith.
25. To spend money in experiments on and in improving or seeking to improve patents, rights, inventions, discoveries, processes or information of the Company or which the Company may acquire or propose to acquire.
26. To enter into arrangements and to take all necessary or proper steps with Government or with other authorities supreme, national, local, municipal or otherwise of any place in which the Company may have interests and to carry on any negotiations or operations for the purpose of directly or indirectly carrying out the objects of the Company or effecting any modification in the constitution of the Company for furthering the interest of its members and to oppose any such steps taken by any other company, firm or persons which may be considered likely directly or indirectly to prejudice the interest of the Company or its members and to promote or assist the promotion, whether directly or indirectly of any legislation which may appear to be in the interests of the company or its members and to promote or assist the promotion, whether directly or indirectly of any legislation which may seem advantageous to the company and to obtain from such Government authority or any company, any charters, decrees, rights, grants, loans, privileges or concessions which the company may think it desirable to obtain and carry out, exercise and comply with any such agreements, charters, decrees, rights, privileges or concessions.
27. To undertake and execute any trust/discretion the undertaking whereof may seem desirable and the distribution amongst the beneficiaries, pensioners or other person entitled thereto, of any income, capital or annuity, whether periodically or otherwise, and whether in money or specie, in furtherance of any trust, direction, discretion, other obligation or permission.
28. To apply or acquire and hold any Acts of Parliament, Acts of any State, Legislature, privileges, monopolies, licenses, concessions, patents or other rights, power or orders from the Indian Government and Parliament or from any State Government or any local or other authority in any part of the world and to exercise, carry on and work any powers, rights or incorporate the Company as an anonymous or other society in a foreign country or state.
29. To establish and maintain or procure the establishment and maintenance of any contributory or non-contributory pensions or superannuation funds for the benefit of and give or procure the giving of donations, gratitude, pensions, allowances or emoluments to any persons who are or were at any time in the employment or service of the company, or who are or were at any time Directors or officers of the Company or their wives, widows, families and to subsidize and subscribe to any institutions, associations, clubs or funds calculated to be for the benefit of or to advance the interests and the wellbeing of the company and make payments to or towards the insurances of any such persons as aforesaid, subject to the provisions of the Companies Act, 1956.

30. To open any kind of account including Current Account, Savings Bank Account, Overdraft, Loan, Cash Credits in any bank to make, accept, endorse, and execute promissory notes, bills of exchange and other negotiable instruments.
31. To undertake and execute any trust, the undertaking of which may seem to the company desirable, and either gratuitously or otherwise and vest any real or personal property, rights or interests acquired by or belonging to the companies in any person or company on behalf of or for the benefit of the Company and with or without any declared trust in favour of the Company.
32. To apply the assets of the Company in any way in or towards the establishment, maintenance or extension of any association, institution or fund in any way connected with any particular trade or business or with trade, including any association, institution or fund for the protection of the interest of the masters, owners and employers against loss by bad debts, strikes, fire accidents or otherwise or for the benefits of any clerks, workman or others at any time employed by any company or any of its predecessors in business or their families or dependents and in particular of reading rooms, libraries, educational and charitable institutions, refectories, dining and recreation rooms, churches, chapel, schools and hospitals and to grant gratifications, pensions and allowances and then to contribute to any funds raised by public or local subscriptions for any purpose whatsoever, subject to the provisions of the Act.
33. To aid, pecuniarily or otherwise, any association, body or movement having for an object the solution, settlement or surmounting of industrial or labour problems or troubles of the promotion of industry or trade.
34. To make donations to such persons or institutions and either of cash or any other assets as may be thought directly or indirectly conducive to any of the Company's objects or otherwise expedient and in particular, to remunerate any person or corporation introducing business to this Company, and also to subscribe, contribute or otherwise assist or guarantee money for charitable, scientific, religious or benevolent, national, public or other institutions, objects or for any public or and to establish and support associations, institutions, funds, trusts and convenience for the benefit of the employees or ex-employees (including Directors) of the Company or its predecessors in business or the dependents, with such persons and in particular other benefit societies and to grant pensions, allowances, gratuities and bonuses either by way of annual payments or in lump sum and to make payments towards insurance and to form, contribute to provident and other benefit funds of or for such persons, subject to the provisions of the Companies Act, 1956.
35. To distribute among the members in specie and property of the Company, or any proceeds of sale or disposal of any property of the company, in the event of its being wound-up subject to the provisions of the Companies Act, 1956.
36. To payout of the funds of the Company all expenses incurred by the promoters, which the company may lawfully incur with respect to the preliminary expenses and other formation and registration expenses.
37. To procure the recognition of the company under the laws or regulations of any other country and to do all acts necessary for carrying on business or activity of the Company in any foreign country.
38. To act as principals, agents, contractors, trustees or otherwise and either alone or in conjunction with any other person or association.

(C) **OTHER OBJECTS ARE :**

39. To manufacture, alter, convert, modify, buy, sell, export, import, give or take on lease, give or take on hire-purchase, or on deferred credits or on license, service and repair or otherwise deal in any other manner, in electrical and electronic appliances and apparatus and systems of every description and stores of all kinds such as computers, calculators, word processors, printers, typewriters, data processing equipments, software and hardware integrated circuit, silicon chips or any other consumer equipment, communication equipments, display devices, printing devices, high frequency apparatus, magnetic components, air borne equipment, infra red tubes, generation and servo control equipment, control system and equipment and machines and to conduct bureau of complete services, peripherals and all other devices and accessories, spare parts, components, and all kinds of instruments, apparatus, equipments, and gadgets, used for or in connection with any of the aforesaid matters or products and to develop, design and sell or otherwise give on hire computer programmes, and to act as computer specialists, counselors, advisors, programmers and to do all and anything required in connection with manufacture, sale, assembly, integration, arrangement, installation and operation of computers, software and hardware programming, data processing, giving and/or taking on hire computer time and in other matters as may be necessary for or in relation to the business of computers.
40. To carry on all kinds of agency business for all kinds of goods, merchandise, chemicals, steels, cement, food products, jewelry, computer hardware & software.
41. To establish, set up, organize, maintain, support assist and/ or conduct training classes, schools, colleges and other educational institutions to org-anise educational programmes, lectures, seminars, symposium on subjects of company's interest and in respect of computer training, computer' manufacturing, computer technology and to award. degrees, diplomas and certificates' to trainees, students and other persons and to establish, promote, organize, support and maintain clubs and associations of students 'and trainees for further advancing of their knowledge and experience in all or any of the above subjects and topics.
42. To carry on the business of manufacturing, processing, repairing, preserving, canning, refilling, bottling, buying and selling of and dealing in frozen and non-frozen food of all types and description and to carryon the business of cultivation of and/or dealing in agriculture and vegetable products and carry on all or any of the business of farmer, dairy farmer, vendors of milk and other preparations of milk and growers of and dealers in food grains, pulses and oilseeds and to carryon the business of cold storage of fruits, vegetables, seeds, fish, meat, agricultural products; milk and dairy products and other perishable items.
43. To carry on the business as an Investment Company and to underwrite, sub-underwrite, to invest in, and hold, sell, buy or otherwise deal in shares, share broking, debentures, debenture-stocks, bonds, units, obligations and securities issued and guaranteed by Indian or foreign governments, state, dominions, sovereigns, municipalities, or public authorities or bodies and shares, stocks, debentures, debenture-stocks, bonds, obligations and securities issued by any company, corporation, firm or person, whether incorporated or established in India or elsewhere and to manage investment in shares, stocks, securities, finance and real estate subject to the necessary Government approvals.

44. To carry on all kinds of finance business including lease, hire purchase, lending, accepting deposits, bill discounting, credit rating, project finance. and to render financial consultancy services and to provide: capital assistance for bill discounting, promissory notes, and to advance or lend money with or without securities and to receive loans from the government and public and to apply for, approve, sanction, make, negotiate, or, finance any loan or finance for the business of the company.
45. To manufacture and carry on the business of film productions, silent as well as talking in all or any of the languages spoken in the world which may be topical news, educational, dramatic, comic, advertisement, cartoons, coloured, synchronized and film or films of any other kind to be hereinafter devised.
46. To carry on the business of manufacturers and dealers of all kinds of plastic materials, industry styrene, polystyrene, vinyl chloride, polyvinylchloride, polyethylene, polyoleifines, vinyl acetate and copolymers of one or more of the above and/or other products, acrylics and polyesters, polycarbonates and polyethers and epoxy resins and compositions, silicon resins and compositions, P-F, U-F and other thermosetting resins and moulding compositions, nylons, rilsan and similar thermoplastic compositions including pre-fabricated sections and shapes, cellulose plastics and other thermosetting and thermoplastic materials (of synthetic or natural origin) oxygen, nitrogen, hydrogen, halogens, hydrocarbon gases, including ethylene and acetylene, propylene, butanes and gualogues and related types, re-agents, agricultural chemicals, insecticides, fumigants, weedicides, pesticides, colouring materials, pigments and flakes, paints, varnishes, lacquers, finishers, dyes, toners, rubber chemicals, plastic and resinous materials, elastomers, gums, glues and adhesive compositions, plasticizers, surface, active agents, tanning agents, coating resins, drugs and pharmaceutical chemicals, solvents, marine chemicals, synthetic fibers, fertilizers, and all types of industrial chemicals, acids, alkalis, hormones, trace elements.
47. To carry on the business of builders and developers, erectors, constructors of buildings, houses, apartments, ownership flats, structures of residential, office, industrial, institutional, or commercial establishments, bridges, dams, tunnel, canal and other civil engineering work or developers of co-operative housing societies or of housing schemes and in particular preparing of building sites, constructing, re-constructing, erecting, altering, improving, enlarging, developing, decorating, holding, furnishing and maintaining of structures, flats, houses, factories, shops, offices, garages, warehouses, buildings, works, workshops, hospitals, nursing homes, clinics, godowns, other commercial educational purposes and conveniences, and to invest in and hold such properties and also to rent, hire or lease such properties.
48. to carry on the business of mechanical engineers, machine and engineering tool makers, fitters, boulder makers, iron founders, brass founders, smith workers, iron and steel converters, smith filters, dredgers, plate-makers and of all other kinds and to buy, sell, import, export, manufacture, repair, convert, let on hire and deal in machinery, rolling stock, iron and steel, metal, implements, tools, utensils and conveniences of all kinds.
49. To carry on business as goldsmiths, silversmiths, jewelers, gem merchants, electroplaters, dressing bag makers, importers and exporters of bullion and buy, sell and deal, wholesale and retail in bullion, precious stone, jewellery, gold or silver plates, cups, shields, electroplated cutlery, dressing, bags, bronzes, articles of virtue and objects of art.

50. To carry on the business of manufacturing and dealing, buying, selling, importing, exporting in bricks, tiles, sand, cement or any other building material or things required in civil construction, decoration, architectural design and to carry on all or any of the business of builders and contractors, consulting engineers, architects, decorators, merchants and dealers in timber, hardware and other building materials and to manufacture the same and acting as house agents.
51. To produce, quarry, mine, excavate, cut, hew, carve, draw, crush, saw, dress, finish, polish, set, glaze, grind, process, wash, screen, acidise, wax, manufacture, treat, alter, improve, extract from mines, refine, import, export, purchase, sell, deal and to act as brokers, agents, stockists, distributors, and suppliers of all kinds of marbles, marble chips, tiles, granites, laterites, lime stones, soap, stones, felspar, corundum, quartz, slate, stones, sand stones, silica, stones, building stones and all other kinds of stones.
52. To carry on business of trades of manufacturers, importers, exporters, assemblers, processors, repairers, finishers, letters on hire or hire purchase and dealers of and in machinery and tools and accessories, abrasive equipment and abrasive plant of all kinds, wire drawing equipment, casting, patterns, moulds, precision surface finishes, special alloy casting, heat treatment, sound reproduction equipment, cinematograph and photographic equipment, firefighting equipment and components or accessories for the same, engineers tools, gauges and measuring devices, hand tools, machine tools, power tools and equipment of all descriptions for tool makers and for glazing cutting and working on metals, glass, tiles, stone, marble and rock substances and in any articles or things used for or in connection with any such business as aforesaid and of and in the raw or other materials for or component parts of or accessories to the same.
53. To purchase, take on lease, or otherwise acquire any mines, mining rights and metalliferous land and to acquire certificate of approval in the Union of India and any interest therein and to prospect, explore, work, exercise, develop and turn to account the same.
54. To crush, win, bet, quarry, smelt, calcine, refine, dress, beneficiate, amalgamate, manipulate, wash and convert into merchantable, sell, buy, import, export or deal in all kinds including manganese barytes, iron ore, mica, coal, limestone and all other minerals and metals, cement, glasses, or products clays, bricks, tiles, pipes, pottery, refractory and ceramic wares of all kinds.
55. To carry on the business of advertising agents, advertisement contractors and designers of advertisements in all their branches.
56. To carry on business as manufacturers, processors, exporters, importers, distributors and dealers in all types of synthetic resins such as alkyd resins of oxidising, semi-oxidising, or non-oxidising varieties, modified alkyd resins of phenolated, styrenated, acrylated, siliconized, thixotropic, watersoluble, chain-terminated or vinylated types, pure or modified phenolic resins, estergum, rosin, modified maleies, hydrogenated rosins and rosin derivatives, rosin modified alkyds, amino resins, saturated and unsaturated polyesters, exosies, polyamides, ketonic resins, acrylic resins of all varieties, thermoplastic and thermosetting resins, hydrocarbon resins, vinyl resins of different types, polymeric plasticizers, polyethers, polycarbonates, silicones, cellulosic plastics, thermosetting and thermoplastic materials, plastic and resinous materials, elastomer emulsions, polymers, surface active and tanning agents.
57. To produce, manufacture, refine, prepare, import, export, buy, sell and to deal in iron and steel in all forms and/or byproducts thereof and to carry on the trade or business of iron makers, steel makers, steel converters, rolled steel makers, miners, smelters, engineers, tinsplate makers and iron founders in all their

respective branches manufacturers of all sorts of bars, rods and other section sheets and plates, wires and wire products of iron and steel and other metals and to search for, get, work, make merchantable sell and deal in iron and steel and other metals ferrous and non-ferrous, old or new, coal minerals and substances and to produce steel bricks and bails from steel scrap and cast iron scrap.

58. To carry on the business of civil engineers, mechanical engineers, structural engineers, automobile engineers, electrical engineers, textile engineers, agricultural engineers, aeronautic engineers, aviation engineers, chemical engineers, refrigerating, air-conditioning, insulating and heating, engineering activities and/or services, and engineers in all branches of work whatsoever known to engineering, steel makers, fabricators, iron, founders, welders, tool makers, brass, copper, aluminium and other metal founders, sheet metal workers, boiler makers, mill wrights, machinists, iron and steel converters, smiths, builders, wheel-wrights, metallurgists, castings, pressings, forgings, stamping, steel makers, wire drawers, tube pipe and tool manufacturers, moulders, fitters, saddlers, galvanisers, enamellers, electroplaters, painters, japaners, annealers, silverplaters, nickelplaters, varnishers, painters, vulcanisers, packing case makers, containers, drums, pressure vessel makers in all their respective branches, enamellers, smelters, repair, convert, alter, let on loan or hire and deal in ammunition, water proofers, plasters, metals, plant and equipment, machinery of all kinds, tools, appliances, instruments, implements, rolling stock, mechanical scientific appliances, devices, apparatus, and hardwares.
59. To carry on business of ginning, pressing, cleaning, spinning, weaving, bleaching, combing, manufacturing, finishing, selling, buying, dealing, importing, exporting, broking and acting as agent of silk, artificial silk, wool, flax, hemp, jute, cotton, synthetic, POY, PFY, VSF, NFY, and all kinds of fibers, fabrics, yarn, ready made garments, industrial fabrics and all other kinds of textile products including textile machinery and spare parts.
60. To carry on business of manufacturers, importers and exporters, wholesale and retail dealers of and in all types of garments and wearing apparel of every kind, nature and description including shirts, trousers, jeans, blowses, jackets, hosiery goods of every kind, nature and description, madeups like bedsheets, pillow covers, bags, knitweares, yams and textiles goods of every kind, nature and description.
61. To exhibit distribute, give or take on hire, exchange, purchase or sell and to deal in any manner in films both of own manufacture or other manufacture, Indian or Foreign, in India or abroad and to establish branches or agencies in India or abroad and also to engage agents, representatives for the above or any other purposes of the Company and to remunerate such agents, representatives and servants of the Company and to manufacture, reproduce and exhibit cinematographic films and pictures and to engage directors, actors and other servants, authors, playwrights, dramatists, dialogue and Scenario writers, film editors, story writers, and other persons, technicians, engineers, sound experts, cameraman, musicians, art directors, artists, painters, carpenters and other experts necessary for conducting the business of the Company and to pay and remunerate persons so engaged.
62. To construct, purchase or take on lease Cinematograph theatres, cinema halls and other buildings and works convenient for the purposes thereof and to manage, maintain and carry on such theatres and other buildings, when so erected on.

63. To manufacture, sell, prepare or otherwise deal in import entitlements, packing material of various types and forms made of wood, metal, corrugated sheets, paper, plastics, tin preparation of wooden boxes, ammunition cover, steel plates, craft and craft paper, rubber and glass used in the barrels, glass ampoules and vials and other packing material required for use in the defense department or otherwise for transit of the goods and stores.
64. To carry on business as manufacturers and dealers in boots, shoes, clogs, all kinds of footwear and leather and plastic goods, lasts, boots, laces, buckles, leggings, accessories, and fittings & all kinds of leather goods.
65. To carry on business of buyer, seller, dealer, exporter, importer, and manufacturer of oxygen dissolved acetylene, nitrogen, argon, hydrogen, carbon dioxide, nitrous oxide, ferron carbonic acid and other gases, kindered substances of any compounds thereof by any process either in gaseous or liquid form.
66. To carry on business of hotel, restaurant, cafe, tavern, refreshment room and boarding and lodging housekeepers, beer house keepers, licensed victuallers wine, beer and spirit merchants, aerated mineral and artificial water and other drinks, purveyors, caters for public amusements.
67. To carry on business as bakers and manufacturers, traders, exporters, importers, agents of and dealers in bread flour, rava, maida, biscuits, and confectionery items and farinacious compounds and materials of every description.
68. To carry on business of manufacturers, traders, exporters, importers, agents of and dealers in sugar, gur, khandsari, sugar-candy, chocolate, toffees.
69. To carry on business as brewers, distillers and manufacturers of and merchants and dealers in vinegar, acetic acid, glucose, wines, spirits, beers, porter, malts, hops, grain, meal, yeast, aerated water, carbonic acid gas, mustard, pickles, sauces, condiments of all kinds, cocoa, coffee, preserves and all or any other commodities and things which may be conveniently used or manufactured in conjunction with any of the above business.
70. To carry on the business of stationers, printers, lithographers, stenotypes, photographic printers, photo lithographers, engravers, dye sinkers, envelope manufacturers, book-binders, account book manufacturers, machine rulers, numerical printers, paper makers, paper bag and account book makers, book makers, cardboard manufacturers, type founders, photographers, manufacturers of and dealers in playing, visiting, railway festive, complementary and fancy cards and valentines, dealers in parchment, dealers in stamps, agents for the payment of a stamp and other duties, advertising agents, designers, draftsmen.
71. To carry on the business of electrical engineers, electricians, contractors, manufactures, in electric and other appliances, electric motors, fans, lamps, furnaces, household appliances, batteries, cables, wire lines, dry cell accumulators, lamps and works and to generate, distribute and supply heat, motive power and for all other purposes for which electrical energy can be employed, and to manufacture and deal in all apparatus and things required for or capable of being used in connection with the generation, distribution, supply, accumulation and employment of electricity.
72. To carry on business of running on hire motors, lorries, motor taxis, motor minibuses and conveyances of all kinds and on such lines and routes as the Company may think fit and to do the business of common carriers.

73. To carry on business of manufacturers or dealers in and as cleaners, sewing and printing machines, air-conditioning equipment, air-conditioners, refrigerators, collers, ice-cream manufacturing machinery and all kinds of plant & machinery for any project and to maintain air-conditioned godowns for storage of goods.
74. To carry on business of a steam and general laundry and to wash, clean, purify, scour, bleach, wring, dry, iron, colour dye, disinfect, renovate apparel, household domestic and other cotton, silk and woollen fabrics, repair, let on hire, alter, improve treat deal in. all apparatus, machines, material and articles of all kinds which are capable of being used for any such purposes.
75. To carry on business of tobacconists in all its branches and to sell, make up and manufacture tobacco, cigars, cigarettes, snuff and other articles usually sold by tobacconists.
76. To acquire or set up and run hospitals, clinics, nursing homes, maternity and family planning units or pathological laboratories.
77. To manufacture and or deal in automobile parts, spare parts and components of machineries and to act as agents for manufacturers of various parts and components of machineries.
78. To design, develop, assemble, manufacture, build, repair, sell, service and distribute automobiles, aircrafts, buses, ships, boats and all types of bodies, frames, compartments, cabinets and other containers of all types of automobile chassis, trucks, buses and coaches, vans, ambulances or other carriers of all sorts of railway wagons, railway coaches, aircrafts and all other mobile or stationary equipments and to carry on the business of hirers, repairers, cleaners and storers of motor cars, motor cycles, scooters, motor boats, motor launches, motor buses, motor lorries, cabs, aeroplanes, sea planes, gliders and other conveyances of all description, dealers of petrol spirit, diesel, atomic or other fuels.
79. To carry on business of tourist and travel agents, transport agents and contractors, to arrange and operate tours and to facilitate traveling and provide for tourists; and travelers and of freight and passage brokers and representatives of airlines, steamship lines, railways, roadways and other carriers whether in India or abroad.
80. To cultivate tea, coffee, cinchona, rubber and other produce and to carry on the business of planters in all its branches, to carry on and do the business of cultivators, winners and buyers of every kind of vegetable, mineral or other products of the soil, to prepare, manufacture and render marketable any such products, and to sell, dispose of and deal in any such produce, either in its prepared, manufactured, raw state, and either by wholesale or retail.
81. To carry on business of travelling agents, forwarding and clearing agents, lightermen, wharfingers and to lease, charter or hire for any period or number of journeys, cars, lorries, buses, trucks, tractors, boats, ships, aircrafts, carriages, vehicles and conveyances of all descriptions and kinds whatsoever.
82. To carry on the business of manufacturers, dealers, distributors, stockists, importers, exporters, buyers and sellers, repair and maintenance, prepare design and deal in all types of domestic appliances, electric, electronic and other equipments and accessories including ice cream makers, televisions, audio and video productions, coolers, refrigerators, water and room heaters, washing



machines, mixers, grinders, voltage stabilizers, geysers, cooking range, gas lighter, ovens, fans, electric iron, lamps and tube lights, dryers, electric shavers, transistors, calculators, remote controllers, furniture and fixtures and all other and domestic items and any parts used therein.

83. To carry on the business of manufacturers of or dealers in pulp and paper of all kinds and articles made from paper or pulp and materials used in cardboard, mill boards and wall and ceiling papers and packaging cartons and newsprint and photographic raw films.
84. To manufacture, deal, import and export all chemical products such as coal and coaltar products and their intermediates, dyes and petroleum and its products and derivatives, paints, pigments and varnishes, explosive and ammunitions, their 'products' and derivatives, all types of heavy chemicals such as sulphuric and other acids, caustic soda ash, all types of textile chemicals, clay and boards including straw board, soap, glycerine products, all industrial and pharmaceutical, organic and inorganic chemicals, fertilizers, pesticides, manures, fungicides and products, fats, waxes and their products.
85. To carry on business of electrical engineers, electricians, contractors, manufacturers, buyer, seller, exporter, importer of arid dealers in electric and other appliances, electric motors, fans, lamps, furnaces, household appliances, batteries, cables, wire lines, dry cells, accumulators, lamps and supply, heat, motive power and for all other employed, and to manufacture, and deal in all apparatus and things required for or capable of being used in connection with above products.
86. To act as management consultants and to render advice, service and consultancy in fields like secretarial, commercial, financial, shares, securities, portfolio management, legal and economic, prepare feasibility reports on projects, data processing management of public issue and to act as lead manager/sponsors/advisers to public issues, issue house, registrars and share transfer agents, technical consultants and to acquire dealership and membership of the Over The Counter Exchange of India or any stock exchange or the similar exchange or any association of stock or share brokers.
87. To carry on business of manufacturer, importer, exporter, purchases and sale of petroleum products, to act as dealers and distributors for petroleum companies, to run service station for the repairs and servicing of automobiles and to manufacture or deal in fuel oils, cutting oils, greases.
88. To carry on business of manufacturers and dealers in all types of rubber, leather, celluloid, and plastic goods, particularly industrial rolls, rollers, sheets, beltings, and consumer goods such as tyres, tubes and other products, chappals, shoes, medical and surgical good and all other kinds of products .
89. To carry on business as manufacturers and dealers of radios, television sets, teleprinters, telecommunication and electronic equipments, radars, business machines and their components, including valves, transistors, resistors, condensers and coils, T.V. picture tubes, videos and accessories.
90. To carry on business of manufacturers, processors, producers, makers, importers, exporters, buyers, sellers, suppliers, stockists, agents, merchants, distributors and dealers in basic patent drugs, drug intermediates, fine chemicals, or all kinds of drugs and medicines, mixtures, powders, tablets, capsules, injections, patent drugs and compound, tonics, lotions, hair drugs, bath salts, creams, skin preparations, lipsticks, rouges, make-ups, deodorants and all kinds of pharmaceuticals, ayurvedic and medical preparations and all other articles of personal hygiene, beauty and cosmetic specialist preparations,

thermometers, surgical and other scientific and lifeful apparatus and materials, contrivances, appliances, instruments and devices, cetguts, surgical and other ligatures, syringes and other miscellaneous hospital requisites, herbal preparations, formulations and cosmetics and obtain patents for them.

91. To carry on business of marketing, agency and dealership business in all kinds of goods, merchandise and agro produces food products, machinery chemicals, medicines, services. Also, to run and establish super markets, super stores, chain of stores, departmental stores, marketing organizations.
 92. To carry on business of developing, improving, designing, analyzing, selling, distributing, importing, exporting, marketing, implementing, consulting and or licensing computer hardware, software and program packages and provide a wide variety of software implementation services including application set up, data processing, and interface development, graphics, networking, multi-media of all types, development in data base ,through software and internet devices, all businesses relating to internet, development of software applications based on internet or other technologies, web hosting, web designing, website development, web enabled applications for deployment over internet, intranet, distribution and implementation of e-commerce, various networking, telecommunication, including security services in internet transactions and to act as internet service provider, providing satellite up-linking and gateways, direct to home services, domain name registrar, integrated services, digital local area network centres and to undertake turnkey software projects, enterprise management, operations research, computer bureau, E-mail, and cyberspace cafe including computer education and promotion, and selection of personnel & placement in computer software and hardware or otherwise to provide complete hardware and software solutions for information and technology industry and render software professional services, consultancy services and technical assistance and to import, export, develop, assemble, and maintain all kinds of computer systems, equipments for information technology, telecommunication, and their peripherals, components, devices, accessories, parts and equipments ancillary to computer systems.
 93. To carry on business of consultants and profession of providing services of all types including technical, administrative, marketing and other office services and providing services of technicians, scientists, artists, administrators, salesmen, economists, accountants, tax experts and of acting as recruitment agents, advertising agents, organisers of conferences, auctioneers, trustees, executors, administrators, attorneys, nominees and agents and of working as professional consultants on technical, management, productivity, taxation, employment, investment, marketing, banking and economic problems and matters.
 94. To establish and maintain shipping lines and plying vessels between any ports and to carryon business as freight contractors, carriers, barge owners, forwarding and clearing agents.
- IV. The liability of the members is limited
- V. (a) The Authorised Share Capital of the Company is Rs.1,00,000/- (Rupees One Lacs Only) divided into 10,000 (Ten Thousand Only) Equity Shares of Rs.10/- (Rupees Ten Only) each.
- (b) Minimum paid up Capital of the Company shall be Rs.1,00,000/- (Rupees One Lac Only).

We, the several persons, whose names, addresses and description are subscribed hereunder are desirous of being formed into a company in accordance with and in pursuance of the provisions of this memorandum of association and we respectively agree to take the number of shares in the capital of the company set opposite of our respective names: -

Name, address, description and occupation of subscribers	No. of equity shares taken by each subscriber	Signature of subscriber	Name, address, description and occupation of witness
(1)	(2)	(3)	(4)
Nirmala Motilal Shah W/o Motilal Shah Tribute, Top Floor, C-13 Rajkamal Studio Compound Parel, Mumbai-400012 Occ - Business	5000 (Fivethousand only)		WITNESS TO BOTH Maheshwar PRABHAT MAHESHWARI S/O-LATE KRISHNA GOPAL MAHESHWARI C-002, VISHAL APARTMENTS, G.R. FLOOR, S/O. M.V. ROAD, ANDHERI (EAST) MUMBAI- 400069
Motilal Mulchand Shah W/o Mulchand Genmal Shah, Tribute, Top floor, C-13, Rajkamal Studio Compound, Parel, Mumbai-400012. Occ - Business	5000 (Five thou- sand only)		
Total	10000 (Ten thou- sand only)		

Occ. PRACTISING COMPANY SECRETARY

Dated: 11/01/2010
 Place: MUMBAI