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**BUILDER'S**

**PROJECT TIE-UP**

**"PENTAGON PREMISES PV. TLTD."**

**"MANTRI OUR HOME**

**RERA NO-P51900033922**

P51800051596

**ERM: MOHIT UPADHYAY**

**RBO ANDHERI**

**9004026709**

16 FEB 2024

## BUILDER TIE-UP CHECKLIST

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

### REQUIRMENT FROM BUILDER:

1. Board Resolution Copy/ **Authority letter** to sign the application *(on letter head)*.
2. **Builder Profile**, as per the attached format with detail of **latest 2** completed residential projects.
3. Details of expected Business with current penetration and expected penetration for the current project and past projects. *(on letter head)*
4. Affidavit on letter head (as per attached format).
5. **Flat Wise AREA & Work Completion Stage certificate**: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, *(on letter head)*
6. **KYC of Individuals**: Self Attested Copy of **PAN & AADHAR** of the Partners/Directors/Proprietor of the Firm.
7. **Address proof of Business**: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
8. Name, contact number and PAN card of **Marketing Associate** who can be individual or non-individual. (if any)
9. **KYC of Firm**: Self Attested Copy of **PAN** card Partnership/ LLP/ Pvt Ltd./ Ltd/ and Partnership Deed/Memorandum & Article of Association, Certificate of Incorporation. Builder License/ Gumasta copy.
10. Screen shot of Home page of builder's website.
11. ~~Copy of External rating from CRISIL / ICRA etc. (if any)~~
12. ~~Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)~~
13. ~~Copy of Maha RERA Registration Certificate.~~
14. ~~Copy of Indenture of Mortgage, NOC from lender bank/financial institution and date of last disbursement.~~
15. ~~A letter from Chartered Accountant certifying stipulated stake of the Builder (minimum 15%) in the Project.~~
16. ~~Details of Litigation with hard/soft Copies of Complaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).~~
17. **Property Documents & Approvals**: (1) Title deeds with Chain of all documents, (2) Relevant 7/12 Extract / Property Card, (3) Deed of Conveyance/ Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II, (4) Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc., (5) Conveyance deed in favour of society / condominium etc. as applicable.
18. Draft of Sale Agreement / Agreement of Sale
19. **Copy of Development permission**: issued by Appropriate Authority like MCGM/CIDCO/MAHADA/SRA.
20. ~~Copies of all Commencement Certificate.~~
21. **Copies of Approved Master Plans & IOD**: Copies of approved / sanctioned/ amended plans certified by Architect and IOD, LOI.
22. **N.A. Order (permission)**: Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
23. ~~Environment Clearance Certificate from appropriate authority copy (if applicable).~~
24. ~~AAI & Fire NOC: Fire & Airport Authority of India- NOC (if applicable)~~
25. **TIR of Land / Project** prepared by Advocate of Builder.
26. A copy of **Insurance of Land and Building** of the real estate project and construction of the real estate project. (if any)

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## TIE-UP FOR PROJECT "MANTRI OUR HOME" WITH STATE BANK OF INDIA

Mohit Upadhyay <mohit.upadhyay@sbi.co.in>

Tue 1/11/2024 5:50 PM

To: jainam.shah@andromeda.in <jainam.shah@andromeda.in>

Cc: Rajeev Kumar AGM MUMBAI ZONE II <agmhls.lhomum@sbi.co.in>

2 attachments (110 KB)

AFFIDAVIT FORMAT, BUILDER PROFILE ALONGWITH HIS COVERING LETTER - 1.doc,

Good Evening Sir,

We are happy to inform you that, we have Received your Project's Tie-Up Proposal for "**MANTRI OUR HOME**" with State Bank of India

We required following Documents from you side for further processing

### REQUIREMENT FROM BUILDER:

1. Board Resolution Copy /**POA/ Authority letter** to sign the Sale Agreement
2. **Builder Profile**, as per the attached format with detail of **last 3** completed residential projects (**Format Enclosed**)
3. Details of expected Business with current penetration and expected penetration for the current project. Business Assurance letter.
4. Affidavit on Rs.200/- Stamp Paper (Format Enclosed)
5. **Flat Wise AREA & Work Completion Stage certificate**: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect,
6. **KYC of Individuals**: Self Attested Copy of PAN card and AADHAR card of both Directors of the Firm.
7. **Address proof of Business**: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
8. **KYC of Firm**: Memorandum & Article of Association,
9. **Copy of Membership of Industry body** like MCHI, CREDAI, ISO certification (if any)
10. **If Project finance availed**: **Required** Copy of Indenture of Mortgage, Copy of Sanction Letter
11. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project.
12. **Property Documents & Approvals**:
  - Title deeds with Chain of all documents,
  - Deed of Conveyance/Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II,
  - Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc.,
  - Conveyance deed in favour of society/condominium etc. as applicable.
13. **N.A. Order (permission)**: Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
14. **Environment Clearance Certificate** from appropriate authority copy (if applicable).
15. **NO OBJECTION CERTIFICATE- AAI & FIRE Department**
16. RERA bank account (100% Master collection Account) confirmation on letter head. (Please mention as "This is our RERA Account for Project \*\*\*\*\*")
17. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

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Enclosed:

1. Builder Profile Format
2. Affidavit Format

**Mohit Upadhyay**

**Manager Builder Relations**

**State Bank of India**

**Real Estate Housing & Business Unit,**

**5th Floor, Local Head Office,**

**"Synergy", C-6, G-Block,**

**Bandra - Kurla Complex,**

**Bandra (East), Mumbai - 400051**



YONO: You Only Need One



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800051596**

Project: **MANTRI OUR HOME** , Plot Bearing / CTS / Survey / Final Plot No.: **822/3 to 6** at **Ambivali, Andheri, Mumbai Suburban, 400053**;

1. **Pentagon Premises Private Limited** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411004**.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

  - The Registration shall be valid for a period commencing from **27/06/2023** and ending with **31/03/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasantrao Nemanand Prabhu  
(Secretary, MahaRERA)  
Date: 27-06-2023 14:19:04

Dated: 27/06/2023  
Place: Mumbai

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

JAN 29, 2024

The Assistant General Manager (HL SALES)  
State Bank of India,  
Local Head Office  
Bandra Krula Complex,  
Bandra East, Mumbai-400051

Dear Sir,

**REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: MANTRI OUR HOME**

We, M/s Pentagon Premises Pvt Ltd, a Company/Firm, having its registered office at Mantri House, 929 FC Road, Pune – 411004 and Branch at A-601, Leo, 24<sup>th</sup> Road, Khar-w, Mumbai - 400052 are willing to enter into a Tie-up arrangement with your Bank for our Project '**MANTRI OUR HOME**', on land bearing CTS No: 822/3 to 822/6 situated at Sahakar Nagar, JP Road, Village Ambivali, Andheri-w, Mumbai - 400053

On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

- (a) Deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank.
- (b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and
- (c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours very truly,  
For Pentagon Premises Pvt Ltd



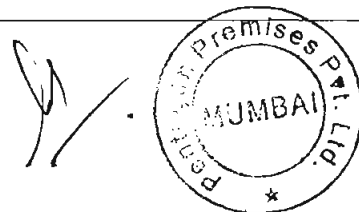
Authorized Signatory

**INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD**

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Pentagon Premises Pvt Ltd		
2	Registered Address	Mantri House, 929 FC Road, Pune - 411004		
3	Address for correspondence	A-601, Leo, 24 <sup>th</sup> Road, Khar-w, Mumbai - 400052		
4	Contact Person Name Mob.No. Email id	Shashikumar B Nambiar 9819057200 sbn@pentagonpremises.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes/No		
5	Website url, if any	www.pentagonpremises.com www.mantriourhome.life		
6	Date of establishment (MM/DD/YYYY)	Jan 24, 1995		
7	Constitution (Proprietor/Partnership, Company)	Private Limited Company		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	CREDAI		
9	Ratings from CRISIL/ICRA etc.	CRISIL: B/Stable (Group Company)		
10	<b>Profile of the partners/directors</b>			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Shashikumar Nambiar	61	B.Com. MMS, Diploma in Business.	Over 35 years of experience (General Management)
2	Nilesh N Dhage	44	B.Com. PGDBM	Over 18 years of handling Company Accounts.
11	<b>Details of latest 3 Completed residential projects executed by the same</b>			

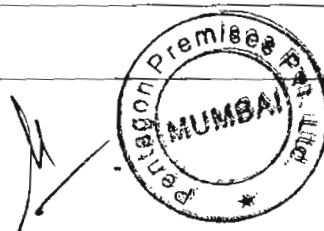


firm/company/promoters			
Project Name	Mantri Sujata	Mantri Parijat	Mantri Eternity
Location	Santacruz-w, Mumbai	Santacruz-w, Mumbai	Kasarwadi, Pune Mumbai Highway, Pune
Whether approved by SBI?	Not Aailed	Not Aailed	Not Aailed
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	Not Aailed	Not Aailed	Not Aailed
Month & Year of Commencement of Construction	Nov 2013	March, 2016	June, 2012
Present Status (Completed Projects)	Completed on Dec 2017 (Delayed due to Supreme Court ban on debris dumping)	Completed on August, 2018	Completed on Jan 2019
	one Bldg.	one Bldg	Two Phases completed.
Total built up area of the project, in Sq.Mtr.	2551 sqmt	2260 sqmt	14865 sq. mtrs
Number of floors	13	12	11
No. of Dwelling Units in the project	25	23	118
No. of units sold in the project	10	11	118
Hsg. Loan taken Through SBI (No. of flats)	NONE	NONE	NONE
Date of Occupancy Certificate	10/01/2018	30/08/2018	25/01/2019
Date of conveyance	NA	NA	Completed
<b>Total units Financed by SBI</b>			
<b>12</b>	<b>Details of the Present Project</b>		
Project Name	<b>MANTRI OUR HOME</b>		
Location with Survey Nos.	CST No; 822/3 to 822/6 located at Sahakar Nagar, JP Road, Andheri -w, Mumbai - 400053		
Details of construction finance / loan, if any, availed by the builder For this project If any	NONE		





construction finance available then please Fill details as mentioned. <b>(*Mandatory)</b> - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	
Status of encumbrance of the project land	NONE
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	NOT AVAILED
Month & Year of Commencement of Construction	Feb, 2023
<b>Present Stage of Construction</b>	A-Wing: 5 <sup>th</sup> Slab Completed B-Wing: 4 <sup>th</sup> Slab Completed
<b>Proposed construction Plan.</b> (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.)	The project consists of two wings. Wing-A and Wing-B. Wing-A consists of 54 flats & 3 multipurpose units Wing -B consists of 60 flats  Various amenities like swimming pool, net cricket etc are planned on the Podium level between the two wings.  Both the wings are proposed to be completed in 2025.
Total built up area of the project, in Sq. Mt.	7557 sq. mtrs
No. of Dwelling Units in the project	117 nos
No. of units sold in the project	7 units
<b>No. of units Funded by SBI in this project and</b>	None
<b>Expected business from this project</b>	About 125 crores



Details of Development Agreement and POA if any	Development Agreement dated Dec 02, 2021 registered under serial no: BDR15/12674/2021  POA dated Dec 02, 2021 registered under Serial no: BDR15/13205/2021		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	CC upto the 5 <sup>th</sup> floor for A-wing and 7 <sup>th</sup> floor for B-Wing.  (Process of obtaining full IOD and full CC is underway and expected by end Feb, 2024)		
<b>13 Project Value</b>			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
2 BHK – 512 sqft RERA	1	1.74 cr	1.74 cr
2 BHK – 602 sqft RERA	13	2.05 cr	26.65 cr
2 BHK – 632 sqft RERA	13	2.15 cr	27.95 cr
2 BHK – 655 sqft RERA	14	2.23 cr	31.22 cr
2.5 BHK – 770 sqft RERA	14	2.62 cr	36.68 cr
Total Project Value (without other charges)		Rs. 124.24 cr	
14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. <b>(*Mandatory)</b> <b>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</b>	<ul style="list-style-type: none"> <li>- <b>Name Of Bank*</b></li> <li>- <b>Loan Account No*</b></li> <li>- <b>Loan Amount*</b></li> <li>- <b>Last date of Loan disbursement*</b></li> </ul> <p><b>NOT APPLICABLE</b></p>		
15. Disbursement to be made In favour of (Only RERA account ) <b>Account Name:</b> <b>Account Number :</b> <b>Bank / Branch :</b> <b>IFSC code</b>	<p>RERA ACCOUNT</p> <p>PPPL-IMK PRE LLP MANTRI OUR HOM RERA AC 50200080235135 HDFC, JUHU JVPD, MUMBAI HDFC0000321</p>		

FOR PENTAGON PREMISES PVT LTD

AUTHORISED SIGNATORY.



# A GEM OF ELITE LIFESTYLE..

—mantri—  
**OUR  
HOME**  
A GEM OF LIFE

## PROJECT HIGHLIGHTS

- G + E-DECK + 15 STOREY ELEVATION
- LUXURY 2, 2.5, 4, 4.5 BED RESIDENCES
- THREE SIDE OPEN - HIGHLY VENTILATED
- BREATH - TAKING VIEWS OF THE SKYLINE
- GATED COMMUNITY LIVING
- TWO TIER SECURITY
- 20+ THOUGHTFUL AMENITIES



10,000 SQ FT GEM OF PURE  
LIFESTYLE INDULGENCE

#### EXTERNALS:

- Manificent 15 storeys twin towers
- Contemporary Façade with LED lights
- Grand Double height arrival lobby
- Ample Car parking space with EV charging bays.
- Conviniently located next to DN Nagar Metro Station yet tranquil.
- Gated Living - Two tier state of art security
- Large E-Deck Area - amenity for every age.
- Earthquake resistant RCC Structure
- High Speed Elevators

#### INTERNALS:

- Designer Doors
- Italian Marble/Vitrified flooring
- Modular Type Kitchen
- Aluminium sliding windows with mosquito mesh shutter
- Three Phase electricity connection
- Branded Copper Internal wiring
- Branded Modular Switches
- POP finished walls and ceiling



A GEM OF LIFE

FOR SALES INFORMATION:

PPPL-IMK PREMISES LLP

A-601, LEO, 24TH ROAD, KHAR-W, MUMBAI - 400052.

TEL: +91 22 26051000

202, KRISHNA KUNJ, VM ROAD, VILE PARLE - W, MUMBAI - 400056

RISHI: 9821595515 • TRISHA: 9870736000

sales@mantriourhome.life | www.mantriourhome.life





ARCHITECTURE PVT. LTD.

September 08, 2023

To,

**Pentagon Premises Pvt Ltd**

A-601, Lco, 24<sup>th</sup> Road,

Khar (W), Mumbai - 400052.

**Subject:** Certificate of percentage of completion of construction work of **MANTRI OUR HOME** situated on the plot bearing **C.T.S.No. 822/3, 822/4, 822/5 & 822/6**, demarcated by its boundaries:

To the North	: 19 07 44.78N / 72 49 56.09E
To the South	: 19 07 41.92N / 72 49 56.70E
To the East	: 19 07 44.58N / 72 49 57.22E
To the West	: 19 07 42.13N / 72 49 55.54E

Village Ambivali, Sahakar Nagar, Andheri (w), Taluka – Andheri, District - Mumbai Suburban, Pin – 400053 admeasuring 2799 sq. mtrs. area being developed by Pentagon Premises Pvt Ltd having office at A-601, Lco, 24<sup>th</sup> Road, Khar (W), Mumbai - 400052.

Sir,

We, for **AR. REZA KABUL Architect Pvt Ltd**, Mr. Manish Harihar, have undertaken assignment as Architect of certifying percentage of Completion of Construction Work of 2 nos. building of the project **MANTRI OUR HOME** situated on the plot bearing **C.T.S.No. 822/3, 822/4, 822/5 & 822/6**, Village Ambivali, Sahakar Nagar, Andheri (w), Taluka – Andheri, District – Mumbai Suburban, Pin – 400053.

Following technical professionals are appointed by the owner/ Promoter: -

M/s Reza Kabul Architects Pvt Ltd as Architect

M/s J. W. Consultants LLP as Structural Consultant

M/s Wisetech MEP Consultants Pvt Ltd as MEP Consultant

Shri Shivprakash Ramashray Tiwary as Site Supervisor/Engineer

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of work done for each of the building /Wing of the Real Estate Project as registered vide number P51800051596 under Maha RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.



PLOT NO. 78-A, 2<sup>nd</sup> FLOOR, TURNER ROAD, BANDRA (WEST), MUMBAI - 400 050.

Tel. : 2643 9415 Email : info@rezakabul.in Website : www.architectrezakabul.com

CIN No.: U74210MH1996PTC104306

**TABLE A**  
**Building/Wings**

Sr No	Tasks/Activity	Percentage of work done	
		A Wing	B Wing
1	Excavation	100%	100%
2	0 number of Basement (s) and 1 Plinth each	100%	100%
3	1 number of Podiums	0%	0%
4	2 number Stilt Floor	50%	50%
5	G+ 16 number of slabs of Super Structure	0%	NA
6	G + 15 number of slabs of Super Structure	NA	0%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and windows to each of the Flat/Premises	0%	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	0%
9	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	0%
10	The external plumbing and external plaster Elevation, completion of terraces with waterproofing of the Building/Wing,	0%	0%
10	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per C/O NOC. Electrical fitting to common Areas, electro, mechanical equipment, Compliance to conditions of environment / CRZ, NOC Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Wing, compound wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%	0%

**TABLE B**

Internal & External Development works in Respect of the entire Registered Phase				
S. No	Common areas and facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	No	NA	NA
2.	Water Supply	Yes	0%	
3.	Sewarage (chamber, lines, Septic Tank, STP)	Yes	0%	

A handwritten signature in black ink is written over a circular official stamp. The stamp contains the word 'ARCHITECT' at the top and 'Mumbai' at the bottom, with some illegible text in the center.

4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	0%	NA
7.	Community Building	No	0%	NA
8.	Treatment and disposal of sewage and sullage water	No	0%	NA
9.	Solid Waste management & Disposal	Yes	0%	
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	No	0%	NA
12.	Fire Protection and fire safety requirement	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	0%	
14.	Gymnasium	Yes	0%	Yes
15.	Society Office	Yes	0%	Yes

Thanking You,

Ar Manish Harihar  
(Sr. Associate)

**CERTIFIED FOR,**  
**REZA KABUL ARCHITECTS PVT LTD**

Registration No: CA/88/11327

**JAN 29, 2024**

The Assistant General Manager (HL SALES)  
State Bank of India,  
Local Head Office  
Bandra Krula Complex,  
Bandra East, Mumbai-400051

**Dear Sir,**

**RERA ACCOUNT DETAILS FOR PROJECT: MANTRI OUR HOME**

Details of our 100% master collection account as per RERA is as under:

Account Name: PPPL-IMK PRE LLP MANTRI OUR HOM RERA AC.  
Account No: 50200080235135  
Bank/Branch: HDFC/ Juhu, JVPD, Mumbai  
IFSC: HDFC0000321

Yours very truly,  
For Pentagon Premises Pvt Ltd



Authorized Signatory



**CREDAI**  
**PUNE METRO**

CREDAI-PM/07-09/139

# CERTIFICATE OF MEMBERSHIP

This is to certify that

*Mantri Constructions Pvt. Ltd.*

is Member of this Association.

Awarded under the Authority of the Association  
this 1<sup>st</sup> day of April 2023

Validity : 1<sup>st</sup> April 2023 To 31<sup>st</sup> March 2024

*Ranjit Naiknavare*

Ranjit Naiknavare  
President

*Ashwin Trimal*

Ashwin Trimal  
Hon. Secretary

**CERTIFIED TRUE COPY OF THE RESOLUTION DULY PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF PENTAGON PREMISES PVT. LTD. HELD ON MONDAY, JANUARY 15<sup>TH</sup>, 2024 AT 11.30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 929, MANTRI HOUSE, F.C. ROAD, PUNE 411 004**

**DIRECTORS PRESENT**

Mr. Nilesh N. Dhage	Director
Mr. Shashikumar B. Nambiar	Director

**CHAIRMAN OF THE MEETING**

Mr. Shashikumar B. Nambiar, was in the chair. He ascertained the requisite quorum and conducted the proceedings of the meeting.

**AUTHORISATION TO MR. NILESH L. SALUNKE.**

**"RESOLVED THAT** Mr. Nilesh L. Salunke being Authorized Personnel of Company be and is hereby authorized to sign, execute & register **Agreement for Sale/Sale Agreement** on behalf of the Company in the redevelopment project of Our Home CHS Ltd situated at Plot bearing No. 137, 138 A/3, 138 A/6, 138 A/9 with corresponding CTS Nos. 822/3, 822/4, 822/5, 822/6 at Sahakar Nagar, JP Road, Andheri –West, Mumbai – 400053

**"RESOLVED FURTHER THAT** Mr. Nilesh L. Salunke is authorized to execute all Sale Agreements and deeds in relation to the **Agreement for Sale/Sale Agreement** with customers of project '**MANTRI OUR HOME**' and shall sign, submit and register documents on behalf of the Company and will take such precautionary steps as directed to him by the board of directors of the Company & Society."

By the order of Board

**For: Pentagon Premises Private Limited**



Mr. Shashikumar B. Nambiar  
DIN – 00145993

Date : 15/01/2024

Place : Pune



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800051596**

Project: **MANTRI OUR HOME** , Plot Bearing / CTS / Survey / Final Plot No.: **822/3 to 6 at Ambivali, Andheri, Mumbai Suburban, 400053;**

1. **Pentagon Premises Private Limited** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411004.**
2. This registration is granted subject to the following conditions, namely:-
  - ◊ The promoter shall enter into an agreement for sale with the allottees;
  - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - ◊ The Registration shall be valid for a period commencing from **27/06/2023** and ending with **31/03/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 27-06-2023 14:19:04

Dated: 27/06/2023  
Place: Mumbai

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

# MahaRERA Application

## General Information

Information Type Other Than Individual

## Organization

Name PENTAGON PREMISES  
PRIVATE LIMITED  
Organization Type Company Description For Other Type Organization NA

Do you have any Past Experience ? Yes

## Address Details

Block Number 929 Building Name MANTRI HOUSE  
Street Name F. C. ROAD Locality SHIVAJI NAGAR  
Land mark DNYANESHWAR PADUKA CHOWK State/UT MAHARASHTRA  
Division Pune District Pune  
Taluka Pune City Village Pune (CB)  
Pin Code 411004

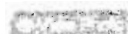
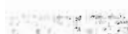
## Organization Contact Details

Office Number 02025655000  
Website URL

## Past Experience Details

Sr.No.	Project Name	Type of Project	Others	Land Area(In Sq mtrs)	Address	CTS Number	Number of Buildings/Plot	Number of Apartments	Original Proposed Date of Completion	Actual Date of Completion
1	MANTRI SUJATA	Residential	NA	918	82 1D CTS NO 169 4 SANTACRUZ WEST MUMBAI 54	82 1D CTS NO 169 4	1	25	2016-12-31	2016-12-31

## Member Information

Member Name	Designation	Photo
NILESH NARSING DHAGE	Director	
SHASHIKUMAR BALAKRISHNAN NAMBIAR	Managing Director	

## Project

Project Name (Mention as per Sanctioned Plan)	MANTRI OUR HOME	Project Status	New Project
Proposed Date of Completion	31/03/2027		
Litigations related to the project ?	No.	Project Type	Residential
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	Yes		
File/reference no. of planning authority			

Sr No	Ward	Plot/CTS/Survey Number	File/Reference Number
1	K/W Ward	822/3 to 6	P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI
Plot Bearing No / CTS no / Survey Number/Final Plot no.	822/3 to 6	Boundaries East	PLOT NO 821
Boundaries West	SAHAKAR NAGAR ROAD	Boundaries North	PLOT NO 21
Boundaries South	PLOT NO 17 J P ROAD	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai Suburban
Taluka	Andheri	Village	Ambivali
Street	MUMBAI	Locality	MUMBAI
Pin Code	400053	Total Plot/Project area (sqmts)	2799
Total Number of Proposed Building/Wings (In the Layout/Plot)	2		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	2	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	929		

## FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	3053.32	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	4503.98
Permissible Total FSI of Plot (Permissible Built-up Area)	7557.30		

## Bank Details

Bank Name: HDFC BANK  
IFSC Code: HDFC0000321

### Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
MANTRI OUR HOME	PPPL-IMK Premises LLP (Pentagon & IMK Buildcon LLP	Others	Revenue Share	<a href="#">View Details</a>	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
2	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
MANTRI OUR HOME	OUR HOME CHS LTD ( LAND OWNER)	Societies	Area Share	<a href="#">View Details</a>	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
2	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>

### Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	15	0	0
Covered Parking ( In Numbers)	109	0	0

### Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	0
Water Conservation, Rain water Harvesting :	YES	0	0
Energy management :	YES	0	0
Fire Protection And Fire Safety Requirements :	YES	0	0
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	0
Aggregate area of recreational Open Space :	YES	0	0
Open Parking :	YES	0	0
Water Supply :	YES	0	0
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	0
Storm Water Drains :	YES	0	0
Landscaping & Tree Planting .	YES	0	0
Street Lighting :	YES	0	0

## Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
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1	MANTRI OUR HOME	MANTRI OUR HOME -A	31/03/2027	2	1	1	5	1	0	54
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Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1RK	33.91	1	0
2	1RK	22.80	1	0
3	1RK	20.81	1	0
4	2BHK	60.22	5	0
5	2BHK	59.05	4	0
6	2BHK	55.52	4	0
7	3BHK	70.94	4	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X' number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stills	Total No. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
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2	MANTRI OUR HOME	MANTRI OUR HOME -B	31/03/2027	2	1	1	7	1	0	55
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Sr.No.	Apartment Type	Carpet Area (In Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	56.55	7	0
2	2BHK	47.65	7	0
3	2BHK	42.62	7	0
4	3BHK	71.82	2	0
5	3BHK	75.98	5	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

### Project Professional Information




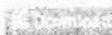

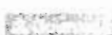



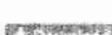






























Professional Name	MahaRERA Certificate No.	Professional Type
REZA KABUL ARCHITECTS PVT LTD	NA	Architect
NIKUNJ MURAKA	NA	Engineer
PLBJ & COMPANY	NA	Chartered Accountant



## Litigations Details

No Records Found

## Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	 
1 a Details of encumbrances concerned to Finance	 
1 b Details of encumbrances concerned to Legal	 
1 Copy of Layout Approval (in case of layout)	 
1 Building Plan Approval / NA Order for plotted development	 
2 Building Plan Approval / NA Order for plotted development	 
3 Building Plan Approval / NA Order for plotted development	 
4 Building Plan Approval / NA Order for plotted development	 
5 Building Plan Approval / NA Order for plotted development	 
6 Building Plan Approval / NA Order for plotted development	 
1 Commencement Certificates / NA Order for plotted development	 
1 Declaration about Commencement Certificat.	 
1 Declaration in FORM B	 
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	 
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	 
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	 
2 CERSAI details	 
1 Disclosure of Interest in Other Real Estate Organizations	 
2 Disclosure of Interest in Other Real Estate Organizations	 
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
1 Proforma of Agreement for sale	 
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded

1 Proforma of Allotment letter

1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development

Not Uploaded

1 Status of Formation of Legal Entity (Society/Co Op etc )

Not Uploaded

1 Status of Conveyance

Not Uploaded

1 Other – Legal



1 Other – Finance

Not Uploaded

1 Other – Technical

Not Uploaded

1 Foreclosure of the Project

Not Uploaded

1 Deviation Report with respect to Allotment letter



1 Deviation Report with respect to model copy of Agreement



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NILESH NARSING DHAGE  
NARSING LAXMAN DHAGE

09/06/1979

Permanent Account Number  
AHCPD3751C

Signature

*N. N. Dhage*

Verified from Original  
*M. Upadhyay*  
Mohit Upadhyay  
Manager Builder Relations  
SBI RBO II, Andheri



भारत सरकार  
GOVERNMENT OF INDIA



निलेश नरसिंग धगे  
Nilesch Narsing Dhage

जन्म वर्ष / Year of Birth : 1979  
पुरुष / Male



8677 0990 1294

आधार — सामान्य माणसाचा अधिकार

Verified from Original

Mohit Upadhyay  
Manager Builder Relations  
SBI RBO II, Andheri



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता सर्वे नंबर-905/911, मीनाक्षी  
अपार्टमेंट, फ्लॅट नंबर-09, 2रा मजला,  
हिरकणी मोसायटी समोर, जुनी सांगवी,  
पुणे शहर, पुणे, औंध कॅम्प, महाराष्ट्र,  
411027

Address: Sr No-905/911, Minakshi  
Apartment, Flat No-09, 2nd Floor,  
Opposite Hirkani Society, Old  
Sangvi, Pune City, Pune, Aundh  
Camp, Maharashtra, 411027



1947



help@uidai.gov.in

www

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



1800 180 1947  
Scanned with  
CamScanner

N. N. Dhage

आयकर विभाग  
INCOME TAX DEPARTMENT

GOVT. OF INDIA

S.B NAMBIAR

BALAKRISHNAN NAMBIAR

01/08/1962

Permanent Account Number

AEGPN3465C

*Mukul*

35112008

*Mukul*

Verified from Original

*Mukul*  
Mukul Upadhyay  
Mansarovar Bhulder Relations  
SBI RBO II, Andheri



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No. : 1207/50287/53834

1/03/2017

To  
Shashikumar Balakrishnan Nambiar  
शशिकुमार बालकृष्णन नम्बियर  
S/O: Balakrishnan Nambiar  
A-701, Aristo Sapphire  
2nd Hasnabad Lane  
Mumbai  
Santacruz (West), Mumbai, Mumbai,  
Maharashtra - 400054  
9819057200

Verified from Original  
Mohini Padhy  
Manager Builder Relations  
RBO II, Andheri



KA143771582FH

14377158



आपका आधार क्रमांक / Your Aadhaar No. :

**5960 8806 2014**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



शशिकुमार बालकृष्णन नम्बियर  
Shashikumar Balakrishnan Nambiar

जन्म तिथि / DOB: 01/08/1962

पुरुष / Male

5960 8806 2014



मेरा आधार, मेरी पहचान



## PENTAGON PREMISES PVT LTD

CTS 822/3, OUR HOME CHS LTD SAHAKAR NAGAR JP  
ROAD West of Link Rd an BEHIND APNA BAZAR  
MUMBAI 400053

Mobile : 88\*\*\*\*\*81

Email : bby@\*\*\*\*\*premises.com

PAN : AA\*\*\*\*\*00D

GST

## BILL DATE

07-12-2023

## TARIFF

LT II (B)

## BILL DISTRIBUTION NO

Andheri/Andheri/33/129/

## METER STATUS

Active

## CONNECTION DATE

16-09-2022

## BILLING STATUS

Regular

## CYCLE NUMBER

33

## CONTRACT DEMAND (KVA)

33

## PRESENT READING DATE

30-11-2023

## TYPE OF SUPPLY

LT

## BILL NUMBER

100041741757

## PREVIOUS READING DATE

31-10-2023



CA NO:153312539

₹45880.00\*

Due Date: 28-12-2023

The due date refers to only current bill amount  
previous balance is payable immediately

## Bill Month

NOV-23

Bill Period 01-11-2023 - 30-11-2023

## Units Consumed

2439

Previous Units 2433

## Current Month Bill

₹45884.48

## Previous Outstanding

₹532.53 Cr

- Round sum payable by discount date 14-12-2023 Amt ₹45510.00 Discount ₹373.01
- Round sum payable after due date 28-12-2023 : Amt ₹46460.00# DPC ₹573.56

## Nearest Collection Centre (Cash/Cheque)

Adani Electricity, NADCO, Andheri West, S V Road, Mumbai-400058

Ravindra Atale  
Division Head - Andheri

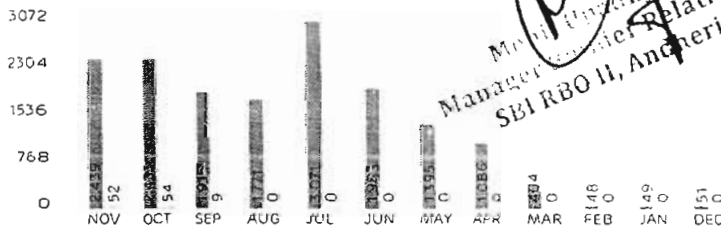
Scan code to pay your bill via (use any UPI app)

UPI BBPS NACH

## CONSUMPTION TREND

Current year

Previous year

Verified from Original  
Manager, Customer Relations  
SBI RBO II, Andheri

## MAJOR BILL COMPONENTS (Rounded off amt)

RAC/GRPHOU	0
AC	0
NET PREV(Cr)	532
NET OTH	534
FIX/DEM	4,977
WHEELING	5,390
DUTIES/TAXES	8,583
PEN/INC	11,867
ENERGY(Inc TOD)	15,065

## PRINCIPAL PLACE OF BUSINESS /CONSUMER GRIEVANCE REDRESSAL FORUM (CGRF)

Address: Adani Electricity, Devidas Lane, Off SVP Road, Near Devidas Lane Telephone Exchange,  
Borivali West, Mumbai 400 103

Email: consumerforum.mumbalelectricity@adani.com

Website: cgrf.adanielectricity.com

Phone: 022-50745004

## REGISTERED OFFICE AEML

Address: Adani Corporate House, Shantigram, Near Vaishno Devi Circle, S. G. Highway, Khodiyar  
Ahmedabad, Gujarat, India-382421

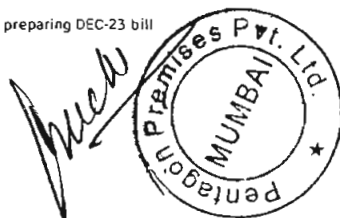
CIN: U74999GJ2008PLC107256

PAN: AAOCDD086F

GSTIN: 27AADCDD086F1ZW

## IMPORTANT MESSAGE

- Please pay this bill by Online / RTGS / NEFT / Cheque or Demand Draft.
- W.e.f 1st April 2022 TCS @ 0.1% is applicable on collection amount exceeding Rs.50 Lakh. TCS at penal rate is applicable for no PAN and u/s. 206CCA for non-filing of Income Tax Return
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes
- Meter reading as on 01.01.24 will be downloaded for preparing DEC-23 bill



## HELP CENTER

19122 Toll Free No.(24X7) www.adanielectricity.com

helpdesk.mumbalelectricity@adani.com

Adani Electricity, Opp.MIDC Police Station, MIDC, Andheri  
(E),Mumbai-400093

For power interruption complaint or restoration status

SMS POWER&lt;9 digit account no.&gt; to 7065313030 from mobile no.

Whatsapp POWER &lt;9 digit account no&gt; to 9594519122 from any mobile number

Give us missed call on 1800 532 9998 from your registered mobile no.

Portal Related Complaint call us:19122

For internal complaint redressal system(ICRS), visit our website:  
www.adanielectricity.com

Join us on:

**Special Summary Revision Programme 2024**

Period - 27 October to 09 December 2023

For an energy-efficient democracy,  
let's register as voters  
and fulfill your duty.

Do check your name in the voter list.  
If it's not there, register yourself immediately.

For voter registration,  
visit [voters.eci.gov.in](https://voters.eci.gov.in)  
or the nearest  
voter registration officer's office  
or download the  
Voter Helpline app.

Bill WAS CALCULATED

Sl	Rate/Tariff	INR( )
Electrical Energy (HSN Code 27160000)		
1. Demand/Fixed Charge		4977.38
2. Wheeling Charges		5390.19
3. Regulatory Asset Charge		0.00
4. Energy Charge		15121.80
5. TOD 9 Hrs to 12 Hrs energy charge		124.50
6. TOD 18 Hrs to 22 Hrs energy charge		463.00
7. TOD 22 Hrs to 06 Hrs energy charge		643.50Cr
8. Fuel Adj. Chg (FAC)#	0.00	0.00
9. Penalty for exceeding contract demand		11486.25
10. Power Factor (PF) penalty/incentive		381.50
11. Government Electricity Duty	21.00%	7753.12
12. Mah Govt Tax on sale of electricity	34 C4p/unit	630.24
<b>(A) Current month's bill amount (Sum of 1-12)</b>		<b>45884.48</b>
a. Others /SD interest		0.00
b. Delayed Payment Charge (DPC) levied		534.52
c. Digital Payment Discount		0.00
d. Interest on Arrears		0.00
e. Adjustments		0.00
<b>(B) Net other charges in current bill (Sum of a to e)</b>		<b>534.52</b>
f. Total current month charges (A+B)		46419.00
Previous month's bill amount		43077.47
Payment received up to (30-11-2023)		43610.00
Prompt payment discount		0.00
<b>(C) Net previous balance</b>		<b>532.53Cr</b>
Total Bill Amount (A+B+C)		45886.47
Amount deferred		0.00
DPC payable after due date		573.56
<b>(C) Total bill amount with DPC</b>		<b>46460.03</b>

Contract Demand	Demand for penalty	Load Factor	Average Power Factor
	20.42kVA		87.50% lag

Your security deposit (SD) with us ₹ 2800.00

Your unpaid security deposit (SD)

#### OUR CURRENT CONSUMPTION

Meter Details	Meter No	9044365	Total
Multiplying Factor		1	
Energy Consumption	Reading	Present	22484.80
		Previous	20045.90
	Consumption (kWh)		2438
TOD energy	Reading	Present	2530.50
Consumption		Previous	2281.30
09:00 Hrs - 12:00 Hrs	Consumption (kWh)		249
TOD energy	Reading	Present	4171.60
consumption		Previous	3708.90
18:00 Hrs - 22:00 Hrs	Consumption (kWh)		462
TOD energy	Reading	Present	6687.90
consumption		Previous	6030.30
22:00 Hrs - 06:00 Hrs	Consumption (kWh)		857
Max demand (MD)	Reading		20.420
(Recorded between			
06:00 - 22:00 Hrs)	MD (kVA)		20.42
Max demand (MD)	Reading		20.420
(Recorded between			
00:00 - 24:00 Hrs)	MD (kVA)		20.42
Reactive energy	Reading	Present	10681.60
consumption (Lag)		Previous	9356.50
	RKVAH		1325
Reactive energy	Reading	Present	522.40
consumption (Lead)		Previous	500.70
	RKVAH		21

Billing demand is 13.27 kVA 65% of Maximum recorded demand during 06 to 22 Hrs Demand exceeds Contract demand

#### OUR TARIFF STRUCTURE (EFFECTIVE

LT II (B)	Fixed Charge	Energy Charge	Wheeling Charge	FAC Rate Charge
COMMERCIAL				
All units	375.00	6.20	2.21	
06:00 to 09:00 Hrs		0.00		
09:00 to 12:00 Hrs		0.50		
12:00 to 18:00 Hrs		0.00		
18:00 to 22:00 Hrs		1.00		
22:00 to 06:00 Hrs		0.75		

Temporary supply consumers shall pay 1.5 times the Fixed/Demand Charges and 1.25 times the Energy Charge applicable for this category.


#### YOU CAN USE RTGS/NEFT VIA NETBANKING FOR BILL PAYMENTS EVERY MONTH REFER FOLLOWING DETAILS

Payment Account No. EPAEML153312539  
 Payee Name Adani Electricity Mumbai Limited  
 Account Type Current IFSC HDFC0004989  
 Branch Name Kaviyarnag Branch, Mumbai Bank Name HDFC Bank Ltd

#### ADVANCE PAYMENT DETAILS (₹)

Opening Balance	Adjustments	Interest	Closing Balance
-----------------	-------------	----------	-----------------

#### ADJUSTMENT/TCS DETAILS (₹)




To view supply code SOP, including power quality regulations 2021, Scan the QR code below or visit.

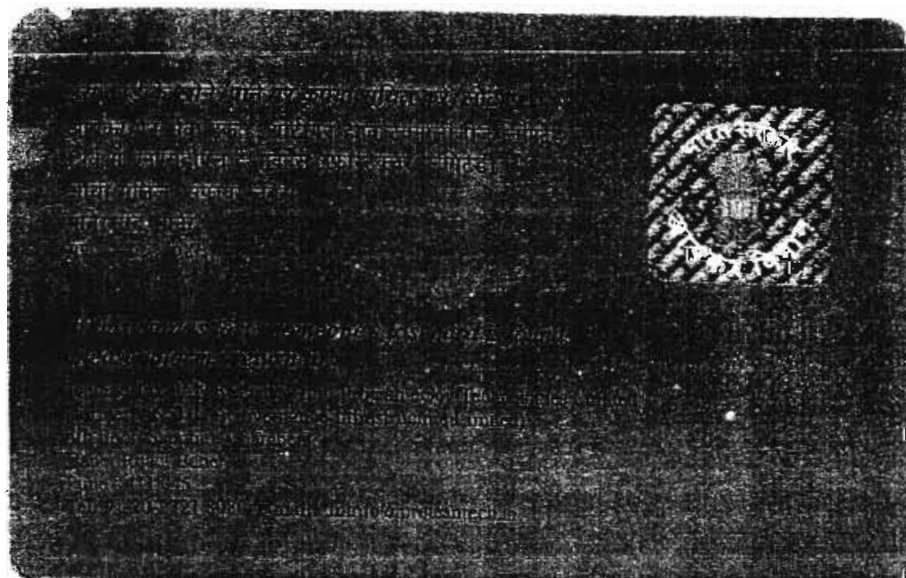
<https://www.adanielectricity.com/regulatory>

#### PAYING BY CHEQUE, PLEASE REMEMBER

- For Cheque payments, Date of realization of cheque or 3 days from submission of cheque (whichever is earlier) shall be deemed to be the date of receipt of payment (subject to realization)
- Cheque should be Account payee of local clearing and not post-dated
- Mention A/C no and respective amount on back of cheque while making multiple bill payments by single cheque
- Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. 153312539



आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
PENTAGON PREMISES PVT LTD	
24/G1/1593	
Permanent Account Number	
AABCF0200D	
Signature	





GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]

**Certificate of Incorporation**

LLP Identification Number: **ABZ-1309**

The Permanent Account Number (PAN) of the LLP is **ABCFP8245R**

The Tax Deduction and Collection Account Number (TAN) of the LLP is **MUMP47960D**

It is hereby certified that PPPL-IMK Premises LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this Twenty first day of November Two thousand twenty-two.

**Digitally signed by DS MINISTRY OF  
CORPORATE AFFAIRS 10**  
Date: Thu Nov 24 12:20:52 IST 2022

Jhabboo Meena  
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [www.mca.gov.in](http://www.mca.gov.in)

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

PPPL-IMK Premises LLP

A-601, Leo Bldg, Kohinoor Niwas CHS Ltd, 24th Road, TPS III, Plot No.479, Near Khar Tel Exchange, Khar Colony, Mumbai, Maharashtra, India-400052





Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 27ABCFP8245R1ZF

1.	Legal Name	PPPL-IMK PREMISES LLP /			
2.	Trade Name, if any	PPPL-IMK PREMISES LLP /			
3.	Additional trade names, if any				
4.	Constitution of Business	Limited Liability Partnership			
5.	Address of Principal Place of Business	KOHINOOR NIWAS 479, A-601 LEO BUILDING, 24th Road, Mumbai, Mumbai Suburban, Maharashtra, 400052			
6.	Date of Liability				
7.	Period of Validity	From	08/03/2023	To	Not Applicable
8.	Type of Registration	Regular 			
9.	Particulars of Approving	Centre			
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.03.08 16:30:55 IST			
Name		Pushkar Ratnakar Nanoti			
Designation		Superintendent			
Jurisdictional Office		KHAR-DANDA_701			
Date of issue of Certificate		08/03/2023			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 08/03/2023 by the jurisdictional authority.



Goods and Services Tax Identification Number: 27ABCFP8245R1ZF

**Details of Additional Place of Business(s)**

Legal Name	PPPL-IMK PREMISES LLP
Trade Name, if any	PPPL-IMK PREMISES LLP

**Total Number of Additional Places of Business in the State**      **0**

Goods and





Goods and Services Tax Identification Number: 27ABCFP8245R1ZF

Legal Name PPPL-IMK PREMISES LLP

Trade Name, if any PPPL-IMK PREMISES LLP

**Details of Designated Partners**

1		Name	Shashikumar Balakrishnan Nambiar
		Designation/Status	Partner
		Resident of State	Maharashtra
2		Name	Monesh Sham Manghnani
		Designation/Status	Partner
		Resident of State	Maharashtra

GOOGLE



**PENTAGON PREMISES PVT LTD**

CTS 822/3, OUR HOME CHS LTD SAHAKAR NAGAR JP  
ROAD West of Link Rd an BEHIND APNA BAZAR  
MUMBAI 400053

Mobile 88\*\*\*\*\*81  
Email bby@\*\*\*\*\*premises.com  
PAN AA\*\*\*\*\*00D  
GST

**BILL DATE**

07-12-2023

TARIFF  
LT II (B)

BILL DISTRIBUTION NO  
Andheri/Andheri/33/129/

**METER STATUS**

Active

CONNECTION DATE  
16-09-2022

BILLING STATUS  
Regular

**CYCLE NUMBER**

33

CONTRACT DEMAND (KVA)

PRESENT READING DATE  
30-11-2023

**TYPE OF SUPPLY**

LT

BILL NUMBER  
100041741757

PREVIOUS READING DATE  
31-10-2023



CA NO:153312539

₹45880.00\*

Due Date: 28-12-2023

The due date refers to only current bill amount,  
previous balance is payable immediately

Bill Month

NOV-23

Bill Period: 01-11-2023 - 30-11-2023

Units Consumed

2439

Previous Units 2433

Current Month Bill

₹45884.48

Previous Outstanding

₹532.53 Cr

• Round sum payable by discount date 14-12-2023: Amt ₹45510.00 Discount ₹373.01

• Round sum payable after due date 28-12-2023: Amt ₹46460.00 # DPC ₹573.56

Scan code to pay your bill via (use any UPI app)



Nearest Collection Centre (Cash/Cheque)

Adani Electricity, NADCO, Andheri West, S V Road, Mumbai-400058

*Signature*

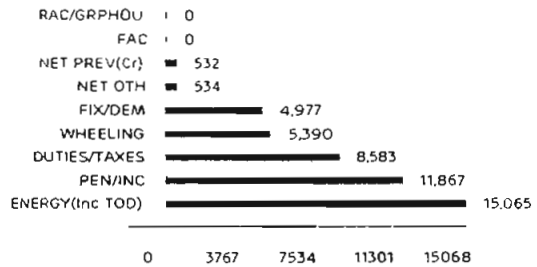
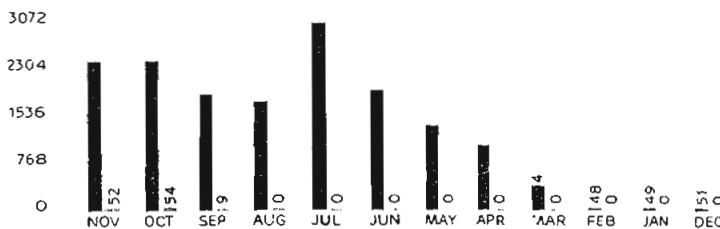
Revenue Atale  
Division Head - Andheri

**CONSUMPTION TREND**

Current year

Previous year

**MAJOR BILL COMPONENTS (Rounded off amt)**



**PRINCIPAL PLACE OF BUSINESS /CONSUMER GRIEVANCE REDRESSAL FORUM (CGRF)**

Address: Adani Electricity, Devidas Lane, Off SVP Road, Near Devidas Lane Telephone Exchange,  
Borivali West, Mumbai 400 103

Email: consumerforum.mumbalelectricity@adani.com

Website: cgrf.adanielelectricity.com

Phone: 022-50745004

**HELP CENTER**

19122 Toll Free No.(24X7) www.adanielelectricity.com

helpdesk.mumbalelectricity@adani.com

Adani Electricity, Opp.MIDC Police Station, MIDC, Andheri  
(E),Mumbai-400093

For power Interruption complaint or restoration status  
SMS POWER<9 digit account no.> to 7065313030 from mobile no.  
Whatsapp POWER <9 digit account no> to 9594519122 from any mobile  
number

Give us missed call on 1800 532 9998 from your registered mobile no.

Portal Related Complaint call us:19122

For Internal complaint redressal system(ICRS), visit our website:  
www.adanielelectricity.com

Join us on:

**REGISTERED OFFICE AEMI**

Address: Adani Corporate House, Shantigram, Near Valshno Devi Circle, S. G. Highway, Khodiyar  
Ahmedabad, Gujarat, India-382421

CIN: U74999GJ2008PLC1P7256

PAN: AADCD0086F

GSTIN: 27AADCD0086F1ZW

**IMPORTANT MESSAGE**

Please pay this bill by Online / RTGS / NEFT / Cheque or Demand Draft.

W.e.f 1st April 2022 TCS @ 0.1% is applicable on collection amount exceeding Rs.50 Lakh. TCS at penal  
rate is applicable for no PAN and u/s. 206CCA for non-filing of Income Tax Return

In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at  
Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use  
convenient digital channels / online / cheque modes

Meter reading as on 01.01.24 will be downloaded for preparing DEC-23 bill



**Special Summary Revision Programme 2024**

Period - 27 October to 09 December 2023

For voter registration, visit [voters.eci.gov.in](https://voters.eci.gov.in) or the nearest voter registration officer's office or download the Voter Helpline app.

BILL WAS CALCULATED

YOUR TARIFF STRUCTURE (EFFECTIVE FROM 01-04-2023)

Sl	Rate/Tariff	INR( )
<b>Electrical Energy (HSN Code 27160000)</b>		
1 Demand/Fixed Charge		4977.38
2 Wheeling Charges		5390.19
3 Regulatory Asset Charge		0.00
4 Energy Charge		15121.80
5 TOD 9 Hrs to 12 Hrs energy charge		124.50
6 TOD 18 Hrs to 22 Hrs energy charge		463.00
7 TOD 22 Hrs to 06 Hrs energy charge		643.50Cr
8 Fuel Adj. Chg (FAC)#	0.00	0.00
9 Penalty for exceeding contract demand		11486.25
10 Power Factor (PF) penalty/incentive		381.50
11. Government Electricity Duty	21.00%	7753.12
12 Mah Govt Tax on sale of electricity	34.04p/unit	830.24
<b>(A) Current month's bill amount (Sum of 1-12)</b>		<b>45884.48</b>
a Others /SD interest		0.00
b. Delayed Payment Charge (DPC) levied		534.52
c. Digital Payment Discount		0.00
d. Interest on Arrears		0.00
<b>Net other charges in current bill (Sum of a to e)</b>		<b>534.52</b>
<b>current month charges (A+B)</b>		<b>46419.00</b>
Previous month's bill amount		43077.47
Payment received up to (30-11-2023)		43610.00
Prompt payment discount		0.00
<b>(C) Net previous balance</b>		<b>532.53Cr</b>
Total Bill Amount (A+B+C)		45886.47
Amount deferred		0.00
DPC payable after due date		573.56
<b>(C) Total bill amount with DPC</b>		<b>46460.03</b>

LT II (B)	Fixed Charge	Energy Charge	Wheeling Charge	FAC Rate
COMMERCIAL	Charge	Charge	Charge	Charge
All Units	175.00	6.20	2.21	
06:00 to 09:00 Hrs		0.00		
09:00 to 12:00 Hrs		0.50		
12:00 to 18:00 Hrs		0.00		
18:00 to 22:00 Hrs		1.00		
22:00 to 06:00 Hrs		0.75		

Temporary supply consumers shall pay 1.5 times the Fixed/Demand Charges and 1.25 times the Energy Charge applicable for this category

**YOU CAN USE RTGS/NEFT VIA NETBANKING FOR BILL PAYMENTS EVERY MONTH REFER FOLLOWING DETAILS**

Payment Account No. EPAEML153312539  
 Payee Name. Adani Electricity Mumbai Limited  
 Account Type : Current IFSC HOFC0004989  
 Branch Name : Kanjurmarg Branch Mumbai Bank Name : HDFC Bank Ltd

#### ADVANCE PAYMENT DETAILS (₹)

Opening Balance	Adjustments	Interest	Closing Balance
-----------------	-------------	----------	-----------------

#### ADJUSTMENT/TCS DETAILS (₹)



To view supply code SOP, including power quality regulations 2021, Scan the QR code below or visit.

<https://www.adanielectricity.com/regulatory>

#### PAYING BY CHEQUE, PLEASE REMEMBER

- For Cheque payments: Date of realization of cheque or 3 days from submission of cheque (whichever is earlier) shall be deemed to be the date of receipt of payment (subject to realization)
- Cheque should be Account payee of local clearing and not post-dated
- Mention A/C no and respective amount on back of cheque while making multiple bill payments by single cheque
- Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. 153312539

Contract Demand	Demand for penalty	Load Factor	Average Power Factor
	20.42kVA		87.50% lag
Your security deposit (SD) with us			₹ 2800.00
Your unpaid security deposit (SD)			

#### YOUR CURRENT CONSUMPTION

Details	Meter No	9044365	Total
<b>Energy Consumption</b>			
Reading	Present	22484.80	
Previous		20045.90	
Consumption (kWh)		2438	2439
<b>TOD energy Consumption</b>			
Reading	Present	2530.50	
Previous		2281.30	
Consumption (kWh)		249	249
<b>09:00 Hrs - 12:00 Hrs</b>			
Reading	Present	4171.60	
Previous		3708.90	
Consumption (kWh)		462	463
<b>18:00 Hrs - 22:00 Hrs</b>			
Reading	Present	6887.90	
Previous		6030.30	
Consumption (kWh)		857	858
<b>22:00 Hrs - 06:00 Hrs</b>			
Max demand (MD)	Reading	20.420	
(Recorded between 06:00 - 22:00 Hrs)	MD (kVA)	20.42	20.42
Max demand (MD)	Reading	20.420	
(Recorded between 00:00 - 24:00 Hrs)	MD (kVA)	20.42	20.42
<b>Reactive energy consumption (Lag)</b>			
Reading	Present	10681.60	
Previous		9356.50	
Reactive energy consumption (Lag)	RKVAH	1325	1325
<b>Reactive energy consumption (Lead)</b>			
Reading	Present	522.40	
Previous		500.70	
Reactive energy consumption (Lead)	RKVAH	21	22

Billing demand is 13.27 kVA 65% of Maximum recorded demand during 06 to 22 Hrs Demand exceeds Contract demand



## BUILDER TIE-UP CHECKLIST

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

### REQUIRMENT FROM BUILDER:

1. Board Resolution Copy/ Authority letter to sign the application (on letter head).
2. Builder Profile, as per the attached format with detail of latest 2 completed residential projects.
3. Details of expected Business with current penetration and expected penetration for the current project and past projects. (on letter head)
4. Affidavit on letter head (as per attached format).
5. Flat Wise AREA & Work Completion Stage certificate: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, (on letter head)
6. KYC of Individuals: Self Attested Copy of PAN & AADHAR of the Partners/Directors/Proprietor of the Firm.
7. Address proof of Business: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
8. Name, contact number and PAN card of Marketing Associate who can be individual or non-individual. (if any)
9. KYC of Firm: Self Attested Copy of PAN card Partnership/ LLP/ Pvt Ltd./ Ltd/ and Partnership Deed/Memorandum & Article of Association, Certificate of Incorporation. Builder License/ Gumasta copy.
10. Screen shot of Home page of builder's website.
11. Copy of External rating from CRISIL / ICRA etc, (if any)
12. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)
13. Copy of Maha RERA Registration Certificate.
14. Copy of Indenture of Mortgage, NOC from lender bank/financial institution and date of last disbursement.
15. A letter from Chartered Accountant certifying stipulated stake of the Builder (minimum 15%) in the Project.
16. Details of Litigation with hard/soft Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
17. Property Documents & Approvals: (1) Title deeds with Chain of all documents, (2) Relevant 7/12 Extract / Property Card, (3) Deed of Conveyance/Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II, (4) Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc., (5) Conveyance deed in favour of society / condominium etc. as applicable.
18. Draft of Sale Agreement / Agreement of Sale
19. Copy of Development permission: issued by Appropriate Authority like MCGM/CIDCO/MAHADA/SRA.
20. Copies of all Commencement Certificate.
21. Copies of Approved Master Plans & IOD: Copies of approved / sanctioned/ amended plans certified by Architect and IOD, LOI.
22. N.A. Order (permission): Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
23. Environment Clearance Certificate from appropriate authority copy (if applicable).
24. AAI & Fire NOC: Fire & Airport Authority of India- NOC (if applicable)
25. TIR of Land / Project prepared by Advocate of Builder.
26. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project. (if any)

## TIE-UP FOR PROJECT "MANTRI OUR HOME" WITH STATE BANK OF INDIA

Mohit Upadhyay <mohit.upadhyay@sbi.co.in>

Thu 1/11/2024 5:50 PM

To:jainam.shah@andromeda.in <jainam.shah@andromeda.in>

Cc:Rajeev Kumar AGM MUMBAI ZONE II <agmhls.lhomum@sbi.co.in>

2 attachments (110 KB)

AFFIDAVIT FORMAT (1) doc, BUILDER PROFILE ALONGWITH HIS COVERING LETTER (1) doc,

Good Evening Sir,

We are happy to inform you that, we have Received your Project's Tie-Up Proposal for "**MANTRI OUR HOME**" with **State Bank of India**

We required following Documents from you side for further processing

### REQUIRMENT FROM BUILDER:

1. Board Resolution Copy /**POA/ Authority letter** to sign the Sale Agreement
2. **Builder Profile**, as per the attached format with detail of **last 3** completed residential projects (**Format Enclosed**)
3. Details of expected Business with current penetration and expected penetration for the current project. Business Assurance letter.
4. Affidavit on Rs.200/- Stamp Paper (Format Enclosed)
5. **Flat Wise AREA & Work Completion Stage certificate**: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect,
6. **KYC of Individuals**: Self Attested Copy of PAN card and AADHAR card of both Directors of the Firm.
7. **Address proof of Business**: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
8. **KYC of Firm**: Memorandum & Article of Association,
9. **Copy of Membership of Industry body** like MCHI, CREDAI, ISO certification (if any)
10. **If Project finance availed: Required Copy of Indenture of Mortgage, Copy of Sanction Letter**
11. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project.
12. **Property Documents & Approvals**:
  - Title deeds with Chain of all documents,
  - Deed of Conveyance/Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II,
  - Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc.,
  - Conveyance deed in favour of society/condominium etc. as applicable.
13. **N.A. Order (permission)**: Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
14. **Environment Clearance Certificate** from appropriate authority copy (if applicable).
15. **NO OBJECTION CERTIFICATE- AAI & FIRE Department**
16. RERA bank account (100% Master collection Account) confirmation on letter head. (Please mention as " This is our RERA Account for Project \*\*\*\*\*")
17. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

Enclosed:

1. Builder Profile Format
2. Affidavit Format

**Mohit Upadhyay**  
**Manager Builder Relations**  
**State Bank of India**  
**Real Estate Housing & Business Unit,**  
**5th Floor, Local Head Office,**  
**"Synergy", C-6, G-Block,**  
**Bandra - Kurla Complex,**  
**Bandra (East), Mumbai - 400051**



YONO: You Only Need One

# A GEM OF ELITE LIFESTYLE.

mantri  
OUR  
HOME  
A GEM OF LIFE

## PROJECT HIGHLIGHTS

- G + E-DECK + 15 STOREY ELEVATION
- LUXURY 2, 2.5, 4, 4.5 BED RESIDENCES
- THREE SIDE OPEN - HIGHLY VENTILATED
- BREATH - TAKING VIEWS OF THE SKYLINE
- GATED COMMUNITY LIVING
- TWO TIER SECURITY
- 20+ THOUGHTFUL AMENITIES



10,000 SQ FT GEM OF PURE  
LIFESTYLE INDULGENCE

#### EXTERNALS:

- Magnificent 15 storeys twin towers
- Contemporary Façade with LED lights
- Grand Double height arrival lobby
- Ample Car parking space with EV charging bays.
- Conveniently located next to DN Nagar Metro Station yet tranquil.
- Gated Living - Two tier state of art security
- Large E-Deck Area - amenity for every age.
- Earthquake resistant RCC Structure
- High Speed Elevators

#### INTERNALS:

- Designer Doors
- Italian Marble/Vitrified flooring
- Modular Type Kitchen
- Aluminium sliding windows with mosquito mesh shutter
- Three Phase electricity connection
- Branded Copper Internal wiring
- Branded Modular Switches
- POP finished walls and ceiling.



mantri  
OUR HOME  
A GEM OF LIFE

FOR SALES INFORMATION  
PPPL-IMK PREMISES LLP  
A-601, LEO, 24TH ROAD, KHAR-W, MUMBAI - 400052,  
TEL: +91 22 26051000  
202, KRISHNA KUNJ, VM ROAD, VILE PARLE - W, MUMBAI - 400056  
RISHI: 9821595515 • TRISHA: 9570736000  
sales@mantriourhome.life | www.mantriourhome.life

PENTAGON  
PREMISES PVT. LTD.  
(A Mantri Construction Enterprise)

IMK  
BUILDERS

# INDEX

SR NO	DOCUMENT	Remarks
1	Company Profile - Pentagon	
2	Company Profile - IMK Buildcon	
3	7/12 Extract - 4 nos	Society Name mutated
4	IOD	With sanctioned plans
5	Commencement Certificate	Upto Plinth
6	Further Commencement Certificate	Upto 7th & 5th Floors
7	RERA Certificate	
8	Title Search Report	30 Yrs
9	Title Report - Pentagon rights	
10	LLP Registration Certificate	
11	Draft Sale Agreement with buyers	
12	Registered Dev Agreement with Soc	Index II only
13	Registered POA from Society	
14	PAN Cards	PPPL & PPPL - IMK
15	Statement of Units in project	
16	Current Price List	



**COMPANY PROFILE:**

With operations beginning in 2005, Pentagon Premises Pvt Ltd is an independent Mumbai Arm of Mantri Constructions, Pune involved in the Business of Construction since 1985 with Projects in Mumbai, Pune and shortly in Hyderabad having successfully delivered over 150 projects creating a solid base of more than 15000 satisfied customers including 3000 NRI's.

Pentagon and group portfolio spans across Luxury and Mid-segment Residential Developments, Commercial Structures, IT Parks, Govt. Contracts and built to suit units, with many firsts to our credit like ISO certifications etc. and have won many accolades, both Domestic and International.

In a short span Pentagon has completed very high-end redevelopment projects admeasuring about 100,000 sq. ft. in prime sub-urban Mumbai besides many other such redevelopment acquisitions entailing Retail, Commercial and Residential structures in excess of 200,000 sq. ft. in prime suburban locations, besides Slum Redevelopment Projects encompassing rehabilitation of over 2500 slum dwellers with construction in excess of 3.5 million sq. ft.

With an enthusiastic attitude towards every new task, exhaustive inputs to detail in particular to cross ventilation, sunlight & ease of use in designing elements, ensuring we create the best with the ultimate objective of customer delight and satisfaction with Quality as the key factor of all our creations.

**For Pentagon Premises Pvt Ltd**

  
**Authorized Signatory.**

P.L.B.J & COMPANY  
Chartered Accountants



BHAVANA GANESH JADHAV  
(ACA, ICWA(INT), B.COM, JAIIB)

Office No.9, 5<sup>th</sup> floor, Noble Manchester, in  
front of navale hospital & narhe police  
chowki, Pune-411041

Mobile No.: 8888002029  
Email ID: ca.bhavanajadhav@gmail.com

FORM 3  
CHARTERED ACCOUNTANT'S CERTIFICATE

To,  
Pentagon Premises Pvt. Ltd,  
929, F. C. Road, Mantri House,  
Pune-411004

Date: 21.09.2023

Subject: Certificate of financial progress of work of Mantri Our Home having Maha RERA Registration Number P51800051595 being developed by Pentagon Premises Private Limited and Co Promoter PPPL-IMK Premises LLP and based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table A — Estimated Cost of the Project (at the time of Registration of Project)

S. No. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
	<b>i. Land Cost</b>	
	(a) Value of land as ascertained from the Annual Statement of rates (ASR).	17,05,00,000/-
	(b) Estimated Amount of Premium payable to obtain development rights. FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	18,98,00,000/-
	(c) Estimated Acquisition cost of TDR (if any).	8,39,00,000/-
	(d) Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	2,30,00,000/-
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-
	(f) Under Rehabilitation scheme	
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-





(1)	(2)	(3)
	<p>ii. Estimated Cost towards clearance of land of all or any encumbrances including cost or removal of legal/illegal occupants, cost for providing temporary transit accommodation on rent in lieu of Transit Accommodation. overhead cost, amount payable to slum dwellers, tenants. Apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.</p> <p>iii. Estimated Cost of ASR linked premium, tees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.</p> <p>iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.</p>	<p>18,00,000/-</p> <p>-</p> <p>-</p>
	<p><b>ii. Development Cost/Cost of Construction of Building</b></p> <p>(a) Estimated Cost of Construction as certified by Engineer.</p> <p>(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)</p> <p>(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above i.e., salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.</p> <p>(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.</p> <p>(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NDFC) or money lenders on construction funding or money borrowed for construction.</p> <p>Sub-total of Development Cost</p>	<p>33,49,00,000/-</p> <p>4,41,00,000/-</p> <p>6,03,00,000/-</p> <p>43,93,00,000/-</p>
	<b>Total Cost of the Project (Estimated)</b>	<b>90,83,00,000/-</b>

Pass through charges or indirect taxes not included in estimated cost of project

\*\* Estimated cost shall be revised through correction application.

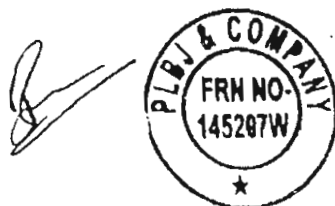



Table B — Actual Cost Incurred on the Project (as on Date of Certificate)

S. No.	Particulars	Amount (Rs.)
		Incurrd
(1)	(2)	(3)
1	<b>Land Cost</b>	
	(a) Value of the Land as ascertained from the Annual Statement Rates of (ASR).	3,55,99,000/-
	(b) Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	2,91,00,000/-
	(c) Incurred Expenditure for Acquisition of TDR (if any).	-
	(d) Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government. towards stamp duty, transfer charges, registration fees etc., and	2,20,05,000/-
	(e) Land Premium paid for redevelopment of land owned by public authorities.	-
	(f) Under Rehabilitation scheme:	
	• Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	-
	• Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	-
	i Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	-
	ii. Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation. Overhead cost, amounts paid to slum dwellers. Tenants, appalment owners or appropriate authority or government or concessionaire which are next refundable and so on.	-
	Incurred Expenditure toward ASR linked premium, Secs, charger and security deposits or maintenance deposit. or any 4muunl whatsoever paid to any authorities towards and in project of rehabilitation.	-
	iv . Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	<b>Sub - Total of Land Cost:</b>	<b>8,67,04,000/-</b>



(1)	(2)	(3)
2.	<p>Development Cost / Cost of Construction</p> <p>(i) Expenditure for construction. Minimum of (a) and (b) to be considered</p> <p>(n) Construction cost incurred including site development and Infrastructure for the same as certified by Engineer</p> <p>(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.</p> <p>(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)</p> <p>(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.</p> <p>(iv) Incurred Expenditure towards flaxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.</p> <p>(v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or Money borrowed for construction.</p> <p><b>Sub-total of Development Cost</b></p>	<p>6,44,71,500/-</p> <p>74,63,500/-</p> <p>-</p> <p>27,00,000/-</p> <p>7,46,35,000/-</p>
3.	Total Cost of the Project (Actual incurred as on date of certificate)	16,13,39,000/-
4.	Proportion of the Cost incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).	17.76%
5.	Amount which can be withdrawn from the Designated Account.	2,05,00,000/-
6.	Less: A mount withdrawn till date of this certificate from the Designated Account	-
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,05,00,000/-

• Pass through charges or indirect taxes not included in incurred cost of the project.



Table C  
Statement for calculation of Receivables from the Sums of the Real Estate  
Project

\*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes

Units for Existing Members

S. No. (1)	Flat No (2)	Carpet Area (in. sq. mts.) (3)	Unit Consideration as per Agreement / letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)	Existing Members Name
<b>A-Wing</b>						
1	1	33.91	NIL	NIL	NIL	Tarla Tarachand Gala
2	2	22.80	NIL	NIL	NIL	Apna Sahakari Bank Ltd
3	3	20.81	NIL	NIL	NIL	Satish Nalavade & Swapnil Nalavade
<b>B-Wing</b>						
1	101	71.82	NIL	NIL	NIL	Sumitra G Mehta
2	102	47.65	NIL	NIL	NIL	Neelam H Anand
3	103	42.62	NIL	NIL	NIL	Saroj J Shah
4	104	56.55	NIL	NIL	NIL	Prasad P Nagwekar
5	201	71.82	NIL	NIL	NIL	Bharat C Dhruv & Parul B Dhruv
6	202	47.55	NIL	NIL	NIL	Ramchandra L Mehta & Shashikala R Mehta
7	203	42.62	NIL	NIL	NIL	Rozy D'Souza
8	204	56.55	NIL	NIL	NIL	Archana B Bargi
9	301	75.98	NIL	NIL	NIL	Shrish P Shah
10	302	47.65	NIL	NIL	NIL	Jaya R Garde
11	303	42.62	NIL	NIL	NIL	Kirankumar S Shetty & Suchitra K Shetty
12	304	56.55	NIL	NIL	NIL	Hadrian M Lobo & Cedrica M Lobo
13	401	75.98	NIL	NIL	NIL	Abdulla Ahmed & Hawabi Adbulla
14	403	42.62	NIL	NIL	NIL	David A Raju & Virgil G Raju
15	404	56.55	NIL	NIL	NIL	Laxmichand K Gala HUF
16	501	75.98	NIL	NIL	NIL	Sumerchand C Surana & Shantidevi S Surana
17	502	47.65	NIL	NIL	NIL	Virgil G Raju & P Jaya Parimala
18	503	42.62	NIL	NIL	NIL	Aggie Alex
19	504	56.55	NIL	NIL	NIL	Bibhuti Brata Sharma & Dipu B Sharma
20	601	75.98	NIL	NIL	NIL	Mala M Khanna
21	602	47.65	NIL	NIL	NIL	Sulekha S Nayak
22	603	42.62	NIL	NIL	NIL	M G George
23	604	56.55	NIL	NIL	NIL	Deepak R Bhatija & Preeti D Bhatija
24	701	75.98	NIL	NIL	NIL	Indira G Nair
25	702	47.65	NIL	NIL	NIL	Visvesar Ramnath Shetti
26	703	42.62	NIL	NIL	NIL	Bakula Sunil Kawade
27	704	56.55	NIL	NIL	NIL	Krishna M Dave
	Total	1581.15	NIL	NIL	NIL	



### Sold Inventory

S. No. (1)	Flat No. (2)	Carpet Area (in. sq. mts.) (3)	Unit Consideration as per Agreement/Letter of Allotment (4)	Received Amount* (5)	Balance Receivables (6)
1	A 401 + 402	114.64	3,85,62,500/-	1,82,13,840/-	2,03,48,660/-
2	A 204	71.53	2,62,55,000/-	24,25,500/-	2,38,29,500/-
	<b>Total</b>	<b>186.17</b>	<b>6,48,17,500/-</b>	<b>2,06,39,340/-</b>	<b>4,41,78,160/-</b>

### Unsold Inventory

S. No. (1)	Flat No. (2)	Carpet Area (in. sq. mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
<b>A-Wing</b>			
1	101	59.05	13616516.65
2	102	55.52	12802523.36
3	103	60.22	13886310.46
4	104	70.94	16358267.42
5	201	59.05	13616516.65
6	202	55.52	12802523.36
7	203	60.22	13886310.46
8	301	59.05	13616516.65
9	302	55.52	12802523.36
10	303	60.22	13886310.46
11	304	70.94	16358267.42
12	403	60.22	13886310.46
13	404	70.94	16358267.42
14	503	60.22	14517506.39
<b>B-Wing</b>			
15	402	47.65	10987756.45
	<b>Total</b>	<b>904.62</b>	<b>209382426.97</b>



Table D  
Comparison between Balance Cost and Receivables

S.No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cos to Complete the Real Estate Project (Difference of Total Estimated Project-cost less Cost incurred)	74,69,61,000/-
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	4,41,78,160/-
3	(i) balance Unsold area (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 on unsold area as on the date of certificate, to be calculated and certified by CA) as per Table t? to this certificate	20,93,82,427/-
4	Estimated receivables of on going project [Sum of 2 + 3(ii)]	25,35,60,587/-
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account — 70% or 100 % if 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account if 4 is lesser than 1, then 100% of the balance receivables ongoing project will be deposited in designated Account	-

Table E  
Designated Bank Account  
Details

S.No.	Particulars	HDFC BANK, Juhu, Mumbai A/C No. 50200080235135
1.	Opening Balance	0.00
2.	Deposits	2,06,39,340/-
3.	Withdrawals	0.00
4.	Closing Balance	2,06,39,340/-

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table t" has been deposited in Designated RERA bank Account.

I hereby certify that Pentagon Premises Pvt. Ltd. has utilized the required proportion of money, as specified in the act, collected fi out allottees for this project only for land and construction of this project.

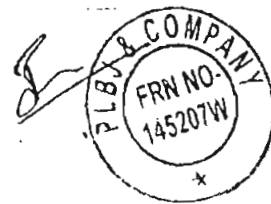


Table F  
Means of finance

S. No.	Particulars	Estimated (At time of Registration) (In Rs.) (proposed and indicate)	Proposed/ Estimated ( As on the date of the certificate (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own funds	25,00,00,000/-	25,00,00,000/-	25,00,00,000/-
2	Total Borrowed Funds (Secured) Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	130,00,00,000/-	130,00,00,000/-	NIL
5	Total Funds for Project	155,00,00,000/-	155,00,00,000/-	NIL
6	Total Estimated Cost ( A per Table A )	90,83,00,000/-	90,83,00,000/-	16,13,39,000/-

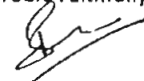
Table G

Any Comments/Observations of CA

1	NIL
2	NIL
3	NIL
4	NIL

This certificate is being issued for RERA compliance for the company PENTAGON PREMISES PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully,




Agreed and accepted by :

CA BHAVANA GANESH JADHAV  
Membership Number - 417567  
Date : 21.09.2023  
UDIN: 23417567BGYUUQ7956

Signature of Promoter

Name :

Date :

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub:** Fire protection and fire-fighting requirements for the proposed construction of High-Rise Residential building i.e., Wing A & Wing B on property bearing C.T.S. NO. 8222/3, 8222/4, 8222/5 & 8222/6 of Village Ambivali, Andheri (West), Mumbai. 400053.

**Ref:** i) Online File No. P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI-CFO/1/New, by Subhash P. Karmarkar, Licensed Surveyor

**MR. SUBHASH P. KARMARKAR, LICENSED SURVEYOR**

This is proposal for the proposed construction of high-rise residential building i.e., Wing A & Wing B. Wing A having Part basement (-03.90 mtrs.) + Ground floor + common E deck floor + 1<sup>st</sup> to 12<sup>th</sup> upper residential floors (**13<sup>th</sup> number not considered**) + 14<sup>th</sup> to 16<sup>th</sup> upper residential floors (16<sup>th</sup> part floor) with a total height of 53.90 mtrs. from general ground level up to terrace level, Wing B having Ground floor + common E deck floor + 1<sup>st</sup> to 12<sup>th</sup> upper residential floor (**13<sup>th</sup> number not considered**) + 14<sup>th</sup> to 16<sup>th</sup> upper residential floors with a total height of 53.90 mtrs. from general ground level up to terrace level, Licensed Surveyor has proposed automated mechanized pit (-03.90 mtrs.) puzzle car parking system between Wing A & Wing B having height of 04.30 mtrs. from ground level up to top of car parking system, as shown on the plan.

**THE FLOOR-WISE USER OF THE BUILDING IS AS UNDER.**

Floors	User	
	Wing A	Wing B
Part Basement (-03.90 mtrs.)	Pump room + U.G. tank.	-----
Ground floor	03 nos. of M.P. room (for residential use only) + Electrical meter room + Entrance lobby + Electric substation + Surface & Stack car parking.	Electrical meter room + Entrance lobby + Stack car parking.
E-deck floor	Fitness center + Society office + R.G. + Swimming pool + Scooter parking accessible by 01 no. of car lift.	
1 <sup>st</sup> to 12 <sup>th</sup> floors	04 nos. of Residential flat on each floor.	04 nos. of Residential flat on each floor.
14 <sup>th</sup> & 15 <sup>th</sup> floors	04 nos. of Residential flat on each floor.	04 nos. of Residential flat on each floor.
16 <sup>th</sup> floor	02 nos. of Residential flat + Part terrace.	04 nos. of Residential flat.
Terrace	Open to sky.	

**THE DETAILS OF STAIRCASE AND LIFTS OF THE BUILDING ARE AS UNDER:**

**WING A**

Staircase description	Width of staircase	Nos. of staircase	Type
Leading from part basement floor to top floor (diverted at ground floor)	1.50 mtrs	01 No.	Enclosed



The proposed staircase is enclosed type and is externally located & naturally ventilated to outside air, as shown on plan. staircase leading from basement is segregated at ground floor and then diverted to upper floor, as shown on plans.

Lifts Type	Profile	Nos. of lifts
Passenger lifts	Leading from ground floor to top floor	02 Nos.
One of the Passenger lifts shall be converted into Fire lift as per norms. The lift lobby & common corridor at each floor level is naturally ventilated to outside air as shown on the plan.		

#### **WING B**

Staircase description	Width of staircase	Nos. of staircase	Type
Leading from ground floor to top floor.	1.50 mtrs	01 No.	Enclosed
The proposed staircase is enclosed type and is externally located & naturally ventilated to outside air, as shown on plan.			

Lifts Type	Profile	Nos. of lifts
Passenger lifts	Leading from ground floor to top floor	02 Nos.
One of the Passenger lifts shall be converted into Fire lift as per norms. The lift lobby & common corridor at each floor level is naturally ventilated to outside air as shown on the plan.		

#### **CANTILEVER REFUGE AREAS:**

##### **WING A & WING B**

Architect has proposed refuge area in the form of R.C.C. cantilever on alternate floor at mid-landing level of the staircase.

Mid-landing of the staircase in between floors.	Refuge area in sq. Mtrs.		At the height from ground level in Mtrs.
	Required	Proposed	
5 <sup>th</sup> & 6 <sup>th</sup>	10.00	10.00	24.25
7 <sup>th</sup> & 8 <sup>th</sup>	10.00	10.00	30.35
9 <sup>th</sup> & 10 <sup>th</sup>	10.00	10.00	36.45
11 <sup>th</sup> & 12 <sup>th</sup>	10.00	10.00	42.55
14 <sup>th</sup> & 15 <sup>th</sup>	10.00	10.00	48.65
In addition, above, terrace will be treated as Refuge area. Excess Refuge area shall be counted in F.S.I., as per DCPR 2034.			

The site abuts on 09.14 mtrs. wide Sahakar Nagar Road on the West side.

#### **OPEN SPACES ALL AROUND THE WING A & WING B AS UNDER:**

Sides	From building line to plot boundary
North	07.59 mtrs. to 07.83 mtrs.
South	07.62 mtrs. to 07.63 mtrs.
East	04.55 mtrs. to 04.69 mtrs.
West	04.81 mtrs. to 05.22 mtrs. + 09.14 mtrs. wide Sahakar Nagar Road.

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

- A. As applied by Licensed Surveyor proposal falls under Regn. 33(7) B of DCPR-2034.
- B. Licensed Surveyor has shown that the site abuts on 09.14 mtrs. wide Sahakar Nagar Road on the West side.
- C. Refuge areas as required are in the form of R.C.C. cantilever on alternate floor at mid-landing level of the staircase in each wing.
- D. The inbuilt fixed firefighting system such as wet riser cum down comer, hydrant system, fire alarm system, automatic smoke detection system automatic sprinkler system, public address system, etc. are recommended for compliance.

In view of above, as far as this department is concerned; there is no objection for the proposed construction of high-rise residential building i.e., Wing A & Wing B. Wing A & Wing B. Wing A having Part basement (-03.90 mtrs.) + Ground floor + common E deck floor + 1<sup>st</sup> to 12<sup>th</sup> upper residential floor (**13<sup>th</sup> number not considered**) + 14<sup>th</sup> to 16<sup>th</sup> upper residential floors (16<sup>th</sup> part floor) with a total height of 53.90 mtrs. from general ground level up to terrace level, Wing B having Ground floor + common E deck floor + 1<sup>st</sup> to 12<sup>th</sup> upper residential floor (**13<sup>th</sup> number not considered**) + 14<sup>th</sup> to 16<sup>th</sup> upper residential floors with a total height of 53.90 mtrs. from general ground level up to terrace level, Licensed Surveyor has proposed automated mechanized pit (-03.90 mtrs.) puzzle car parking system between Wing A & Wing B having height of 04.30 mtrs. from ground level up to top of car parking system, as shown on the plan., as shown on plans, signed in token of approval, subject to satisfactory compliance of the following requirements;

**1. ACCESS:**

- i) There shall be no compound wall on the west side road. However, chain link with removable bollards may be permitted.
- ii) Open space shall be free from any encumbrances.
- iii) All access & fire tender access should be free of encumbrances.
- iv) Courtyard shall be flushed with the road level.

**2. COURTYARDS:**

- i) The available courtyards/ open space on all the sides of the building shall be paved, suitably to bear the load of fire engines with point load of 10 kgs. /sq. cms.
- ii) All the courtyards shall be in one plane and mandatory open space shall be clear of any obstructions including tree.
- iii) The courtyards shall be kept free from obstruction at all times.

**3. STAIRCASE (FOR EACH WING):**

- a. The flight width of staircase shall be maintained as shown in the enclosed plans.
- b. The layout of staircase 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 placed in the enclosed wall of the staircase
- c. Externally located staircases and lobbies adequately ventilated to outside air.

- d. Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
- e. Open able 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.
- f. No combustible material shall be kept or stored in staircase / passage and shall be kept unobstructed all time.

**The staircase door at terrace level shall be provided in the manner as follows:**

- a. The top of portion of the door 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 meter.
- c. The glass front of 6-inch dia. with the breakable glass shall be provided just above the single latch lock, as to open the latch in emergency.

**4. PART BASEMENT (FOR WING A) (-03.90 mtrs.):**

- a) The part basement shall be used for designated purpose only as shown in the plan.
- b) The basement shall be provided with natural / Mechanical ventilations through cut outs as shown in the plan.
- c) Dry Chemical Powder fire extinguisher ABC type of 06 kgs. Capacity each shall be kept in part basement for every 100 sq. mtrs area.

**5. 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.

**6. STAIRCASE AND CORRIDOR LIGHTINGS (FOR EACH WING):**

- i) The staircase and corridor lighting shall be on separate circuits and shall be independently connected.
- ii) Staircase and corridor lighting shall also be connected to alternate supply.

**7. ENTRANCE DOORS, KITCHEN DOOR AND ENTRANCE & EXIT OF STAIRCASE (FOR EACH WING):**

- i. All Flat entrance, Kitchen 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 F.R.D., Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.

**8. ELECTRIC CABLE SHAFTS, SERVICES & METER ROOM (FOR EACH WING):**

- i) Electric cable shafts of the building shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Inspection doors for shafts at each floor level shall have two hours fire resistance.
- iii) Electric shafts shall be sealed at each floor level with noncombustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- iv) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for each building with provision of ELCB/MCB.

- v) Electric meter room shall be provided at the location shown in the plan. It shall be adequately ventilated & easily accessible.
- vi) Low and medium voltage wiring running in shaft 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. "

**9. FALSE CEILING (if provided) (FOR EACH WING):**

False ceiling if provided in the building shall be of noncombustible material. Similarly, the suspenders of the false ceiling shall be of noncombustible materials.

**10. 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.

**11. LIFTS (FOR EACH WING):**

**A. PASSENGER LIFT (FOR EACH WING):**

- i) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- 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) One of the lifts shall be converted into fire lift 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. mtrs. 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. (8persons 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.

**C. CAR LIFT:**

- i) All the structural steel members of the car lift well i.e. columns, beams etc shall be protected with the fire resisting/retardant materials and methods as stipulated under relevant IS specification. A certificate to that effect shall be furnished from chartered Structural Engineer.
- ii) The electrical cables used internally shall be fire retardant and heat resistant of capacity 105-degree centre grade.
- iii) Emergency stop switch shall be installed inside the auto parking system at the top of the car lift, near the driving unit and on the main control panel for activation in case of any operations to stop.
- iv) Blue & Red display lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car. When the red lamp is on, car should enter in to the tower.
- v) Threshold of non-combustible material shall be provided at the entrance of each landing door.

**12. STACK CAR PARKING:**

- 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 deck by using the non-perforated and noncombustible 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 hrs. 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 double line sprinkler system/ Medium Velocity water spray projector.

**13. PIT PUZZLE PARKING SYESTEM:**

- i) All the structural steel members of the system i.e., columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification. Certificate to that effect that the fire resistance protection has been provided as above shall be furnished form the chartered Structural Engineer.
- ii) The cars shall be separated by perfect partition of 4.5 mm thick steel pallets between two cars, to prevent spread of fire from one level to next level.
- iii) The mechanized car parking block has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
- iv) The electrical cables used internally shall be fire retardant and heat resistant of 105degree centigrade.

- v) Stopper shall be installed on each pallet for the maximum position to which the car can be driven on to the pallet.
- vi) Blue & red display lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car. When the red lamp is on, car should not enter into the system.
- vii) Emergency stop switch shall be installed inside the parking system at near the driving unit, outside the system on operation panel and on the main control panel for activation in case of any emergency for the power cut off to the main motor and all operations to stop.
- viii) Fire detectors (heat) shall be installed below each pallet to detect any increased temperature beyond 80 degree centigrade and control panel shall be on the ground floor.
- ix) Water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head at engine side.
- x) The car's engine shall be shut off at ground level before parking at higher level.
- xi) Fins if provided to the puzzle car parking system shall be of non-combustible material or painted with one hour fire resistance material and shall have sufficient distance to have adequate ventilation.
- xii) Only trained operator certified by company installing car system shall operate automatic car parking.

#### **14. FIRE FIGHTING REQUIREMENTS:**

##### **A) UNDERGROUND WATER STORAGE TANKS (COMMON FOR WING A & WING B):**

An underground water storage tank of 2,50,000 ltrs., capacity shall be 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.

##### **B) OVERHEAD WATER STORAGE TANK (SEPARATE FOR EACH WING):**

A tank of 30,000 liters capacity shall be provided on staircase shaft at the terrace level. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and 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 with double hydrant outlet & hose reel at each floor, as shown on the plan. 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.

##### **D) FIRE SERVICE INLET:**

- i) 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 (a) The wet riser & (b) Sprinkler system.
- ii) Breeching 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 SPRINKLERS SYSTEM (FOR EACH WING):**

Automatic sprinkler system shall be provided in lift lobby, common corridor at each floor level, society office, fitness center, in each habitable area of each flat on each floor level & in Automated Mechanized puzzle

car parking system as well as stack car parking covering each car, as per the standards laid down by TAC or relevant I.S. specification.

**F) AUTOMATIC SMOKE DETECTION SYSTEM (FOR EACH WING):**

Automatic smoke detection system shall be provided in each floor level, society office, fitness center, in each electric meter room & lift machine room, should be connected to main console panel on ground floor level, as per IS specification.

**G) FIRE PUMP, SPRINKLER PUMP & JOCKEY PUMP (COMMON FOR WING A & WING B) AND BOOSTER PUMP (SEPARATE FOR EACH WING):**

- (i) Wet-riser cum down comer shall be connected to a fire pump at ground level of capacity of not less than 2200 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 of the building.
- (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 on terrace level and ground floor at prominent place.
- (vi) Only surface mounted pump or vertical turbine pumps shall be installed for fire- fighting installation with adequate size pump room.

**H) 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.

**I) HOSES & HOSE BOXES (FOR EACH WING):**

One Hose Box, each with two hoses of 15mts length of 63mm dia. along with branch shall be provided shall be kept at ground floor near each wet riser out let at easily accessible places.

**J) ALTERNATE SOURCE OF POWER SUPPLY:**

An alternate source of L. V./H. V. supply from a separate sub-station OR from 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 panel.

**K) PORTABLE FIRE EXTINGUISHERS (FOR EACH WING):**

- a. Dry chemical powder (ABC type) fire extinguisher of 09kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept at the electric meter room, in lift machine room.
- b. Dry chemical powder (ABC type) fire extinguisher of 6kgs. capacity having B.I.S. certification mark shall be kept on each floor level & refuge area of building.
- c. Dry chemical powder (ABC type) fire extinguisher of 6kgs. capacity having B.I.S. certification mark shall be kept in society Office & fitness center.

**L) 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 pill-boxes and hooters at each



upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.

**M) PUBLIC ADDRESS SYSTEM (FOR EACH WING):**

Building shall be provided with the public address system in common areas with main control panel at ground floor.

**N) FIRE DRILLS / EVACUATION DRILLS (FOR EACH WING):**

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

**O) SIGNAGES (FOR EACH WING):**

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

**P) TRAINED OCCUPIERS/TRAINED SECURITY STAFF (FOR EACH WING):**

Occupiers of the building /Security staff 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.

**14. REFUGE AREA:**

Architect has proposed cantilever type refuge area for **Wing A & Wing B at staircase mid landing level of 5<sup>th</sup> -6<sup>th</sup>, 7<sup>th</sup>-8<sup>th</sup>, 9<sup>th</sup>- 10<sup>th</sup>, 11<sup>th</sup> - 12<sup>th</sup> & 14<sup>th</sup>-15<sup>th</sup> floor** and it shall be conforming to the following modified requirements;

- i) The cantilevered refuge area shall necessarily be of RCC Type.
  - ii) It shall have a minimum area of 10 sq. mtrs & minimum width of 03.00 mtrs.
  - iii) The cantilevered refuge area shall be provided with railing / parapet of 1.20 mtrs. height.
  - iv) RCC covering shall be provided above the top most refuge area.
  - v) The cantilever refuge area shall have access through a door which shall be painted with a sign in luminous paint mentioning "REFUGE AREA".
  - vi) 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.
  - vii) 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.
  - viii) Adequate emergency lighting facility shall be provided.
- (A) The terrace floor area of the building shall be considered as refuge areas as per the revised norms and guidelines and the same shall comply with the following:
- i) The entrance door to terrace shall be painted or fixed with a sign board in luminous paint mentioning "Refuge Area in Case of Emergency".
  - ii) Adequate drinking water facilities shall be provided in the refuge areas.
  - iii) Adequate emergency lighting facility connected to
- 15. Necessary Permission shall be obtained from competent Authorities**



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

Sr. No.	Type of Proposal	Total Gross built up area in sq. mtrs.	Scrutiny fee paid	Receipt No./ SAP Doc. No.	Date
1	Proposal	10000.00	8,20,000/-	Online Receipt no.- CHE/BP/84599/22	01.06.2022

**Fire Service Fees: -**

Licensed Surveyor has certified height of the building as 53.90 mtrs. & Gross built up area as 10000.00 sq. mtrs. for the said Highrise residential building & as per schedule II of section 11(1) of Maharashtra fire prevention & life safety measure act 2006, has paid "Fire Service Fee" of Rs. 1,50,000/- vide CFC Receipt No./Online Receipt No. CHE/CFO/85685/22 dated 13/06/2022.

However, Licensed Surveyor 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:**

- i) The Fire-Fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- ii) The width of Abutting Road & Open spaces is mentioned in plans as submitted by the Licensed Surveyor attached herewith & these parameters shall be certified by the License Surveyor.
- iii) The Schematic Drawings /Plans of Automatic sprinkler system, Automatic smoke detection system, Wet riser system, public address system, Manual fire alarm system shall be submitted to C.F.O. dept.
- iv) The area, size, etc. for the Sprinkler system, Detection system, Fire alarm system, Wet riser system, public address system, Fire duct, Electrical duct etc. to be verified & examined by M.E.P. Consultant.
- v) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of B.M.C. / C.F. O's Department, till then shall not be allowed to use.
- vi) There shall be no tree located in the compulsory open spaces or in the access way near the Entrance gates.
- vii) This requirement letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner / Occupier / Developer / Licensed Surveyor etc.
- viii) The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Licensed Surveyor / Developers responsibility to take necessary prior approval from all

concerned competent authorities for the proposed construction of the building.

- ix) As per Section 3 of Maharashtra Fire Prevention & Life Safety Measures Act, 2006, it is the liability of Owner / Occupier to provide the Fixed Fire-Fighting installations & shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention & Life Safety Measures Act. or the Rules.
- x) This approval is issued without prejudice to legal matters pending in court of law, if any.

ANIL  
VASANT  
PARAB

Digitally signed by  
ANIL VASANT  
PARAB  
Date: 2022.06.16  
19:26:45 +05'30'

Div. Fire Officer  
(Scrutinized and Prepared by)

HARISHCHANDRA  
RAGHU SHETTY

Digitally signed by HARISHCHANDRA RAGHU SHETTY  
DN: cn=HARISHCHANDRA RAGHU SHETTY, o=Maharashtra Fire Prevention & Life Safety Measures Act, email=harishchandra.raghu.shetty@maharashtra.gov.in, c=IN  
c=Maharashtra  
o=Maharashtra Fire Prevention & Life Safety Measures Act, email=harishchandra.raghu.shetty@maharashtra.gov.in, c=IN  
Date: 2022.06.17 12:59:38 +05'30'

Dy. Chief Fire Officer  
(Approved by)

Copy To: **E.E.B.P. (W.S.)**



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/092323/793468

मालिक का नाम एवं पता

Shri. Shashikumar B. Nambiar Director of M/s.  
Pentagon Premises Pvt. Ltd.

दिनांक/DATE:

13-11-2023

OWNERS Name & Address

A-601, Leo, 24th Road, Khar (West), Mumbai –  
400 052.

वैधता/ Valid Up to:

12-11-2031

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

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 amended by GSR 770 (E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

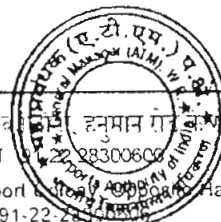
2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	JUHU/WEST/B/092323/793468
आवेदक का नाम / Applicant Name*	Dhanaji Gurkhe
स्थल का पता / Site Address*	Proposed building Wing – B on plot bearing C.T.S. No. 822/3, 822/4, 822/5, 822/6 of Village Ambivali, at Sahakar Nagar Road, Andheri (West), Mumbai, Andheri West, Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 07 43.91N 72 49 56.04E, 19 07 44.51N 72 49 56.17E, 19 07 43.75N 72 49 56.88E, 19 07 44.35N 72 49 57.01E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	4.35 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	61.91 M (Restricted)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट रोड, हनुमान रोड, विले पार्ले ईस्ट  
मुंबई- 400099 दूरभाष संख्या 2283006000

Regional headquarter Western Region, Porta Cabins New Airport Road, Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300600



12-11-2023



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/092323/793468

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

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

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

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

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

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

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

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

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

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

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

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

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

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

f. No radio TV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.



R. Jankar  
12.11.2013

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, विलेपारले ईस्ट

मुंबई- 400099 ट्यूभास संख्या 91-22-28300606

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



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/092323/793468

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है। बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

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

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

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

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

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट 1 सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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

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

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

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

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



R. Jambhale  
12.11.2013

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, विमानपत्तन प्राधिकरण, सामने, विलिंगडो इस्ट  
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

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



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUH/WEST/B/092323/793468

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची-IV (भाग-2: आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

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

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



R. S. M. H. N. 13.11.2023

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

मुंबई-400099 दूरभाष संख्या 91-22-28300606

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

JUHU/WEST/B/092323/793468

क्षेत्र का नाम / Region Name:

पश्चिम/WEST

पदनामित अधिकारी/Designated Officer

नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date

R. Sambath  
13.11.2023

संबथ आर. / SAMBATH R.  
संयुक्त महाप्रबंधक (ए.टी.ए.ए.डी.ओ.ए.एस.), प.क्ष.  
Jt. General Manager (ATM-DoAS), W.R.  
एरोड्रोम सुरक्षा विभाग / Dept. of Aerodrome Safeguarding  
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India  
मुंबई / Mumbai - 400 099.

द्वारा तैयार Prepared by



T. B. Sawant  
13/11/2023

द्वारा जांचा गया Verified by

13/11/2023

Sangeeta Pawar  
JGM(ATM-DoAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero

फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	3465.94	358.14
Navi Mumbai	29123.71	301.4
Santa Cruz	5427.49	320.18
NOCID	JUHU/WEST/B/092323/793468	

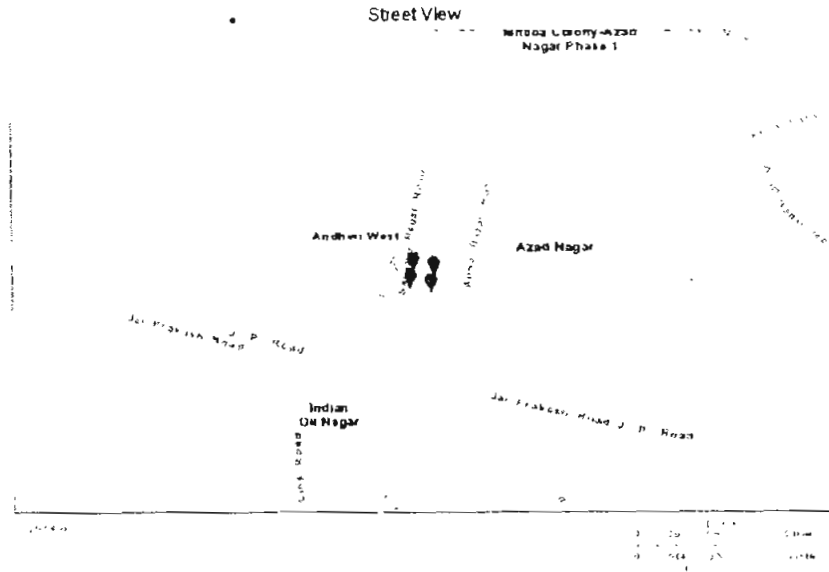
क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, निलंगाण्ड ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

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



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/092323/793468



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

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





महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम ३,५,६ आणि ७ ।

गाव - आंबिवली तालुका :- अंधेरी जिल्हा :- मुंबई उपनगर जिल्हा शेवटचा फेरफार क्रमांक : 1909 व दिनांक : 28/07/2020  
भूमापन क्रमांक व उपविभाग : 137/1/138/3/6/9/19

भूमापन क्रमांक व उपविभाग 137/1/138/3/6/9/19	भू-धारणा पद्धती भोगवटादार वर्ग -1	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
शेताचे स्थानिक नाव :-							
क्षेत्र एकक	हे.आर.चौ.मी	। सनेंदर.कर.शे.डी	0.07.01			(1909)	[256], 773
जिरायत	-	अवर होम को. ऑ. ही. सोसा. लि.	0.07.01			(1909)	कळाचे नाव इतर अधिकार
बागायत	-						
तरी	-						
वरकस	-						
इतर	0.07.01						
एकूण क्षेत्र	0.07.01						
पोट-खराब (लागवडीस अयोग्य)	-						
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो.ख	0.00.00						
आकारणी	0.00						
जडी किंवा विशेष उपाकारणी	-						
जमने फेरफार क्र. (215),(291),(310),(951),(1001),(1318),(1443),(1444),(1810),(1811),(1864)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा

पिकांची नोंदवही

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम २९ ।

गाव - आंबिवली तालुका :- अंधेरी जिल्हा :- मुंबई उपनगर जिल्हा शेवटचा फेरफार क्रमांक : 1909 व दिनांक : 28/07/2020  
भूमापन क्रमांक व उपविभाग : 137/1/138/3/6/9/19

पिकाखालील क्षेत्राचा तपशील											नागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
मिश्र पिकाखालील क्षेत्र						निर्मेल पिकाखालील क्षेत्र							
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."

दिनांक :- 17/02/2021

सांकेतिक क्रमांक :- 27220001000000120022021171

( नांव :- गणेश व्यंकट लोहार )

तलाठी साझा :- वर्सावाता :- अंधेरी जि :- मुंबई उपनगर

तलाठी सहाय्यक

तलाठी सहाय्यक - अंधेरी



## महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम ३.५.६ आणि ६ ]

गाव :- आंबिवली

तालुका :- अंधेरी

जिल्हा :- मुंबई उपनगर जिल्हा

शेवटचा फेरफार क्रमांक : 1905 व दिनांक : 02/03/2020

भूमापन क्रमांक व उपविभाग : 137/1/138/3/6/9/20

भूमापन क्रमांक व उपविभाग 137/1/138/3/6/9/20	भू-धारणा पद्धती भोगवटादार वर्ग -1	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	नमनसिंग सहानी	0.07.04			( 1905 )	[257]. 773
जिरायत	-	अवर होम को. ऑ. हौ. सोसा. लि.	0.07.01			( 1905 )	कुळाचे नाव
बागायत	-						इतर अधिकार
तरी	-						
वरकस	-						
इतर	0.07.01						
एकूण क्षेत्र	0.07.01						
पोट-खराब (लागवडीस अयोग्य)	-						
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो.ख.	0.00.00						
आकारणी	0.00						
जुडी किंवा विशेष	-						
अंशकारणी	-						
जुने फेरफार क्र. (215),(291),(310),(951),(1001),(1318),(1443),(1444),(1810),(1811),(1864)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा

पिकाची नोंदवह्या

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम २९ ]

गाव :- आंबिवली

तालुका :- अंधेरी

जिल्हा :- मुंबई उपनगर जिल्हा

शेवटचा फेरफार क्रमांक : 1905 व दिनांक : 02/03/2020

भूमापन क्रमांक व उपविभाग : 137/1/138/3/6/9/20

पिकाखालील क्षेत्राचा तपशील												लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
मिश्र पिकाखालील क्षेत्र						निर्भेद पिकाखालील क्षेत्र								
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 17/02/2021

सांकेतिक क्रमांक :- 27220001000000120022021175

( नाव :- गणेश व्यंकट लेहार )

तलाठी साक्षा :- वर्सावाता :- अंधेरी जि :- मुंबई उपनगर

तलाठी सजा घर्सावा

तालुका-अंधेरी

अहवाल दिनांक : 17/02/2021



## महाराष्ट्र शासन

गाव नमूना सात

अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३.५.६ आणि ७ ]

गाव - आंबिवली

तालुका - अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

शेवटचा फेरफार क्रमांक : 1904 व दिनांक : 02/03/2020

भूमापन क्रमांक व उपविभाग : 137/1/138/3/6/9/21

भूमापन क्रमांक व उपविभाग 137/1/138/3/6/9/21	भू.धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
शेताचे स्थानिक नांव :-							
क्षेत्र एकक	हे.आर.चौ.मी	जयदेवी मिहचंदा	0.07.01			(1808)	[258], 773
जिंरायत		जयदेवी मिहचंदा	0.07.01			(1904)	कुळाचे नाव
बागायत		सामाईक क्षेत्र					इतर अधिकार
तरी							
वरकस		अवर होम को. ऑ. हौ. सोसा. लि.	0.07.01			(1904)	
इतर	0.07.01						
एकूण क्षेत्र	0.07.01						
पोट. खराब (लागवडीस अयोग्य)							
वर्ग (अ)							
वर्ग (ब)							
एकूण पो.ख.	0.00.00						
आकारणी	0.00						
जूडी किंवा विशेष							
आकारणी							
जन्म फेरफार क्र (215),(291),(310),(951),(1001),(1318),(1443),(1444),(1810),(1811),(1864)							सीमा आणि भूमापन चिन्हे :

गाव नमूना बारा

पिकांची नोंदवहया

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव - आंबिवली

तालुका - अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

शेवटचा फेरफार क्रमांक : 1904 व दिनांक : 02/03/2020

भूमापन क्रमांक व उपविभाग : 137/1/138/3/6/9/21

		पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र								
		घटक पिके व प्रत्येकाखालील क्षेत्र													
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी			

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."

दिनांक :- 17/02/2021

सांकेतिक क्रमांक :- 27220001000000120022021177

( नाव :- गणेश व्यंकट मोहार )

तलाठी साक्षात :- वसोवाता :- अंधेरी जि :- मुंबई उपनगर

तलाठी सजा वसोवा

ता.मु.का-अंधेरी



महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ |

गाव - आंबिवली तालुका :- अंधेरी जिल्हा - मुंबई उपनगर जिल्हा शेवटचा फेरफार क्रमांक : १९०६ व दिनांक : ०२/०३/२०२०  
भूमापन क्रमांक व उपविभाग : १३७/१/१३८/३/६/९/१८

भूमापन क्रमांक व उपविभाग १३७/१/१३८/३/६/९/१८	भूधारणा पध्दती भोगवटद्वारा वर्ग - १	भोगवटद्वाराचे नांव
शेताचे स्थानिक नांव :-	क्षेत्र	आकार पो.ख. फे.फा
क्षेत्र एकक - हे.आर चौ.मी	हसींदर चव्हा	०.०७.०१ ( १५०६ )
जिरायत -	अवर होम को. ऑ. ही. सोसा. लि.	०.०७.०१ ( १५०६ )
बागायत -		
तरी -		
वरकस -		
इतर - ०.०७.०१		
एकूण क्षेत्र - ०.०७.०१		
पोट-खराब (लागवडीस अयोग्य)		
वर्ग (अ) -		
वर्ग (ब) -		
एकूण पो.ख. - ०.००.००		
आकारणी - ०.००		
जडी किंवा विशेष		
आकारणी		
जने फेरफार क्र. (२१५),(२९१),(३१०),(९५१),(१००१),(१३१८),(१४४३),(१४४४),(१८१०),(१८११),(१८६४)		सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा  
पिकांची नोंदवह्या

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ |

गाव - आंबिवली तालुका :- अंधेरी जिल्हा - मुंबई उपनगर जिल्हा शेवटचा फेरफार क्रमांक : १९०६ व दिनांक : ०२/०३/२०२०  
भूमापन क्रमांक व उपविभाग : १३७/१/१३८/३/६/९/१८

पिकाखालील क्षेत्राचा तपशील											
मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र					
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येक पिकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)
			हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी	

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- १७/०२/२०२१  
सांकेतिक क्रमांक :- २७२२०००१००००००१२००२२०२११७३

( नाव :- गणेश व्यंकट तोहार )  
तलाठी साक्षात :- वर्साबाता :- अंधेरी जि. - मुंबई उपनगर  
तलाठी राता वर्साबाता

१३७/१/१३८/३/६/९/१८



MUNICIPAL CORPORATION OF GREATER MUMBAI

## Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI/IOD/1/New Dated-  
20 December 2022

MEMORANDUM

Municipal Office,  
Mumbai

To,

Mr. Shashikumar B Nambiar Director of M/s. Pentagon Premises Pvt. Ltd.

A-601, Leo, 24th Road, Khar (West), Mumbai-400052.

With reference to your Notice 337 (New), letter No. 1711 dated. 17/5/2022 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Residential building on plot bearing CTS/CS/FP No. 822/3 to 6 furnished to me under your letter, dated 17/5/2022. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

### A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work
- 3 That the low lying plot will not be filled upto a reduced level of atleast 28.04 mtr. T.H.D. or 0.15 mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4 That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 5 That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 6 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

- 7 That the Registered Agreement with the existing tenant alongwith the list will not be submitted before C.
- 8 That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 9 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 10 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 11 That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. (K/West), [v] S.P. [vi] S.W.D., [vii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 12 That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 13 That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [ K/West Ward] shall not be submitted before applying for C.C.
- 14 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid
- 15 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 16 That the requisite premium as intimated will not be paid before applying for C.C.
- 17 That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per applicable land rates.
- 18 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 19 That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work
- 20 That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted
- 21 That the soil investigation will not be done and report thereof will not be submitted with structural design. That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 22 That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes
- 23 That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

- 24 That the R.C.C. framed structures, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/5591 of 15.4.1974.
- 25 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations /individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 26 That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s. and area claimed free of F.S.I. will not be submitted.
- 27 That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.
- 28 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 29 That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11 dt.6/6/2007 shall not be submitted.
- 30 That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[ K/West ].
- 31 That the debris removal deposit of Rs. 45,000/- or Rs. 22/- per sq.mtr. of the built up area, whichever is less will not be paid before further C.C.
- 32 That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 33 That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 34 That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.
- 35 The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 36 That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.
- 37 That the work shall not be carried out between sunrise and sunset between 6.00 am to 10 pm only in accordance with Rule 54(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed. (as per circular No.ChE/DP/7749/Gen dtd.07.06.2016.
- 38 That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.
- 39 That the registered undertaking shall not be submitted for substandard width i.e.2.15m. of study room without notifying members/prospective buyers.
- 40 That the layout for the plot u/r. shall not be submitted.

- 41 That the remarks/NOC from lift supplier company shall not be submitted for non-provision of lift machine room.
- 42 That the RUT for maintaining level different of 0.60 meter for habitable and non habitable floor shall not be submitted.

**C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C**

- 1 That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
- 2 That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
- 3 That the N.O.C. from A.A. & C. [K/West] shall not be submitted.
- 4 That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- 5 That the work-start notice shall not be submitted.
- 6 That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
- 7 That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- 8 That the A.M.S.L. of the completed work upto plinth/stilt/podium level, as applicable, shall not be verified and submitted
- 9 That the monthly status report shall not be submitted regularly.

**D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

- 1 That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system or the residential part of the building will not be affected.
- 2 That some of drains will not be laid internally with C.I. pipes.
- 3 That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 4 That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5 That the 10' wide paved pathway upto staircase will not be provided.
- 6 That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 7 That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 8 That the carriage entrance will not be provided before starting the work.
- 9 That the parking spaces will not be provided as per D.C.R. No.36.
- 10 That the owner / developer will not hand over the possession to the prospective buyer before obtaining occupation permission.



- 11 That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 12 That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 13 That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 14 That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
- 15 That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 16 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 17 That the Drainage Completion Certificate shall not be submitted.
- 18 That the Lift Inspector's completion certificate shall not be submitted.
- 19 That the structural stability certificate shall not be submitted.
- 20 That the Site Supervisor's completion certificate shall not be submitted.
- 21 That the smoke test certificate shall not be submitted.
- 22 That the water proofing certificate shall not be submitted.
- 23 That the N.O.C. from A.A. & C. [K/West] shall not be submitted.
- 24 That the final completion certificate from C.F.O. shall not be submitted.
- 25 That the A.M.S.L. of completed work (top of building) shall not be verified by AAI and submitted.
- 26 That the amalgamated PRC in the name of applicant shall not be submitted.

- ( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- ( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 19 December day of 2023 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,  
Zone, Wards.**

**SPECIAL INSTRUCTIONS**

**1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**

2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
- c) Not less than 92 ft. ([!TownHall]) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

No P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI/IOD/1/New Dated-  
20 December 2022

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

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

No. EB/CE/ /BS /A/

### 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 the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards 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 presume 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 manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer 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 will require time to consider alternative site to

avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act 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 Municipal Commissioner 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 broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of 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 proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions 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.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

No P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI/IOD/1/New Dated-  
20 December 2022

**Executive Engineer, Building Proposals**  
**Zones ..... wards.**

**P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI/IOD/1/New**

- Copy To :-
1. SUBHASH PRABHAKAR KARMARKAR  
4, Shivam, Near Shantivan Society, Sant Janabai Road, Vileparle (E) Mumbai-57
  2. Asst. Commissioner K/W Ward.
  3. A.E.W.W. K/W Ward.
  4. Dy.A & C. Western Suburb I
  5. Chief Officer, M.B.R. & R. Board K/W Ward.
  6. Designated Officer, Asstt. Engg. (B. & F.) K/W Ward ,
  7. The Collector of Mumbai

Digitally signed by Prakash Tatyaj Vichare  
Date: 20 Dec 2022 20:35:38  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI/CC/1/New

**COMMENCEMENT CERTIFICATE**

To,  
Mr. Shashikumar B Nambiar Director of M/s.  
Pentagon Premises Pvt. Ltd.  
A-601, Leo, 24th Road, Khar (West),  
Mumbai-400052.

Sir,

With reference to your application No. **P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI/CC/1/New** dated. **17 May 2022** for Development Permission and grant of Commencement Certificate under Section 44 & 49 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **17 May 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **18,19,20,21** C.T.S. No. **822/3 to 6** Division / Village / Town Planning Scheme No. **AMBIVALI** situated at **SAHAKAR NAGAR ROAD** Road / Street in **K/W Ward** Ward .

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Exe Engineer (BP) K West Ward** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



This CC is valid upto 8/2/2024

Issue On : 09 Feb 2023

Valid Upto : 08 Feb 2024

Application Number :

P-11330/2022/(822/3 to 6)/K/W  
Ward/AMBIVALI/CC/1/New

Remark :

CC up to plinth level i.e. height 0.30 mt AGL as per approved plan dated 20.12.2022, Subject to submission of NOC from office of Collector M.S.D. in respect of excavation permission before serving work start notice.



Digitally signed by PRAKASH TATYAJI VICHARE  
Date: 09 Feb 2023 18:11:32  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

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

Executive Engineer - Building Proposal

Western Suburb I K/W Ward Ward

Cc to :

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To,

Mr. Shashikumar B Nambiar Director of M/s.  
Pentagon Premises Pvt. Ltd.  
A-601, Leo, 24th Road, Khar (West),  
Mumbai-400052.

Sir,

With reference to your application No. **P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI/FCC/1/Amend** Dated. **17 May 2022** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 302 (Submission of Layout cases) dated **17 May 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **18,19,20,21** C.T.S. No. **822/3 to 6** Division / Village / Town Planning Scheme No. **AMBIVALI** situated at **SAHAKAR NAGAR ROAD** Road / Street in **K/W Ward** Ward .

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **A.E.(BP) K/West-North Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 8/2/2024

Issue On : 09 Feb 2023

Valid Upto : , 08 Feb 2024

Application Number : P-11330/2022/(822/3 to 6)/K/W  
Ward/AMBIVALI/CC/1/New

Remark :

CC up to plinth level i.e. height 0.30 mt AGL as per approved plan dated 20.12.2022, Subject to submission of NOC from office of Collector M.S.D. in respect of excavation permission before serving work start notice.

Approved By

Exe Engineer (BP) K West Ward

Executive Engineer

Issue On : 04 Aug 2023

Valid Upto : 08 Feb 2024

Application Number : P-11330/2022/(822/3 to 6)/K/W  
Ward/AMBIVALI/FCC/1/Amend

Remark :

Further C.C. for 'Wing A up to top of 5th floor + OHT for the height of 26.70 m AGL and for 'Wing B up to top of 7th upper floor + LMR & OHT for the height of 32.60m AGL' as per last approved plan dtd 20.12.2022 is approved.



Digitally signed by RAMESH KALPNATH YADAV  
Date: 04 Aug 2023 15:28:17  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (BP)

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

Assistant Engineer . Building Proposal  
Western Suburb I K/W Ward Ward

Cc to :

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

TIR

**BINOD KUMAR**

MA. LLB,  
**Advocate, High Court**

Chamber: 2<sup>nd</sup> Floor, Bhaskar Bldg,  
A. K. Marg, Opp. W. E. Highway,  
Bandra (E) Mumbai - 400 051

**TITLE SEARCH REPORT**

To,  
M/s Pentagon Premises Pvt Ltd  
A-601, Leo, 24<sup>th</sup> Road,  
Khar West, Mumbai - 400052

Ref - Title Search Report of "Our Home Co-operative Housing Society Limited" a Society registered under the Maharashtra Co-operative Societies Act, 1960 under Sr. No BOM/HSG/2986/71 bearing Plot no 13 to 21 having total Area 2799.00 Sq. Mtrs, been ground + 4 Building. lying and situated at C.T.S No. 822/3, 822/4, 822/5, 822/6 Survey No 137, 138 A/3, 138 A/6, 138 A/9 at Village - Ambivali, Taluka- Andheri District- Mumbai Suburban at Mumbai (herein after called and referred as "the said Property Premises")

Duration - 30 Year - (1992 to 2022).

As per your instruction, I have carried out searches in respect of the said Property Premises at the Sub Registrar of Assurances and also after going through the available records and documents of the said Property Premises I have found as under.

YEARS	STATUS
1992 to 2021	Available Index Checked
2022	Available Index Checked

**- FINDINGS**

- 1) That in Plot No 18 of the said Premises, by the Title Deed Dated 30<sup>th</sup> March 1964 and registered under No 848 of 1964 with the Sub-registrar of Assurance at Bandra also together with the Deed of conveyance dated 28<sup>th</sup> Day of June, 1964 together with Agreement of Right of Way dated 24<sup>th</sup> Day of October 1964 and registered under No. 2566 of 1964 with the Sub Registrar of Assurance in favour of Mr. Harvinder Chadha and by The Indenture Dated 7<sup>th</sup> Day of March 1972 between Mr. Harivinder Chadha as the Vendor, M/s Daswani and Associates as the Confirming Parties and Mr. B.C. Purswani as Second Confirming Party and OUR Homes Co-operative Housing Society Ltd as the Purchaser for Plot No 18, having area Area 839 Sq. Yd equivalent to 701.49 Sq. Mts. At CTS Number 137/1, 138/3/6/9/18 in the Village Ambivali Taluka Andheri District Mumbai Suburban for an amount of Rs 1,18,299 /- under Deed Registration Number 978/1972 on 02/05/1972 before the Sub-Registrar of Assurance Bombay and the same is been recorded in the office of Land Mutation Record (Versova Talati Office) at Andheri, Mumbai Suburban under Sr. No 1906 on dated 02/09/2020.
  
- 2) That in Plot No 19 of the said Premises, by the Title Deed Dated 30<sup>th</sup> March 1964 and registered under No 848 of 1964 with the Sub-registrar of Assurance at Bandra also together with the Deed of conveyance dated 28<sup>th</sup> Day of June, 1964 together with Agreement of Right of Way dated 24<sup>th</sup> Day of October 1964 and registered under No. 2566 of 1964 with the Sub Registrar of Assurance in favour of Mrs. Rajinder Kaur Sethi. The Indenture Dated 7<sup>th</sup> Day of March 1972 between Mrs. Rajinder Kaur Sethi as the Vendor, M/s Goodluck Construction Company as the Confirming Parties and Mr. B.C. Purswani as Second Confirming Party and OUR Homes Co-operative Housing Society Ltd as the Purchaser for Plot No 19, having area Area 839 Sq. Yd equivalent to 701.49 Sq. Mts. At CTS Number 137/1, 138/3/6/9/19 in the Village Ambivali Taluka Andheri District Mumbai Suburban for an amount of Rs 1,09,070 /-

under Deed Registration Number 979/1972 on 02/05/1972 before the Sub-Registrar of Assurance Bombay and the same is been recorded in the office of Land Mutation Record (Versova Talati Office) at Andheri, Mumbai Suburban under Sr. No 1909 on dated 28/07/2020.

- 3) That in Plot No 20 of the said Premises, by the Title Deed Dated 30<sup>th</sup> March 1964 and registered under No 848 of 1964 with the Sub-registrar of Assurance at Bandra also together with the Deed of Conveyance dated 28<sup>th</sup> Day of June, 1964 together with Agreement of Right of Way dated 24<sup>th</sup> Day of October 1964 and registered under No. 2566 of 1964 with the Sub Registrar of Assurance in favour of Shri Nanak Singh Sahni. The Indenture Dated 7<sup>th</sup> Day of March 1972 between Shri Nanak Singh Sahni as the Vendor, M/s Goodluck Construction Company as the Confirming Parties and Mr. B.C. Purswani as Second Confirming Party and OUR Homes Co-operative Housing Society Ltd as the Purchaser for Plot No 20, having area Area 839 Sq. Yd equivalent to 701.49 Sq. Mts. At CTS Number 137/1, 138/3/6/9/20 in the Village Ambivali Taluka Andheri District Mumbai Suburban for an amount of Rs 1,09,070 /- under Deed Registration Number 980/1972 on 02/05/1972 before the Sub-Registrar of Assurance Bombay and the same is been recorded in the office of Land Mutation Record (Versova Talati Office) at Andheri, Mumbai Suburban under Sr. No 1905 on dated 02/03/2020.
- 4) That in Plot No 21 of the said Premises, by the Title Deed Dated 30<sup>th</sup> March 1964 and registered under No 848 of 1964 with the Sub-registrar of Assurance at Bandra also together with the Deed of Conveyance dated 28<sup>th</sup> Day of June, 1964 together with Agreement of Right of Way dated 24<sup>th</sup> Day of October 1964 and registered under No. 2566 of 1964 with the Sub Registrar of Assurance in favour of Shri Jaidev Singh Chadha. The Indenture Dated 7<sup>th</sup> Day of March 1972 between Shri

Jaidev Singh Chadha as the Vendor, M/s Perfect Builders as the Confirming Parties and Mr. B.C. Purswani as Second Confirming Party and OUR Homes Co-operative Housing Society Ltd as the Purchaser for Plot No 21, having area Area 839 Sq. Yd equivalent to 701.49 Sq. Mts. At CTS Number 137/1, 138/3/6/9/21 in the Village Ambivali Taluka Andheri District Mumbai Suburban for an amount of Rs 1,09,070 /- under Deed Registration Number 981/1972 on 02/05/1972 before the Sub-Registrar of Assurance, Bombay and the same is been recorded in the office of Land Mutation Record (Versova Talati Office) at Andheri, Mumbai Suburban under Sr. No 1904 on dated 02/03/2020.

- 5) That as per the Land Record on dated 16/12/2015 below is the Property Card Number and Total Area for Village Ambivali Taluka Andheri District Mumbai Suburban is recorded as

Property Card Number	822/3	822/4	822/5	822/6
Area in Sq. Mtrs	701	701	696	701

- 6) DEVELOPER AGREEMENT dated 02/12/2021 registered on 14/12/2021 having Registration Number 12674/2021 before the Sub Registrar of Assurance Andheri 4 by and between Our Home Co-operative Housing Society Limited through its Managing Committee / Office bearer Mrs. Barkha Peswani (Chairman) & others referred as "the Society" of the First Part and Pentagon Premises Private Limited through authorized Representative Mr. Shashi B Nambiar referred as "the Developer" of the Second Part and Mrs. Tarla Tarachand Gala and others referred as "the Members" of the Third Part.



**- DOCUMENTS REVIEWED**

- 1) Reply under Sr. No 2853 Dated 12-12-2011 by the Registrar of the Societies to Chairman / Secretary of OUR HOME CHS LTD, Andheri West.
- 2) FerFar Record / Mutation Entry been downloaded copy dated 17/02/2021 under serial number
  - (1) 27220001000000120022021366,
  - (2) 27220001000000120022021367,
  - (3) 27220001000000120022021368, and
  - (4) 27220001000000120022021369 in record Versova Talati Office at Andheri, Mumbai Suburban.
- 3) 7/12 been downloaded copy dated 17/02/2021 under serial number
  - (1) 27220001000000120022021177,
  - (2) 27220001000000120022021173,
  - (3) 27220001000000120022021171, and
  - (4) 27220001000000120022021175 in record Versova Talati Office at Andheri, Mumbai Suburban.
- 4) Copy of Indenture Dated 07/03/1972 Between Mr. Harvinder Chadha and OUR HOME CHS LTD, Andheri West for Plot No 18.
- 5) Copy of Indenture Dated 07/03/1972 Between Smt. Rajinder Kaur Sethi and OUR HOME CHS LTD, Andheri West for Plot No 19.
- 6) Copy of Indenture Dated 07/03/1972 Between Shri. Nanak Singh Sahni and OUR HOME CHS LTD, Andheri West for Plot No 20.
- 7) Copy of Indenture Dated 07/03/1972 Between Shri Jaidev Singh Chadha and OUR HOME CHS LTD, Andheri West for Plot No 21.

- 8) Property Card Copy download dated 15/11/2021 under Sr. No (1) 2204100001731374, (2) 2204100001731375 (3) 2204100001731376 and (4) 2204100001731377.
- 9) Index II at the Sub- Registrar of Assurance.

**- OPINION**

On perusal of the above-mentioned documents and search relating to title of the said property premises, "Our Home Co-operative Housing Society Limited" I am of the opinion that the title of the said property premises is clear, valid, marketable and free from any encumbrance AND that the Pentagon Premises Private Limited has rights to Develop the said Property Premises.

Yours Faithfully



Adv Binod Kumar

Place: Mumbai

Date: 08-09-2022

**BINOD KUMAR**  
M.A., LL.B.  
ADVOCATE HIGH COURT  
Lawyer's Chamber,  
Bhaskar Building, Bandra Court,  
Bandra (East), Mumbai-400051.

# SACHIN C. KALE

B. Sc. LL.B.

ADVOCATE HIGH COURT

A-202/76, Bhagirath CHS, Near Subhashchandra Garden, Pant Nagar, Ghatkopar (E), Mumbai - 400 075.

**M/s PENTAGON PREMISES PVT. LTD.,**

601, Leo  
24<sup>th</sup> Road,  
Khar - W,  
Mumbai - 400052

**Dear Sir,**

**Sub:** Title Search Opinion in respect of Rights of PENTAGON PREMISES PVT LTD with respect to their entitlement of Free Sale built-up area in the redevelopment project of OUR HOME CHS Ltd on land bearing S.No: 137(P) corresponding to CTS NO: 822/3, 822/4, 822/5 & 822/6 located on Sahakar Nagar Road, Off JP Road, Sahakar Nagar, Andheri -w, Mumbai - 400053 totally admeasuring 2799 sq. mtrs. ("**said Property**").

I have verified the following documents:

1. The 7/12 Extract, in respect of S. No 137(P), corresponding to Plot No 18, 19, 20 & 21 & CTS No: 822/3, 822/4, 822/5 & 822/6 admeasuring 701 Sq. Mts, 701 Sq. Mts, 696 Sq. Mts & 701 Sq. Mts respectively making it collectively 2799 Sq. Mts. of Village Ambivili Tal: Andheri, Dist: Mumbai & the aforesaid pieces or parcels of land or ground has been standing in the name in favour M/s. Our Home Co. Op. Housing Society Limited.
2. By Indenture dated 7<sup>th</sup> March, 1972 executed by and between Harvinder Chadha (therein referred to as the Vendors), M/s Daswani & Associates (therein referred to as the First Confirming Parties), B. C. Purswani (therein referred to as the Second

A 76/2006  
SACHIN C. KALE  
B.Sc., LL.B.  
Near Subhash

Confirming Party) and Our Home Co-op Housing Soc. Ltd. (therein referred to as Purchasers) and registered with the office of Sub-Registrar of Assurances at Bombay under serial No. BOM/R/978/1972 WHEREIN THE Vendors alongwith confirmation of the Confirming Parties conveyed the said Property bearing S. No. 137(P), corresponding to Plot No 18, CTS No: 822/3, admeasuring 701 Sq. Mts in favor of the Purchasers therein i.e. Our Home CHSL.

3. By Indenture dated 7<sup>th</sup> March, 1972 executed by and between Rajinder Kaur Sethi (therein referred to as the Vendors), M/s Goodluck Construction Company (therein referred to as the First Confirming Parties), B. C. Purswani (therein referred to as the Second Confirming Party) and Our Home Co-op Housing Soc. Ltd. (therein referred to as Purchasers) and registered with the office of Sub-Registrar of Assurances at Bombay under serial No. BOM/R/979/1972 WHEREIN THE Vendors alongwith confirmation of the Confirming Parties conveyed the said Property bearing S. No. 137(P), corresponding to Plot No 19, CTS No: 822/4, admeasuring 701 Sq. Mts in favor of the Purchasers therein i.e. Our Home CHSL.

4. By Indenture dated 7<sup>th</sup> March, 1972 executed by and between Nanak Singh Sahni (therein referred to as the Vendors), M/s Goodluck Construction Company (therein referred to as the First Confirming Parties), B. C. Purswani (therein referred to as the Second Confirming Party) and Our Home Co-op Housing Soc. Ltd. (therein referred to as Purchasers) and registered with the office of Sub-Registrar of Assurances at Bombay under serial No. BOM/R/980/1972 WHEREIN THE Vendors alongwith confirmation of the Confirming Parties conveyed the said Property bearing S. No. 137(P), corresponding to Plot No 20, CTS No: 822/5, admeasuring 696 Sq. Mts in favor of the Purchasers therein i.e. Our Home CHSL.

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# SACHIN C. KALE

B. Sc. LL.B.

ADVOCATE HIGH COURT

A-202/76, Bhagirath CHS, Near Subhashchandra Garden, Pant Nagar, Ghatkopar (E), Mumbai - 400 075.

5. By Indenture dated 7<sup>th</sup> March, 1972 executed by and between Jaidev Singh Chadha (therein referred to as the Vendors), M/s Perfect Builders (therein referred to as the First Confirming Parties), B. C. Purswani (therein referred to as the Second Confirming Party) and Our Home Co-op Housing Soc. Ltd. (therein referred to as Purchasers) and registered with the office of Sub-Registrar of Assurances at Bombay under serial No. BOM/R/981/1972 WHEREIN THE Vendors alongwith confirmation of the Confirming Parties conveyed the said Property bearing S. No. 137(P), corresponding to Plot No 21, CTS No: 822/6, admeasuring 701 Sq. Mts in favor of the Purchasers therein i.e. Our Home CHSL.
6. By Development Agreement dated 2<sup>nd</sup> Dec, 2021 executed by and between Our Home Co-operative Housing Society Limited (therein referred to as the 'Society') and (1) Mrs. Tarla Tarachand Gala & Ors., (therein referred to as the 'Members') and M/s Pentagon Premises Pvt Ltd (therein referred to as the 'Developer'), the Society and the Members granted the redevelopment rights of the said property in favour of the Developer. The Re-development Agreement was duly registered with the Office of the Sub registrar of Assurance at Bandra under serial no. BDR15/12674/2021.
7. Power of Attorney dated 2<sup>nd</sup> Dec, 2021 executed by and between Our Home Co-operative Housing Society Limited (therein referred



to as the Society) and (1)Pentagon Premises Pvt Ltd (2) Suhas Mantri (3)Shashikumar B Nambiar (jointly or severally therein referred to as the said Attorneys), the Society granted various powers contained therein in favour of the Attorneys which was duly registered with the Office of the Sub Registrar of Assurances at Bandra under serial no. BDR15/13205/2021.

Based on the search/s above, I certify that:

1. As evident from the latest 7/12 Extract, Indentures Our Home CHS Ltd are the owners of the land and existing structure (i.e. existing bldg.) and are entitled to execute Development agreement for the redevelopment of their existing bldg.
2. The Free Sale premises accruing to Pentagon Premises Pvt Ltd in the proposed redevelopment of Our Home CHS Ltd after providing the new premises to the existing members as per agreed terms of the Development Agreement as mentioned herein above and as per plans for the new bldg. proposed/sanctioned by MCGM are clear, free from any encumbrances and marketable.



**(Adv. Sachin C. Kale)**

Place: Mumbai

Date : May 10. 2022.

**SACHIN C. KALE**

**B.Sc., LL.B.**

A 70/202, Bhagirath CHS, Near Subhash  
Chandra Garden, Pant Nagar,  
Ghatkopar (E), Mumbai - 400 075.