

MAHINA

VISTA

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Vastukar/9

mahindra
LIFESPACES

Mahindra Lifespace Developers Limited
Mahindra Towers, 5th Floor,
Dr. G. M. Bhosale Marg, Worli,
Mumbai - 400 018, India
+91 22 6747 8600 / 8601
www.mahindralifespaces.com
CIN: L45200MH1999PLC118949

Ram
SBE HLS T

The Assistant General Manager (HLS Marketing),
Home Loan Sales Department,
State Bank of India,
Mumbai LHO

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: Mahindra Vista

We Mahindra Lifespaces Pvt Ltd, a Company/Firm, having its registered office at Mahindra Tower, 5th Floor, Dr. G.M. Bhosale Marg, Worli, Mumbai are willing to enter a Tie-up arrangement with your Bank for our Project Mahindra Vista, situated at: 174A/3 at Akurli, Borivali.

2. 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 faithfully,



Authorised Signatory

Stanley Varghese

Mahindra Lifespace Developers Limited

Authorised Signatory

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INFORMATION FOR TIE UP REQUIRED:

Sr. No.	Parameter	Particulars		
1	Name of the Builder	Mahindra Lifespaces Pvt Ltd		
2	Registered Address	Mahindra Tower, 5 th Floor, Dr. G.M. Bhosale Marg, Worli, Mumbai		
3	Address for correspondence	174A/3 at Akurli, Borivali, Mumbai		
4	Contact Person Name, Mob.No. Email id	Stanley Varghese 8879541331 Varghese.stanley@mahindra.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes		
5	Website url, if any	https://www.mahindralifespaces.com/		
6	Date of establishment	1994		
7	Constitution	Indian		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification			
9	Ratings from CRISIL/ICRA etc.			
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
01.	Amit Sinha	51	Post Graduate	Administration
02.	Ameel-Hariaw	63	Graduate	Administration

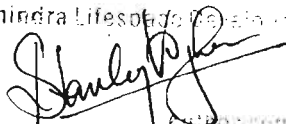


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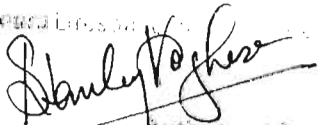
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11	Details of last 3 residential projects executed by the same firm/company/promoters		
Project Name	Roots	Splendour	Vivante
Location	Kandivali, Mumbai	Pimpri, Pune	Andheri East
Whether approved by SBI?	Yes	Yes	Yes
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC, Axis, ICICI, PNBHFL, Piramal, L&T	Citi Bank, LIC, HDFC Bank	HDFC Bank, ICICI, Axis, Kotak Mahindra
Month & Year of Commencement of Construction	August 2018	February 2008	January 2016
Present Status (Completed/Partially completed)	Under construction September -2022	Completed on March 2015	Completed on August 2019
	1 st Phases completed. Full completion expected by September -2022	1 st Phases completed. Full completion expected by (Month& Year)	1st Phases completed. Full completion expected by (Month& Year)
Total built up area of the project, in Sq. Meter.	4463 sq. meter approx.	34279 approx.	
Number of floors	Basement + Stilt + 5 podium + 30 floors	Stilt + Podium +30 floor	Ground +12 Floor
No. of Dwelling Units in the project	126	498	104
No. of units sold in the Project	120	498	104
Housing Loan applied. Through SBI	Yes	Yes	Yes
Date of Occupancy Certificate	Under construction	Jun 2013	August 2019
12	Details of the Present Project		
Project Name	Mahindra Vista		
Location with Survey Nos.	CTS No 174/A/3, Akurli Village, Kandivali East, Mumbai - 400101		
Details of construction finance / loan, if any, availed by the builder.	NA		

Mahindra Lifespaces Real Estate Limited

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for this project. (Note: If construction finance is provided by the SBI, then the project will stand. Automatically approved.																																																																			
Status of encumbrance of the project land	All Clear																																																																		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or scheduled. Commercial Bank, furnish names of HFCs/Banks	Yes Applied																																																																		
Month & Year of Commencement of Construction	Mar - 2024																																																																		
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	<table border="1"> <thead> <tr> <th>UNIT TYPE</th> <th>RNA</th> <th>TOWER A</th> <th>TOWER B</th> <th>TOWER C</th> <th>TOTAL UNITS/TY PE</th> </tr> </thead> <tbody> <tr> <td>1 BHK</td> <td>433</td> <td></td> <td>71</td> <td></td> <td>71</td> </tr> <tr> <td>2 BHK A</td> <td>600</td> <td></td> <td>64</td> <td></td> <td>64</td> </tr> <tr> <td>2 BHK B</td> <td>653</td> <td>105</td> <td></td> <td></td> <td>105</td> </tr> <tr> <td>2 BHK C</td> <td>768</td> <td>33</td> <td></td> <td></td> <td>33</td> </tr> <tr> <td>2 BHK D</td> <td>773</td> <td></td> <td></td> <td>66</td> <td>66</td> </tr> <tr> <td>2 BHK E</td> <td>806</td> <td></td> <td></td> <td>76</td> <td>76</td> </tr> <tr> <td>3 BHK A</td> <td>933</td> <td></td> <td>80</td> <td></td> <td>80</td> </tr> <tr> <td>3 BHK B</td> <td>1062</td> <td>72</td> <td></td> <td></td> <td>72</td> </tr> <tr> <td>4 BHK</td> <td>1624</td> <td></td> <td></td> <td>34</td> <td>34</td> </tr> <tr> <td>UNIT/TOWER</td> <td></td> <td>210</td> <td>215</td> <td>176</td> <td>601</td> </tr> </tbody> </table>	UNIT TYPE	RNA	TOWER A	TOWER B	TOWER C	TOTAL UNITS/TY PE	1 BHK	433		71		71	2 BHK A	600		64		64	2 BHK B	653	105			105	2 BHK C	768	33			33	2 BHK D	773			66	66	2 BHK E	806			76	76	3 BHK A	933		80		80	3 BHK B	1062	72			72	4 BHK	1624			34	34	UNIT/TOWER		210	215	176	601
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4 BHK	1624			34	34																																																														
UNIT/TOWER		210	215	176	601																																																														
Total built up area of the project, in Sq. Mt.	31322 sq mtr.																																																																		
No. of Dwelling Units in the project	1200																																																																		
No. of units sold in the project	601																																																																		
Details of Development Agreement and POA if any	NA																																																																		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	All Cleared																																																																		

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13 Project Value					
Type of Flat/House			No. of Flats/House		
UNIT TYPE	RNA	TOWER A	TOWER B	TOWER C	TOTAL UNITS/TY PE
1 BHK	433		71		71
2 BHK A	600		64		64
2 BHK B	653	105			105
2 BHK C	768	33			33
2 BHK D	773			66	66
2 BHK E	806			76	76
3 BHK A	933		80		80
3 BHK B	1062	72			72
4 BHK	1624			34	34
UNIT/TOW ER		210	215	176	601
Total Project Value					Rs.3000 cr
14 Whether credit facility enjoyed. With any bank Bank Branch A/c No IFSC			NA		
15. Detail of RERA Collection A/c. Account Name: Account Type: Account Number: Bank / Branch: IFSC code			Will be Revealed soon		



Mahindra Lifespace Developers Limited

Authorized Signatory

Signature with stamp of Authorized person
Stanley Varghese

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Mahindra Lifespace Developers Ltd.

Sy. No. 49 & 50/2, Holiday Village Road,
Vajarahalli Village, Kanakapura Road,
Bangalore-560062.

Landmark: Near Holiday Village Resort

www.mahindralifespaces.com

CIN: L45200MH1999PLC118949

Date - 23rd Feb 2024

The Manager
Home Loan
SBI Bank Limited

Sub : Please Find details of my bank Account for Project Mahindra Lifespace Developers Ltd –
Mahindra Vista Phase I

Dear Sir/Madam,

Requesting You to Consider the mention details for Fund Transfer.

For Units

Account Number: - **924020011005371**

Account Type : **Current**

Account Holder Name:- **Mahindra Lifespace Developers Ltd – Mahindra Vista Phase I**

Bank Name:- **AXIS BANK LTD**

Branch Address:- **167A, Ground Floor, Ready Money Terrace, Dr Annie Basant Road, Worli Naka,
Worli, Mumbai, Maharashtra, 400018**

IFSC Code:- **UTIB0000653**

MICR Code:- **400211010**

Email Id :- **maurya.ajit@mahindra.com**

Mobile No: - **7499694036**

**"We agree to receive an intimation of the funds remitted to us on the above mention email id
and mobile No."**

The above project is not mortgaged with any bank /FLs as on date.

Your Faithfully,



Stanley Varghese,
GM – Customer Finance & Alternative Channel



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 :
P51800054671

Project: Mahindra Vista Phase 1 , Plot Bearing / CTS / Survey / Final Plot No.:**174A/3 at Akurli, Borivali, Mumbai Suburban, 400101;**

- Mahindra Lifespace Developers Limited** having its registered office / principal place of business at *Tehsil: Ward GSouth, District: Mumbai City, Pin: 400018.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **02/02/2024** and ending with **31/12/2029** 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
- 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 Premnand Prabhu
(Secretary, MahaRERA)
Date:02-02-2024 17:19:17

Dated: 02/02/2024
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 Mahindra Lifespace Developers limited
Organization Type Company Description For Other Type Organization NA
Do you have any Past Experience ? Yes

Address Details

Block Number 5th Floor Building Name Mahindra Towers
Street Name Dr. G.M Bhosale Locality Worli
Land mark Near Doordarshan State/UT MAHARASHTRA
Division Konkan District Mumbai City
Taluka Ward GSouth Village GSouth-400018
Pin Code 400018

Organization Contact Details

Office Number 09535688855

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	Boisar Phase II	Residential	NA	10282.7	Gut No.50 Plot No.1 Village Kambalgaon Taluka Palghar District Palghar	Gut No 50 Plot No 1	6	238	2017-12-31	2017-06-20
2	Aspen	Residential	NA	23376.4	Bldg A on plot bearing cts no 899A TO E of village pahadi goregaon S.V.Road Mumbai	CTS No 899/A TO E	1	68	2012-12-17	2012-12-17
3	Angelica	Residential	NA	23376.4	Bldg C on plot bearing cts no 899 A TO E of village pahadi goregaon S.V.Road Mumbai	CTS No 899/A TO E	1	67	2013-03-25	2013-03-25
4	Splendour Phase 1	Residential	NA	34279	CTS NO 617 part 617 30 617 39 PLOT B L B	CTS NO 617 part 617 30 617 39	3	265	2011-08-15	2011-08-15

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
					S Marg BHANDUP W MUMBAI 400078					
5	Splendour Phase 2	Residential	NA	34279	CTS NO 617 part 617 30 617 39 PLOT B L B S Marg BHANDUP W MUMBAI 400078re	CTS NO 617 part and 617 30 and 617 39	2	233	2013-11-14	2013-06-28
6	Lartista	Residential	NA	3963	Mahindra Lifespace Developers Ltd Mahindra Towers 5th Floor Dr G M Bhosale Marg Worli Mumbai 400 018	Survey No 67B/4A plus 5A Plot No 1 ie CTS No 801 to 806	1	21	2016-09-16	2016-09-16
7	Bloomdale	Residential	NA	102191	MBDL mihan sez de Notified Area Beside DYPatil International School Khapri Nagpur	Survey Nos 17 Part 18 Part 19 Part 26 Part 27 Part 28 29 Part 30 Part 31 Part 35 part 36 Part 39 Pa	8	342	2016-03-30	2017-01-23
8	Ashvita	Residential	NA	36856	Mahindra Lifespace Developers Limited Sy No 78 PART 2 AND 78 PART3 Near Hitech city MMTS railway station Hafeezpet Road Kukatpally Hyderabad 500072	Sy No 78 PART 2 AND 78 PART3	5	664	2016-06-30	2016-05-31
9	Windchimes	Residential	NA	23674	Mahindra Homes Pvt Ltd Sy No 37PART 2 37 PART 3 Opposite BPL Bannerghatta Road Arekere Bangalore 560075	Sy no 37PART3PART40PART 1 41PART 3 37PART 2A137PART2A2	2	454	2018-12-31	2018-12-31
10	Aura PH1	Residential	NA	68149	Village Chauma Sector 110A Gurgaon Manesar Urban Complex	Liscence Number 43 of 2008 Dated 07032008	3	231	2013-05-31	2013-05-31
11	Aura PH2	Residential	NA	68149	Village Chauma Sector 110A Gurgaon Manesar Urban Complex	Liscence Number 43 of 2008 Dated 07032008	2	166	2013-11-30	2014-10-31
12	Aura PH3	Residential	NA	68149	Village Chauma Sector 110A Gurgaon Manesar Urban Complex	Liscence Number 43 of 2008 Dated 07032008	2	110	2014-10-31	2015-08-31
13	Aura PH4	Residential	NA	68149	Village Chauma Sector 110A Gurgaon Manesar Urban	Liscence Number 43 of 2008 Dated 07032008	2	142	2015-01-31	2015-12-31

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
					Complex					
14	Aura PH5	Residential	NA	68149	Village Chauma Sector 110/A Gurgaon Manesar Urban Complex	Liscence Number 43 of 2008 Dated 07032008	2	150	2015-01-31	2016-09-30
15	Luminare PH1	Residential	NA	27519	Sector 59 Gurgaon Manesar Urban Complex	Liscence Number 16 of 2008 dated 31012008	1	120	2020-03-31	2020-03-31
16	Luminare PH2	Residential	NA	27519	Sector 59 Gurgaon Manesar Urban Complex	Liscence Number 16 of 2008 dated 31012008	1	120	2021-02-28	2021-02-28
17	Aqually Phase 1A	Residential	NA	149732	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK KANCHEPURAM DIST TAMIL NADU 603002	Plot No 33 34 35	41	41	2012-10-31	2012-10-31
18	Aqually Phase 1B	Residential	NA	149732	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK KANCHEPURAM DIST TAMIL NADU 603002	Plot No 33 34 35	33	33	2013-10-31	2013-10-31
19	Aquall Phase 1C AND 1D	Residential	NA	149732	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK KANCHEPURAM DIST TAMIL NADU 603002	Plot No 33 34 35	77	77	2014-10-31	2014-10-31
20	Aqually Phase 2A	Residential	NA	71252	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK KANCHEPURAM	Plot No 33 34 35	5	80	2013-11-30	2014-03-31

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
					DIST TAMIL NADU 603002					
21	Aquality Phase 2B	Residential	NA	71252	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK KANCHEPURAM DIST TAMIL NADU 603002	Plot No 33 34 35	8	178	2014-11-30	2014-11-30
22	Aquality Phase 2C1Block C1AND C2	Residential	NA	71252	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK KANCHEPURAM DIST TAMIL NADU 603002	Plot No 33 34 35	2	56	2015-09-30	2016-03-31
23	Aquality phase 2C1-Block C3 AND C4	Residential	NA	71252	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK KANCHEPURAM DIST TAMIL NADU 603002	Plot No 33 34 35	2	56	2015-09-30	2016-03-31
24	Aquality Phase 2C1-Block C6	Residential	NA	71252	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK KANCHEPURAM DIST TAMIL NADU 603002	Plot No 33 34 35	1	28	2015-12-31	2016-03-31
25	Aquality Phase 2C1 Block C5	Residential	NA	71252	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK	Plot No 33 34 35	1	24	2017-03-31	2016-03-31

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
					KANCHEPURAM DIST TAMIL NADU 603002					
26	Aquality Phase 2E	Residential	NA	71252	MAHINDRA RESIDENTIAL DEVELOPERS LIMITED PLOT 33 1st CROSS ROAD 1st MAIN ROAD MAHINDRA WORLD CITY CHENGALPET TALUK KANCHEPURAM DIST TAMIL NADU 603002	Plot No 33 34 35	3	196	2019-03-31	2019-03-31
27	Iris Court Phase I	Residential	NA	72883	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no 18 Near Paranur Railway Station Mahindra World City Chengalpet Taluk Kanchepuram Dist TamilNadu 603002	Plot No 18	2	244	2013-06-30	2013-12-31
28	IRIS Court Phase 2 Block C AND D	Residential	NA	72883	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no 18 Near Paranur Railway Station Mahindra World City Chengalpet Taluk Kanchepuram Dist TamilNadu 603002	Plot No 18	2	96	2015-09-30	2015-03-31
29	IRIS Court Phase 2 Block E	Residential	NA	72883	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no 18 Near Paranur Railway Station Mahindra World City Chengalpet Taluk Kanchepuram Dist TamilNadu 603002	Plot No 18	1	133	2015-03-31	2015-03-31
30	IRIS Court Phase 3A	Residential	NA	72883	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no 18 Near Paranur Railway Station Mahindra World City Chengalpet Taluk Kanchepuram Dist TamilNadu 603002	Plot No 18	1	133	2015-03-31	2015-03-31
31	IRIS Court Phase 3B	Residential	NA	72883	MAHINDRA INTEGRATED TOWNSHIP	Plot No 18	2	96	2016-03-31	2016-03-31

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
					LIMITED Plot no 18 Near Paranur Railway Station Mahindra World City Chengalpet Taluk Kanchepuram Dist TamilNadu 603002					
32	Nova Phase 1	Residential	NA	29542	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no 21 Near Paranur Railway Station Mahindra World City Chengalpet Taluk Kanchepuram Dist TamilNadu 603002	Plot No 21	2	357	2016-05-31	2016-03-31
33	Nova-Phase 2	Residential	NA	29542	MAHINDRA INTEGRATED TOWNSHIP LIMITED Plot no 21 Near Paranur Railway Station Mahindra World City Chengalpet Taluk Kanchepuram Dist TamilNadu 603002	Plot No 21	2	369	2017-08-31	2017-03-31
34	Chloris	Residential	NA	18085	Milestone 16 PART 3 Sector 19 Faridabad	License no is 217 of 2007 Dated 07092007	8	160	2011-07-31	2011-07-31
35	Avadi Phase I	Residential	NA	20305	Block No 84 WARD No 1 Paruthipattu Village Avadi Municipality Taluka Poonamallee	S No 72/2 77/2 87/3 88/3 89/5 90/1 2 3 91 92/1 93/7 98 99 100 101/7	6	604	2016-06-30	2016-04-20
36	BOISAR Phase I	Residential	NA	14770	Gut No 50 Plot No 1 Village Kambalgaon Taluka Palghar District Palghar	Gut No 50 Plot No 1	9	359	2017-06-30	2017-01-23

Member Information

Member Name	Designation	Photo
Arun Kumar Tilak Raj Nanda	Chairperson	View Photo
Arvind Subramanian	Managing Director	View Photo
K R Sudarshan	Authorized Signatory	View Photo

Project

Project Name (Mention as per Sanctioned Plan)	Mahindra Vista Phase-1	Project Status	New Project
Proposed Date of Completion	31/12/2029		
Litigations related to this project	No	Project Type	Residential

?

Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?

File/reference no. of planning authority

Sr No	Ward	Plot/CTS/Survey Number	File/Reference Number
-------	------	------------------------	-----------------------

1	R/S Ward	174A/3	P-14015/2022/(174A/3)/R/S Ward/Akurli-R/S
Plot Bearing No / CTS no / Survey Number/Final Plot no.	174A/3	Boundaries East	Portion of Land Bearing CTS 174B1
Boundaries West	36 M Wide DP Road	Boundaries North	Poisar Village Boundary
Boundaries South	18 M Wide Akurli Road	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai Suburban
Taluka	Borivali	Village	Akurli
Street	Akurli Road	Locality	Kandivali East
Pin Code	400101	Total Plot/Project area (sqmts)	1887.68
Total Number of Proposed Building/Wings (In the Layout/Plot)	3		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	3	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	0		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	49828.48	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	2296.66
Permissible Total FSI of Plot (Permissible Built-up Area)	52125.14		

Bank Details

Bank Name	Axis Bank Ltd
IFSC Code	UTIB0000653

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	786	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	As per approved plan
Water Conservation, Rain water Harvesting :	YES	0	Common for all buildings in the layout
Energy management :	YES	0	As per MOEF EC
Fire Protection And Fire Safety Requirements :	YES	0	As per CFO Noc
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	As per approved Plan

Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	YES	0	As per approved plan
Water Supply :	YES	0	As per MCGM Noc
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Common for all buildings in the layout
Storm Water Drains :	YES	0	As per approved plan
Landscaping & Tree Planting :	NO	0	NA
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	Common for all buildings in the layout
Solid Waste Management And Disposal :	YES	0	As per approved plan

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
1	Mahindra Vista Phase 1	Tower A/Wing A	31/12/2029	1	1	6	33	1	28	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	3BHK	93.25	72	0
2	2BHK	58.35	105	0
3	2BHK	66.85	33	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 Stilts	Total no. of open Parking as per Sanctioned Plan (4-	Number of Closed Parking
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										wheeler+2-Wheeler)	
2	Mahindra Vista Phase 1	Tower B/Wing B	31/12/2029	1	1	6	33	1	13	1	

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	3BHK	82.15	80	0
2	2BHK	53.36	64	0
3	1BHK	37.91	71	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 Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
3	Mahindra Vista Phase 1	Tower C/Wing C	31/12/2029	1	1	6	34	1	21	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	4BHK	137.71	34	0
2	2BHK	67.18	66	0
3	2BHK	70.29	76	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
P G BHAGWAT LLP	NA	Chartered Accountant
Architect Hafeez Contractor	NA	Architect
VINYASA CONSULTANTS	NA	Engineer

Litigations Details

No Records Found

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
2 Copy of Layout Approval (in case of layout)	View Download
3 Copy of Layout Approval (in case of layout)	View Download
4 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
2 Building Plan Approval / NA Order for plotted development	View Download
3 Building Plan Approval / NA Order for plotted development	View Download
4 Building Plan Approval / NA Order for plotted development	View Download
5 Building Plan Approval / NA Order for plotted development	View Download
6 Building Plan Approval / NA Order for plotted development	View Download
7 Building Plan Approval / NA Order for plotted development	View Download
8 Building Plan Approval / NA Order for plotted development	View Download
9 Building Plan Approval / NA Order for plotted development	View Download
10 Building Plan Approval / NA Order for plotted development	View Download
11 Building Plan Approval / NA Order for plotted development	View Download
12 Building Plan Approval / NA Order for plotted development	View Download
13 Building Plan Approval / NA Order for plotted development	View Download

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





भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S O वी वर्गोस
501, कमल, जल वायू विहार, सेक्टर 20,
शिल्प बाँक जवळ, खारघर, नवी मुंबई,
खारघर, खारघर, रायगड, महाराष्ट्र,
410210

Address: S/O. V Varghese, 501, Kamal, Jal
Vayu Vihar, Sector 20, Near Shilp Chowk,
Kharghar, Navi Mumbai, Kharghar,
Kharghar, Raigarh, Maharashtra 410210

5154 4831 9809



1947
1900 350 1947

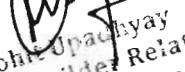


help@uidai.gov.in








WWW

www.uidai.gov.in

Verified from Original


Mohit Upachyay
Manager Builder Relations
SBI RBO II, Andheri

Directors of MAHINDRA LIFESPACE DEVELOPERS LIMITED WEF 23rd May 2023

Sr No	Name and address	Photograph	Designation	Father's name	PAN No s	Aadhar no
1	Mr. Ameet Hariani 9A Residences, 14th floor, 9A Bommarji Petit Road Mumbai-400036		Chairman	Pratapsinh Hariani	AAAPHH956G	403996416257
2	Dr Anish Shah C-3603 Vivarea, A.R Road, Jacob Circle, Mahalaxmi, Mumbai - 400011		Director	Dilip Shah	AACPS2427R	430569588022
3	Ms. Amrita Chowdhury House No. 123, Landmark Buildi- g, Carmichael Road, Cumbala Hill Mumbai - 400 026		Independent Director	Mr. Mohanlal Verma	AGOPC5869M	394562363963
4	Mr Anuj Puri 1004, B Wing, Quantum Park, Khar, Danda Road, Khar (West), Mumbai - 400052		Independent Director	Mr Raghv Dev Puri	ADTPP6248B	482804538435
5	Ms Aasha Kharge Lodha Eternis, Building No 3/603, 11th Road, 11th Road MIDC, Off Mahakali Coves Road, Andheri E, Mumbai - 400091		Director	Mr Beerappa Koraga Kumble	AIOPK9891B	439703256686
6	Ms. Rucha Nanavati High Trees, 54 Pelli Hill, Nurqis Dult Road Pelli Hill, Mumbai - 400 050		Director	Mr Rajendra Ishwarlal Nanav...	AAXPN5838N	210582101716
7	Mr. Amit Kumar Sinha 16-B, Ahuja Towers, Raja Bhau Desai Marg, Century Bazaar Prabhodevi, Mumbai - 400 018		Managing Director & CEO	Mr Raghubansh Narayan Sinha	BGDPS1725E	314739485590

भारत सरकार

INDIAN GOVERNMENT

GOVT. OF INDIA

STANLEY VARGHESE


VELAYATHAT HU VARGHESE

23/05/1974

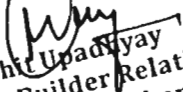
Permanent Account Number

ADIPV1200G




Signature

Verified from Original


Mohit Upadhyay
Manager Builder Relations
SBI RBO II, Andheri



भारत सरकार

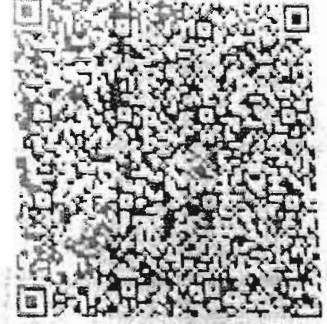
Government of India



स्टेनली वर्गोस
Stanley Varghese

जन्म तारीख / DOB 23.05.1974

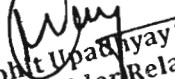
पुरुष / Male



5154 4831 9809

आधार - सामान्य माणसाचा अधिकार

Verified from Original


Mohit Upadhyay
Manager Builder Relations
SBI RBO II, Andheri

Apartment Vista C-34-01

NAME

Vista C-34-01

TOWER

C

STATUS

Hold

BEDS / BATHS

4.0 / 4.0

AGGREGATE AREA

1624 psqft.

VARIABLE DISCOUNT

₹0

AGREEMENT PRICE

₹4,20,49,535

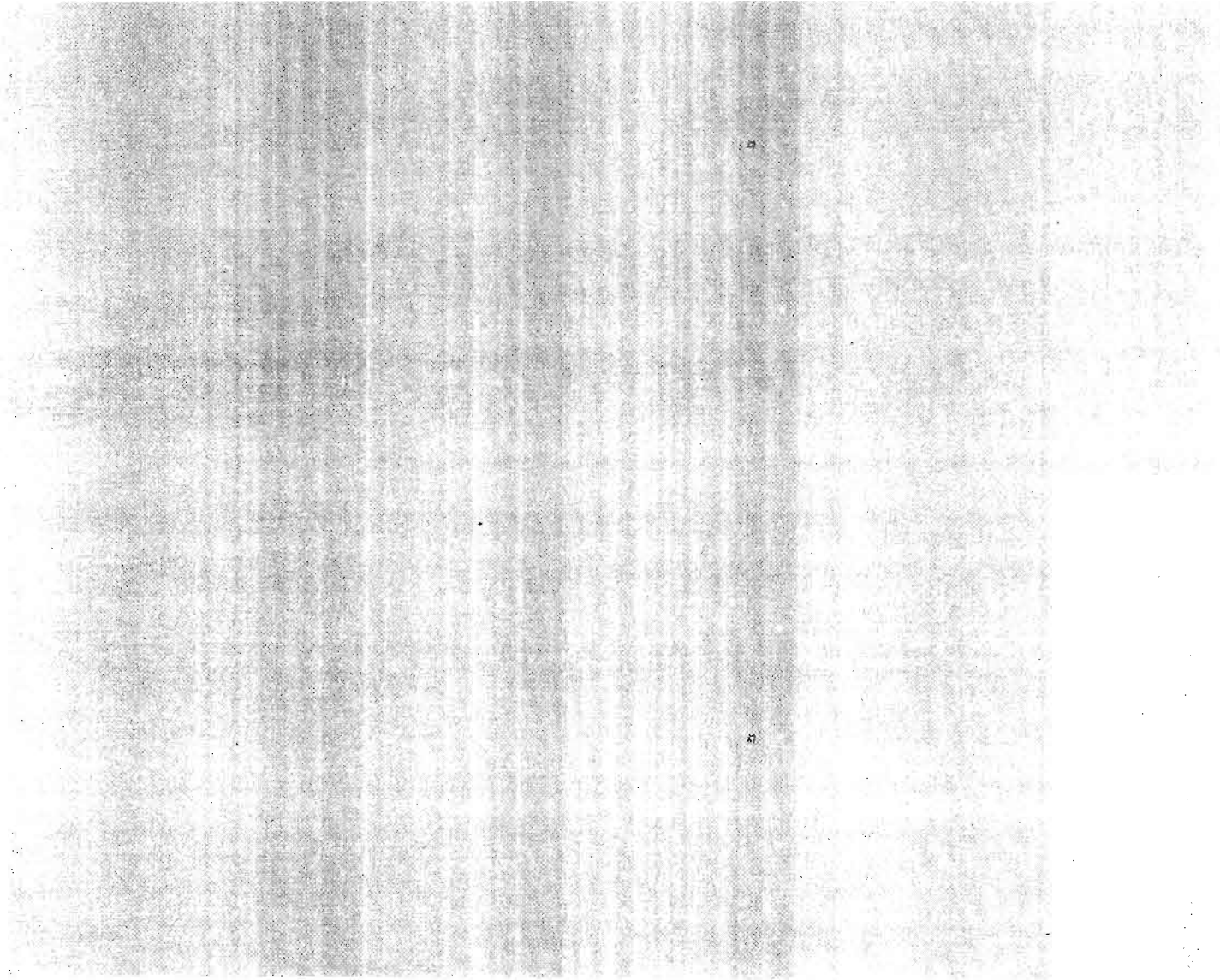
ALL INCLUSIVE PRICE

₹4,72,79,713

PHASE

SCHEME

Default C scheme



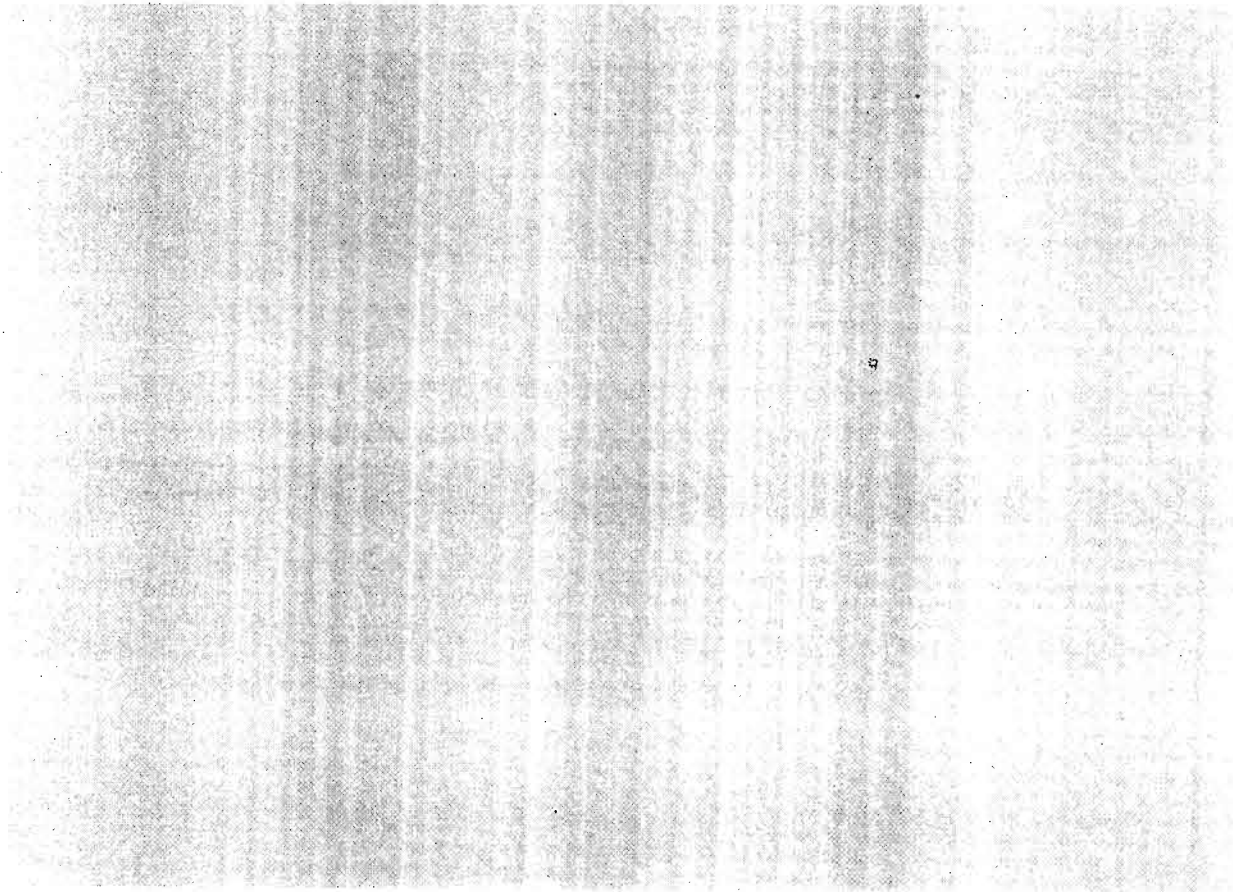
Value Sheet - Mahindra Vista

Item	Details
Tower	C
Floor	34
Unit Number	1
Apartment Number	Vista C-34-01
Typology	4 BHK
RERA Carpet Area	1450.02 sq.ft. / 134.71 sq.m.
Balcony Area	141.98 sq.ft. / 13.19 sq.m.
Dry Balcony Area	0.0 sq.ft. / 0.0 sq.m.
Enclosed Balcony Area	0.0 sq.ft. / 0.0 sq.m.
Aggregate Area	1623.53 sq.ft. / 150.83 sq.m.
Car Parking Type	Stack (2.3 X 4.5)+(2.3 X 4.5)
Parking Level	P5
Parking Count	2
Maximum Retail Price	₹4,72,79,713
EOI Benefit	₹0
Net All Inclusive Value	₹4,72,79,713

	Principal	GST	Total

Consideration Value	₹4,20,49,507	₹21,02,477	₹4,41,51,984
Stamp Duty & Registration	₹25,53,000		₹25,53,000
Common Area Maintenance (24 months)	₹4,87,059	₹87,671	₹5,74,730
			₹4,72,79,713

*The GST rates applied are at the prevailing rates notified by Government of India. Any changes in the same will be applicable with immediate effects.
This cost sheet and payment schedule is generated on 18/02/2024 01:42 PM



Payment Schedule

Payment Schedule	% Due	Principal	GST	Total
EOI Token amount		₹1,90,476	₹9,524	₹2,00,000
Booking Amount		₹29,63,239	₹1,48,162	₹31,11,401
Total Booking Amount		₹31,53,715	₹1,57,686	₹33,11,401
Registration of AFS-(Within 30 days from the date of booking)		₹25,52,972		₹25,52,972
Within 60 days from the date of Booking (Excl. Total Booking Amount)	20%	₹52,56,192	₹2,62,810	₹55,19,002
Within 150 days from the Date of Booking	10%	₹42,04,953	₹2,10,248	₹44,15,201
On Completion of Plinth of Tower C	5%	₹21,02,477	₹1,05,124	₹22,07,601
On completion of Podium 2 of Tower C	10%	₹42,04,953	₹2,10,248	₹44,15,201
On completion of Slab 6 of Tower C	10%	₹42,04,953	₹2,10,248	₹44,15,201
On completion of Slab 20 of Tower C	10%	₹42,04,953	₹2,10,248	₹44,15,201
On completion of Slab 34 of Tower C	10%	₹42,04,953	₹2,10,248	₹44,15,201
On Completion of Internal Flooring upto 34th Slab of Tower C	10%	₹42,04,953	₹2,10,248	₹44,15,201
On Completion of doors & windows upto 34th Slab of Tower C	10%	₹42,04,953	₹2,10,248	₹44,15,201
On offer for Possession of Tower C	5%	₹21,02,477	₹1,05,124	₹22,07,601
On offer for Possession of Tower C - CAM for 24 Months		₹4,87,059	₹87,671	₹5,74,730
Net All Inclusive Value		₹4,50,89,566	₹21,90,147	₹4,72,79,713

Please refer the important information related to Payment Schedule on next page

Important information related to Payment Schedule

1. Time bound payment shall be payable as per the payment schedule mentioned above without the need for any demand letter and/ or reminder from the

Promoter.

2. If the Applicant/s approach a Bank/ Financial Institution for availing a loan, any delay by such Bank/ Financial Institution in making the payment as per the payment schedule shall attract interest as per applicable law from the due date until the amounts are actually received by the Promoter.
3. The sanction Letter cannot be submitted to cover any portion of the Booking Amounts which should be paid by the Applicant/s from his own sources only.
4. The amounts mentioned herein are inclusive of GST as on the date of the Booking Application Form. Any increase in taxes, charges, levies, duties, cess, etc., shall be borne by the Applicant/s.
5. The Applicant/s must deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment and provide the TDS certificate/Form 16B to the promoter.
6. Demands for internal flooring and doors and window milestones, if applicable, will be triggered when the milestone is achieved, which could be prior to the completion of the structure.
7. The maintenance charges, stamp duty and registration charges and any other charges and outgoings are provisional and based on estimates. If there is any increase due to actual cost incurred or demand by statutory authorities and/ or otherwise, then such shortfall shall be paid by the Applicant/s.
8. The Promoter shall not accept payment by cash and/ or deposit of cash in the designated account of the Promoter. In case, the Applicant deposits cash in any bank account of the Promoter, the same will not be treated as payment against any dues and the Promoter will not be liable for any such cash deposit.
9. The payment received will be first adjusted towards interest on taxes, charges, levies etc. due and payable on previous instalments, then towards taxes, charges, levies etc. due and payable on previous instalments, then towards interest levied on the previous pending instalment (if any), finally towards the pending instalment.
10. Scanning charges & charges of the Consultant for registration of the Agreement for Sale shall be borne by the Applicant/s and shall be additional.
11. Property tax, as applicable, will be payable by the Applicant/s.
12. Additionally, the Applicant/s shall pay to the organization or society as determined by the Promoter usage charges for earmarked open car parking spaces as may be determined by such organization or society from time to time.

Apartment Vista A-02-02

NAME

Vista A-02-02

TOWER

A

STATUS

Hold

BEDS / BATHS

3.0 / 3.0

AGGREGATE AREA

1061 psqft.

VARIABLE DISCOUNT

₹0

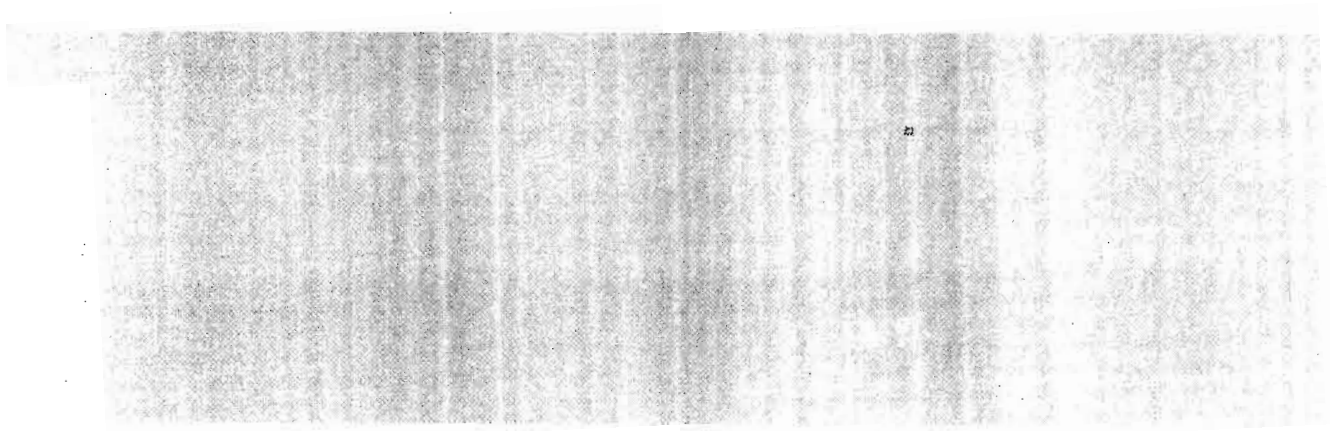
AGREEMENT PRICE

₹2,52,25,701

ALL INCLUSIVE PRICE

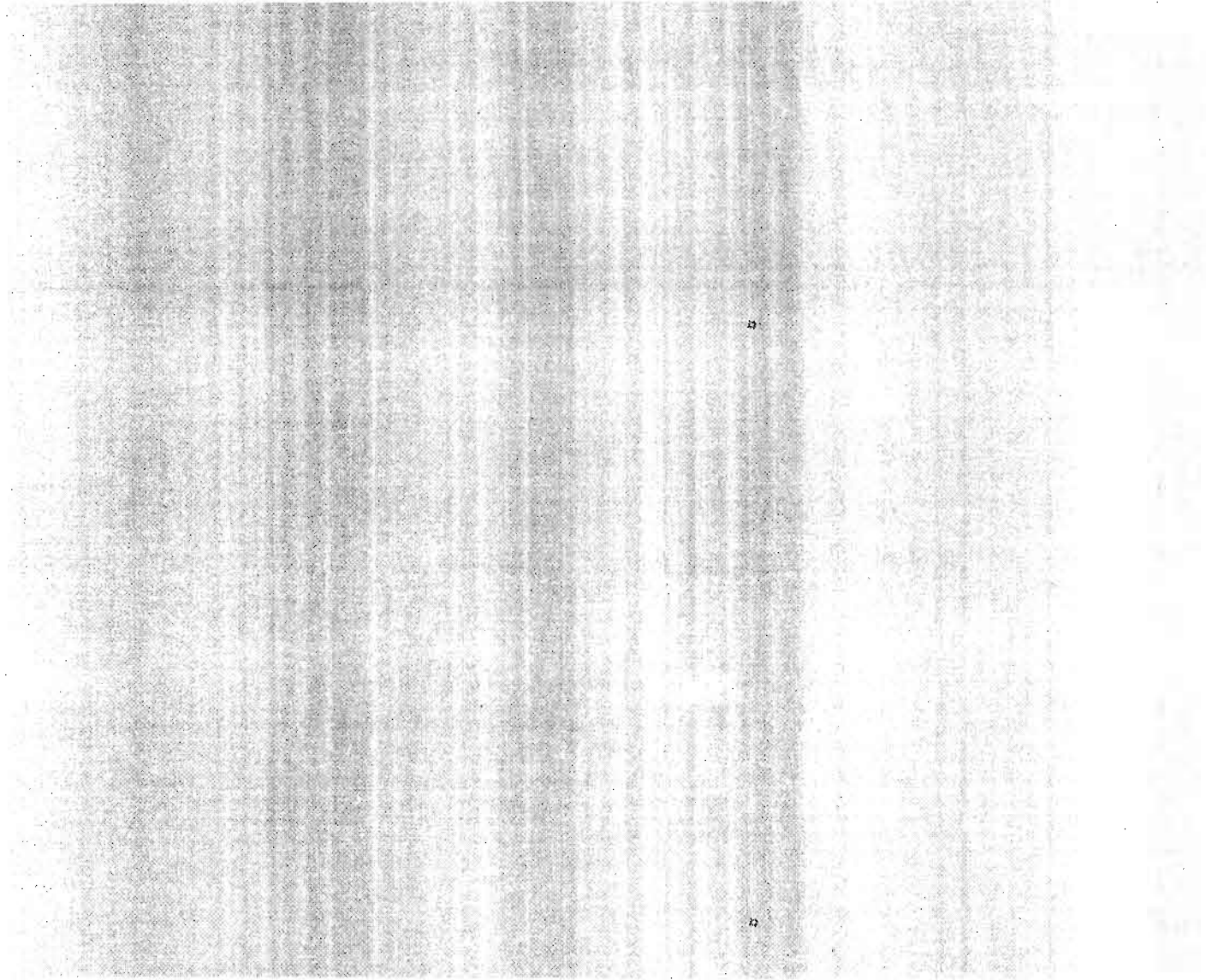
₹2,84,06,239

PHASE



SCHEME

Default A scheme



Value Sheet - Mahindra Vista

Item	Details
Tower	A
Floor	2
Unit Number	2
Apartment Number	Vista A-02-02
Typology	3 BHK B
RERA Carpet Area	1003.74 sq.ft. / 93.25 sq.m.
Balcony Area	57.59 sq.ft. / 5.35 sq.m.
Dry Balcony Area	0.0 sq.ft. / 0.0 sq.m.
Enclosed Balcony Area	0.0 sq.ft. / 0.0 sq.m.
Aggregate Area	1061.33 sq.ft. / 98.6 sq.m.
Car Parking Type	Covered (2.5 X 5.0)+(2.5 X 5.0)
Parking Level	LG
Parking Count	2
Maximum Retail Price	₹2,84,06,239
EOI Benefit	₹0
Net All Inclusive Value	₹2,84,06,239

	Principal	GST	Total

Consideration Value	₹2,52,25,643	₹12,61,285	₹2,64,86,928
Stamp Duty & Registration	₹15,43,600		₹15,43,600
Common Area Maintenance (24 months)	₹3,18,399	₹57,312	₹3,75,711
			₹2,84,06,239

*The GST rates applied are at the prevailing rates notified by Government of India. Any changes in the same will be applicable with immediate effects.
This cost sheet and payment schedule is generated on 18/02/2024 01:36 PM

Payment Schedule

Payment Schedule	% Due	Principal	GST	Total
EOI Token amount		₹1,90,476	₹9,524	₹2,00,000
Booking Amount		₹17,01,451	₹85,073	₹17,86,524
Total Booking Amount		₹18,91,927	₹94,597	₹19,86,524
Registration of AFS-(Within 30 days from the date of booking)		₹15,43,542		₹15,43,542
Within 60 days from the date of Booking (Excl. Total Booking Amount)	20%	₹31,53,213	₹1,57,661	₹33,10,874
Within 150 days from the Date of Booking	10%	₹25,22,570	₹1,26,129	₹26,48,699
On Completion of Plinth of Tower A	5%	₹12,61,285	₹63,064	₹13,24,349
On completion of Podium 2 of Tower A	10%	₹25,22,570	₹1,26,129	₹26,48,699
On completion of Slab 6 of Tower A	10%	₹25,22,570	₹1,26,129	₹26,48,699
On completion of Slab 20 of Tower A	10%	₹25,22,570	₹1,26,129	₹26,48,699
On completion of Slab 33 of Tower A	10%	₹25,22,570	₹1,26,129	₹26,48,699
On Completion of Internal Flooring upto 6th Slab of Tower A	10%	₹25,22,570	₹1,26,129	₹26,48,699
On Completion of doors & windows upto 6th Slab of Tower A	10%	₹25,22,570	₹1,26,129	₹26,48,699
On offer for Possession of Tower A	5%	₹12,61,285	₹63,064	₹13,24,349
On offer for Possession of Tower A - CAM for 24 Months		₹3,18,399	₹57,312	₹3,75,711
Net All Inclusive Value		₹2,70,87,642	₹13,18,597	₹2,84,06,239

Please refer the important information related to Payment Schedule on next page

Important information related to Payment Schedule

1. Time bound payment shall be payable as per the payment schedule mentioned above without the need for any demand letter and/ or reminder from the

Promoter.

2. If the Applicant/s approach a Bank/ Financial Institution for availing a loan, any delay by such Bank/ Financial Institution in making the payment as per the payment schedule shall attract interest as per applicable law from the due date until the amounts are actually received by the Promoter.
3. The sanction Letter cannot be submitted to cover any portion of the Booking Amounts, which should be paid by the Applicant/s from his own sources only.
4. The amounts mentioned herein are inclusive of GST as on the date of the Booking Application Form. Any increase in taxes, charges, levies, duties, cess, etc., shall be borne by the Applicant/s.
5. The Applicant/s must deduct the applicable Tax Deduction at Source (TDS) at the time of making the actual payment and provide the TDS certificate/Form 16B to the promoter.
6. Demands for internal flooring and doors and window milestones, if applicable, will be triggered when the milestone is achieved, which could be prior to the completion of the structure.
7. The maintenance charges, stamp duty and registration charges and any other charges and outgoings are provisional and based on estimates. If there is any increase due to actual cost incurred or demand by statutory authorities and/ or otherwise, then such shortfall shall be paid by the Applicant/s.
8. The Promoter shall not accept payment by cash and/ or deposit of cash in the designated account of the Promoter. In case, the Applicant deposits cash in any bank account of the Promoter, the same will not be treated as payment against any dues and the Promoter will not be liable for any such cash deposit.
9. The payment received will be first adjusted towards interest on taxes, charges, levies etc. due and payable on previous instalments, then towards taxes, charges, levies etc. due and payable on previous instalments, then towards interest levied on the previous pending instalment (if any), finally towards the pending instalment.
10. Scanning charges & charges of the Consultant for registration of the Agreement for Sale shall be borne by the Applicant/s and shall be additional.
11. Property tax, as applicable, will be payable by the Applicant/s.
12. Additionally, the Applicant/s shall pay to the organization or society as determined by the Promoter usage charges for earmarked open car parking spaces as may be determined by such organization or society from time to time.

Apartment Vista B-30-01

NAME

Vista B-30-01

TOWER

B

STATUS

Hold

BEDS / BATHS

3.0 / 3.0

AGGREGATE AREA

934 psqft.

VARIABLE DISCOUNT

₹0

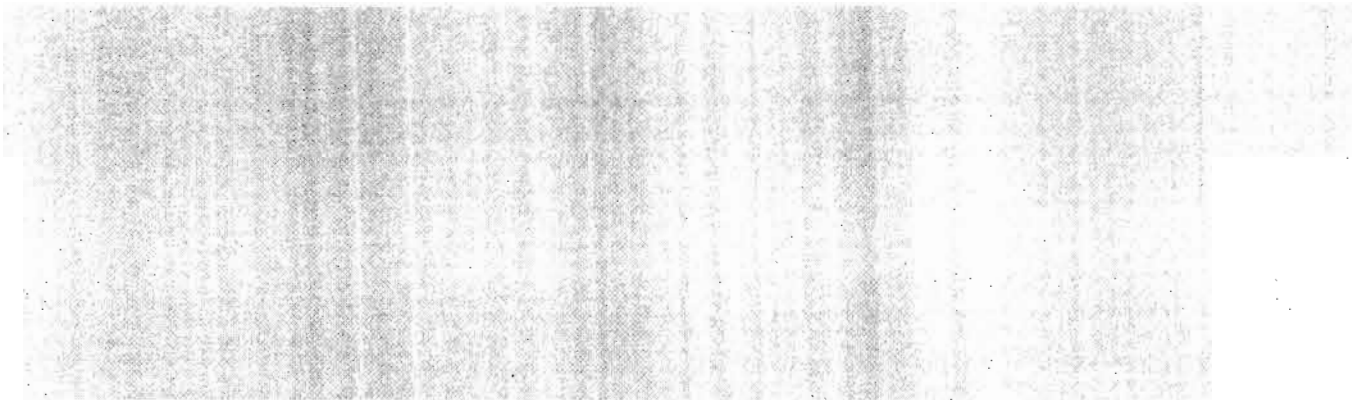
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₹2,35,32,961

ALL INCLUSIVE PRICE

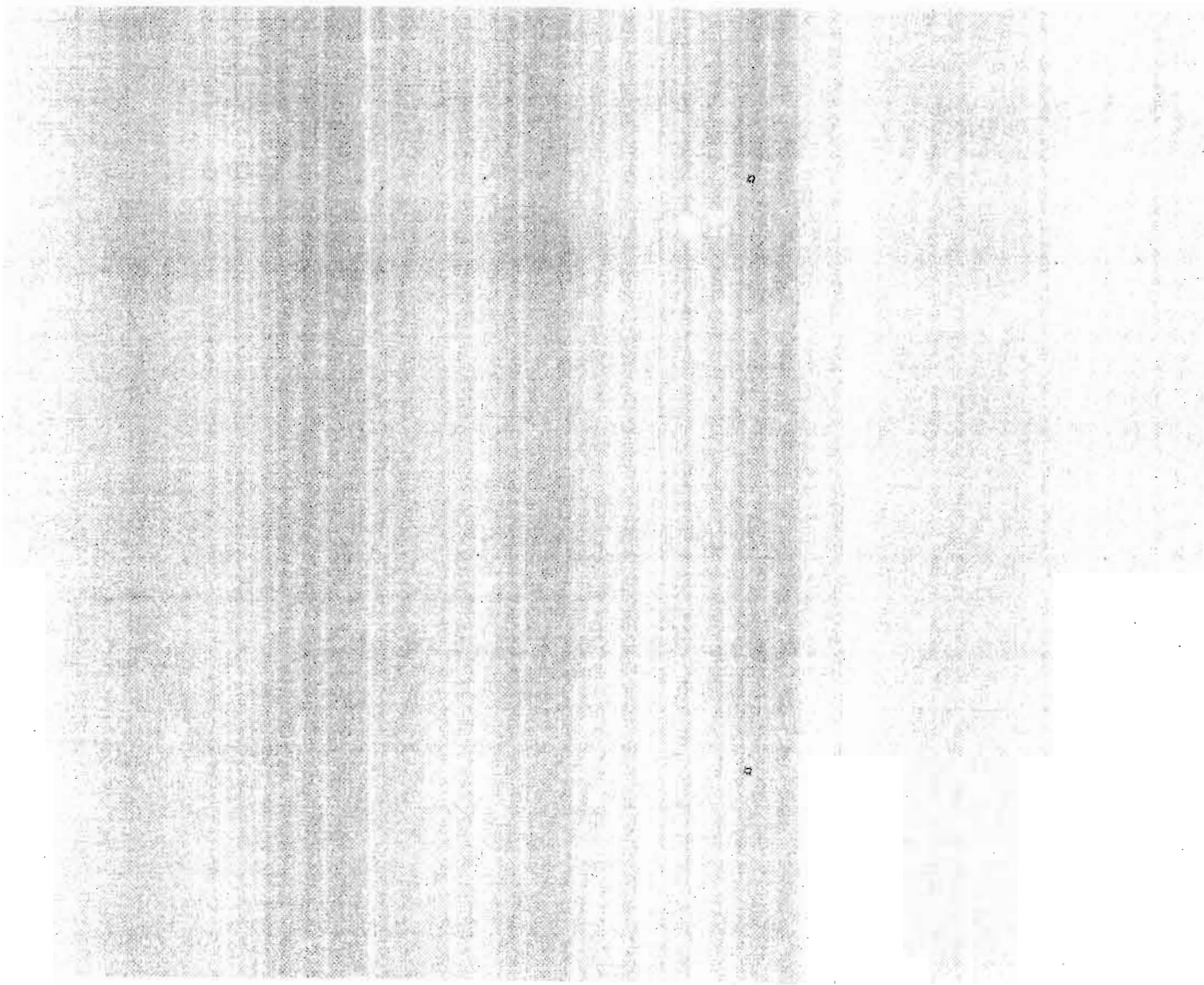
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PHASE



SCHEME

Default B scheme



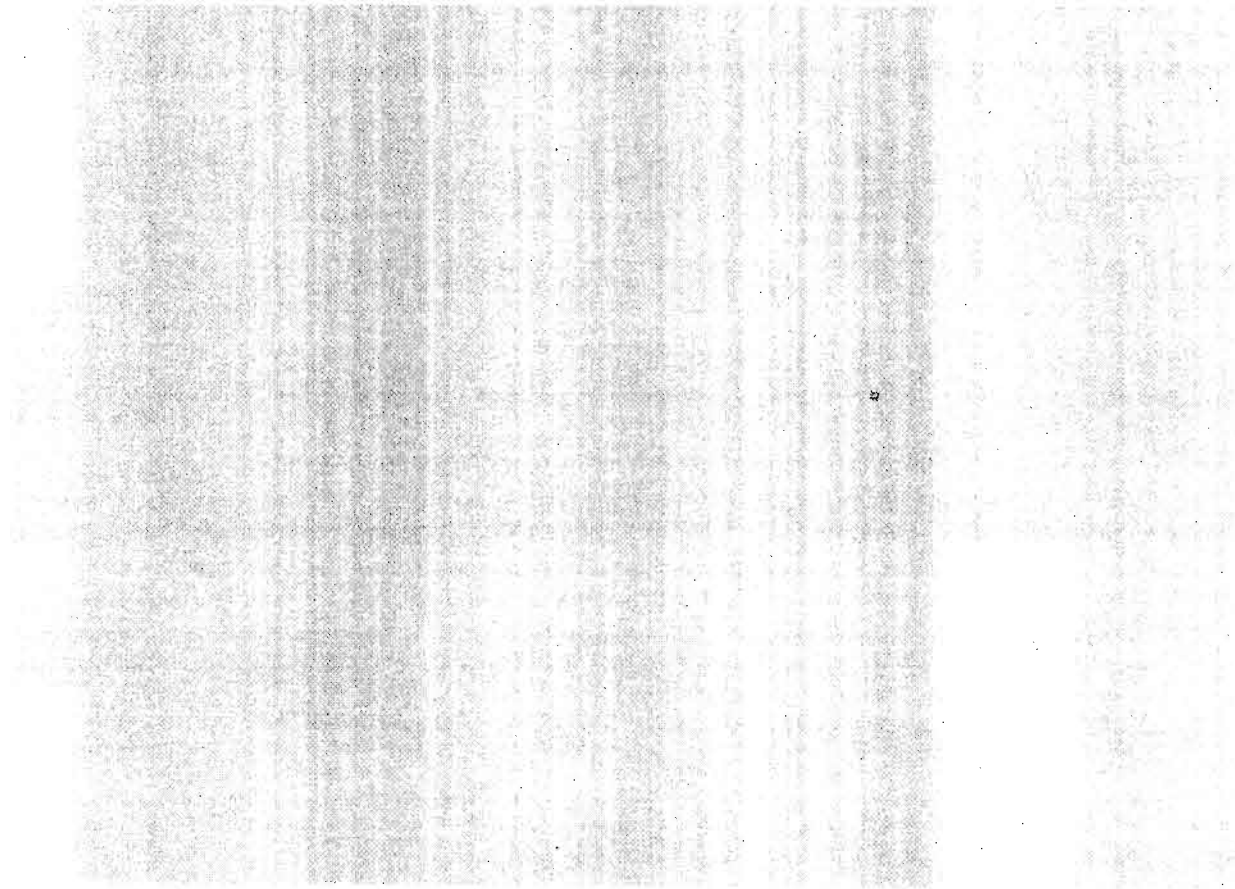
Value Sheet - Mahindra Vista

Item	Details
Tower	B
Floor	30
Unit Number	1
Apartment Number	Vista B-30-01
Typology	3 BHK A
RERA Carpet Area	884.26 sq.ft. / 82.15 sq.m.
Balcony Area	49.62 sq.ft. / 4.61 sq.m.
Dry Balcony Area	0.0 sq.ft. / 0.0 sq.m.
Enclosed Balcony Area	0.0 sq.ft. / 0.0 sq.m.
Aggregate Area	933.88 sq.ft. / 86.76 sq.m.
Car Parking Type	Tandem (2.5 X 5.0)+(2.5 X 4.5)
Parking Level	P5
Parking Count	2
Maximum Retail Price	₹2,64,82,180
EOI Benefit	₹0
Net All Inclusive Value	₹2,64,82,180

	Principal	GST	Total

Consideration Value	₹2,35,32,939	₹11,76,648	₹2,47,09,587
Stamp Duty & Registration	₹14,42,000		₹14,42,000
Common Area Maintenance (24 months)	₹2,80,164	₹50,430	₹3,30,594
			₹2,64,82,180

*The GST rates applied are at the prevailing rates notified by Government of India. Any changes in the same will be applicable with immediate effects.
This cost sheet and payment schedule is generated on 18/02/2024 01:35 PM



Payment Schedule

Payment Schedule	% Due	Principal	GST	Total
EOI Token amount		₹1,90,476	₹9,524	₹2,00,000
Booking Amount		₹15,74,496	₹78,725	₹16,53,221
Total Booking Amount		₹17,64,972	₹88,249	₹18,53,221
Registration of AFS-(Within 30 days from the date of booking)		₹14,41,978		₹14,41,978
Within 60 days from the date of Booking (Excl. Total Booking Amount)	20%	₹29,41,620	₹1,47,081	₹30,88,701
Within 150 days from the Date of Booking	10%	₹23,53,296	₹1,17,665	₹24,70,961
On Completion of Plinth of Tower B	5%	₹11,76,648	₹58,832	₹12,35,480
On completion of Podium 2 of Tower B	10%	₹23,53,296	₹1,17,665	₹24,70,961
On completion of Slab 6 of Tower B	10%	₹23,53,296	₹1,17,665	₹24,70,961
On completion of Slab 20 of Tower B	10%	₹23,53,296	₹1,17,665	₹24,70,961
On completion of Slab 33 of Tower B	10%	₹23,53,296	₹1,17,665	₹24,70,961
On Completion of Internal Flooring upto 33rd Slab of Tower B	10%	₹23,53,296	₹1,17,665	₹24,70,961
On Completion of doors & windows upto 33rd Slab of Tower B	10%	₹23,53,296	₹1,17,665	₹24,70,961
On offer for Possession of Tower B	5%	₹11,76,648	₹58,832	₹12,35,480
On offer for Possession of Tower B - CAM for 24 Months		₹2,80,164	₹50,430	₹3,30,594
Net All Inclusive Value		₹2,52,55,102	₹12,27,078	₹2,64,82,180

Please refer the important information related to Payment Schedule on next page

Important information related to Payment Schedule

1. Time bound payment shall be payable as per the payment schedule mentioned above without the need for any demand letter and/ or reminder from the

APARTMENT MATRIX FOR CARPET AREA - FLOOR WISE & WING WISE

PROJECT NAME: CODENAME PROVINCE, REDESIGN 1.0 PROJECT LOCATION: KANDIVALI EAST 20.12.2023 REVISION:R1

TOWER	FLOOR NO	FLAT NO	FLAT TYPE	UNIT RERA	BALCONY	RNA	UNIT RERA	BALCONY	RNA
				AREAS IN SQ.MT.			AREAS IN SQ.FT.		
A	P2	P201	3 BHK B	VACANT					
	P2	P202	3 BHK B	VACANT					
	P2	P203	2 BHK B	VACANT					
	P2	P204	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P2	P205	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P2	P206	2 BHK C	VACANT					
				TOTAL RNA/FLOOR			121.38	1256.16	1306.53

A	P3	P301	3 BHK B	VACANT					
	P3	P302	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	P3	P303	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P3	P304	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P3	P305	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P3	P306	2 BHK C	VACANT					
				TOTAL RNA/FLOOR			280.67	2887.98	3021.13

A	P4	P401	3 BHK B	VACANT					
	P4	P402	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	P4	P403	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P4	P404	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P4	P405	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P4	P406	2 BHK C	VACANT					
				TOTAL RNA/FLOOR			280.67	2887.98	3021.13

A	P5	P501	3 BHK B	VACANT					
	P5	P502	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	P5	P503	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P5	P504	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P5	P505	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P5	P506	2 BHK C	VACANT					
				TOTAL RNA/FLOOR			280.67	2887.98	3021.13

A	P6	P601	3 BHK B	VACANT					
	P6	P602	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	P6	P603	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P6	P604	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P6	P605	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	P6	P606	2 BHK C	VACANT					
				TOTAL RNA/FLOOR			280.67	2887.98	3021.13

A	P6T	P6T01	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	P6T	P6T02	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	P6T	P6T03	2 BHK B	REFUGE					
	P6T	P6T04	2 BHK B	REFUGE					
	P6T	P6T05	2 BHK B	AMENITY					
	P6T	P6T06	2 BHK C	AMENITY					
				TOTAL RNA/FLOOR			197.20	2007.49	2122.66

A	1	101	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	1	102	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	1	103	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	1	104	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	1	105	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	1	106	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR			450.71	4611.30	4851.44

A	2	201	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	2	202	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	2	203	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	2	204	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	2	205	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	2	206	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR			450.71	4611.30	4851.44

	3	301	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	3	302	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	3	303	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27

A	3	304	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	3	305	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	3	306	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	4	401	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	4	402	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	4	403	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	4	404	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	4	405	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	4	406	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	5	501	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	5	502	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	5	503	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	5	504	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	5	505	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	5	506	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	6	601	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	6	602	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	6	603	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	6	604	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	6	605	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	5	606	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	7	701	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	7	702	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	7	703	2 BHK B	REFUGE					
	7	704	2 BHK B	REFUGE					
	7	705	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	7	706	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		329.33	3355.14		3544.91

A	8	801	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	8	802	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	8	803	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	8	804	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	8	805	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	8	806	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	9	901	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	9	902	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	9	903	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	9	904	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	9	905	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	9	906	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	10	1001	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	10	1002	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	10	1003	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	10	1004	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	10	1005	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	10	1006	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	11	1101	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	11	1102	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	11	1103	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	11	1104	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	11	1105	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	11	1106	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

	12	1201	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	12	1202	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33

A	12	1203	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	12	1204	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	12	1205	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	12	1206	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30			4851.44

A	13	1301	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	13	1302	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	13	1303	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	13	1304	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	13	1305	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	13	1306	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30			4851.44

A	14	1401	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	14	1402	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	14	1403	2 BHK B	REFUGE					
	14	1404	2 BHK B	REFUGE					
	14	1405	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	14	1406	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		329.33	3355.14			3544.91

A	15	1501	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	15	1502	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	15	1503	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	15	1504	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	15	1505	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	15	1506	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30			4851.44

A	16	1601	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	16	1602	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	16	1603	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	16	1604	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	16	1605	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	16	1606	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30			4851.44

A	17	1701	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	17	1702	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	17	1703	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	17	1704	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	17	1705	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	17	1706	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30			4851.44

A	18	1801	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	18	1802	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	18	1803	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	18	1804	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	18	1805	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	18	1806	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30			4851.44

A	19	1901	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	19	1902	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	19	1903	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	19	1904	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	19	1905	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	19	1906	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30			4851.44

A	20	2001	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	20	2002	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	20	2003	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	20	2004	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	20	2005	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	20	2006	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30			4851.44

	21	2101	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
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A	21	2102	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	21	2103	2 BHK B	REFUGE					
	21	2104	2 BHK B	REFUGE					
	21	2105	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	21	2106	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		329.33	3355.14		3544.91	

A	22	2201	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	22	2202	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	22	2203	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	22	2204	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	22	2205	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	22	2206	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30		4851.44	

652.8366

A	23	2301	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	23	2302	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	23	2303	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	23	2304	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	23	2305	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	23	2306	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30		4851.44	

A	24	2401	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	24	2402	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	24	2403	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	24	2404	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	24	2405	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	24	2406	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30		4851.44	

A	25	2501	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	25	2502	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	25	2503	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	25	2504	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	25	2505	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	25	2506	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30		4851.44	

A	26	2601	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	26	2602	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	26	2603	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	26	2604	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	26	2605	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	26	2606	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30		4851.44	

A	27	2701	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	27	2702	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	27	2703	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	27	2704	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	27	2705	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	27	2706	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30		4851.44	

A	28	2801	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	28	2802	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	28	2803	2 BHK B	REFUGE					
	28	2804	2 BHK B	REFUGE					
	28	2805	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	28	2806	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		329.33	3355.14		3544.91	

A	29	2901	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	29	2902	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	29	2903	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	29	2904	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	29	2905	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	29	2906	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
			TOTAL RNA/FLOOR		450.71	4611.30		4851.44	

A	30	3001	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	30	3002	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	30	3003	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	30	3004	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	30	3005	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	30	3006	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	31	3101	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	31	3102	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	31	3103	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	31	3104	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	31	3105	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	31	3106	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	32	3201	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	32	3202	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	32	3203	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	32	3204	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	32	3205	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	32	3206	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	33	3301	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	33	3302	3 BHK B	93.25	5.35	98.6	1003.74	57.59	1061.33
	33	3303	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	33	3304	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	33	3305	2 BHK B	58.35	2.34	60.69	628.08	25.19	653.27
	33	3306	2 BHK C	66.85	4.59	71.44	719.57	49.41	768.98
				TOTAL RNA/FLOOR		450.71	4611.30		4851.44

A	34	3401	3 BHK B						
	34	3402	3 BHK B						
	34	3403	2 BHK B						
	34	3404	2 BHK B						
	34	3405	2 BHK B						
	34	3406	2 BHK C						
				TOTAL RNA/FLOOR		0.00	0.00		0.00

				TOTAL RNA/FLOOR		15,829.17	161,963.76		170,385.19
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APARTMENT MATRIX FOR CARPET AREA - FLOOR WISE & WING WISE

PROJECT NAME: CODENAME PROVINCE, REDESIGN 1.0

PROJECT LOCATION: KANDIVALI EAST

20.12.2023 REVISION:R1

TOWER	FLOOR NO	FLAT NO	FLAT TYPE	UNIT RERA	BALCONY	RNA	UNIT RERA	BALCONY	RNA
				AREAS IN SQ.MT.			AREAS IN SQ.FT.		
B	P1	P101	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P1	P102	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P1	P103	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	P1	P104	2 BHK A	VACANT					
	P1	P105	1 BHK	VACANT					
	P1	P106	1 BHK	VACANT					
				TOTAL RNA/FLOOR		229.24	2342.89		2467.54

B	P2	P201	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P2	P202	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P2	P203	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	P2	P204	2 BHK A	VACANT					
	P2	P205	1 BHK	VACANT					
	P2	P206	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		269.41	2750.96		2899.93

B	P3	P301	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P3	P302	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P3	P303	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	P3	P304	2 BHK A	VACANT					
	P3	P305	1 BHK	VACANT					
	P3	P306	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		269.41	2750.96		2899.93

B	P4	P401	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P4	P402	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P4	P403	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	P4	P404	2 BHK A	VACANT					
	P4	P405	1 BHK	VACANT					
	P4	P406	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		269.41	2750.96		2899.93

B	P5	P501	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P5	P502	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P5	P503	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	P5	P504	2 BHK A	VACANT					
	P5	P505	1 BHK	VACANT					
	P5	P506	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		269.41	2750.96		2899.93

B	P6	P601	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P6	P602	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P6	P603	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	P6	P604	2 BHK A	VACANT					
	P6	P605	1 BHK	VACANT					
	P6	P606	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		269.41	2750.96		2899.93

B	P6T	P6T01	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P6T	P6T02	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	P6T	P6T03	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	P6T	P6T04	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	P6T	P6T05	1 BHK	AMENITY					
	P6T	P6T06	1 BHK	AMENITY					
				TOTAL RNA/FLOOR		284.96	2917.26		3067.31

B	1	101	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	1	102	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	1	103	2 BHK A	REFUGE					
	1	104	2 BHK A	REFUGE					

	1	105	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	1	106	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		253.86	2584.65		2732.55

B	2	201	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	2	202	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	2	203	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	2	204	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	2	205	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	2	206	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	3	301	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	3	302	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	3	303	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	3	304	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	3	305	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	3	306	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	4	401	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	4	402	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	4	403	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	4	404	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	4	405	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	4	406	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	5	501	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	5	502	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	5	503	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	5	504	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	5	505	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	5	506	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	6	601	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	6	602	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	6	603	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	6	604	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	6	605	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	6	606	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	7	701	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	7	702	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	7	703	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	7	704	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	7	705	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	7	706	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	8	801	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	8	802	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	8	803	2 BHK A	REFUGE					
	8	804	2 BHK A	REFUGE					
	8	805	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	8	806	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		253.86	2584.65		2732.55

B	9	901	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	9	902	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	9	903	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	9	904	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	9	905	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	9	906	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39

	TOTAL RNA/FLOOR	365.30	3733.39	3932.09
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B	10	1001	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	10	1002	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	10	1003	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	10	1004	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	10	1005	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	10	1006	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	TOTAL RNA/FLOOR			365.30	3733.39				3932.09

B	11	1101	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	11	1102	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	11	1103	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	11	1104	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	11	1105	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	11	1106	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	TOTAL RNA/FLOOR			365.30	3733.39				3932.09

B	12	1201	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	12	1202	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	12	1203	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	12	1204	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	12	1205	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	12	1206	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	TOTAL RNA/FLOOR			365.30	3733.39				3932.09

B	13	1301	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	13	1302	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	13	1303	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	13	1304	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	13	1305	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	13	1306	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	TOTAL RNA/FLOOR			365.30	3733.39				3932.09

B	14	1401	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	14	1402	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	14	1403	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	14	1404	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	14	1405	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	14	1406	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	TOTAL RNA/FLOOR			365.30	3733.39				3932.09

B	15	1501	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	15	1502	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	15	1503	2 BHK A	REFUGE					
	15	1504	2 BHK A	REFUGE					
	15	1505	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	15	1506	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	TOTAL RNA/FLOOR			253.86	2584.65				2732.55

B	16	1601	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	16	1602	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	16	1603	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	16	1604	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	16	1605	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	16	1606	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	TOTAL RNA/FLOOR			365.30	3733.39				3932.09

B	17	1701	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	17	1702	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	17	1703	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	17	1704	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	17	1705	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	17	1706	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	TOTAL RNA/FLOOR			365.30	3733.39				3932.09

B	18	1801	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	18	1802	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	18	1803	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	18	1804	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	18	1805	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	18	1806	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	19	1901	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	19	1902	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	19	1903	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	19	1904	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	19	1905	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	19	1906	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	20	2001	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	20	2002	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	20	2003	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	20	2004	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	20	2005	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	20	2006	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	21	2101	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	21	2102	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	21	2103	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	21	2104	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	21	2105	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	21	2106	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	22	2201	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	22	2202	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	22	2203	2 BHK A	REFUGE					
	22	2204	2 BHK A	REFUGE					
	22	2205	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	22	2206	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		253.86	2584.65		2732.55

B	23	2301	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	23	2302	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	23	2303	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	23	2304	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	23	2305	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	23	2306	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	24	2401	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	24	2402	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	24	2403	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	24	2404	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	24	2405	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	24	2406	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	25	2501	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	25	2502	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	25	2503	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	25	2504	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	25	2505	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	25	2506	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

	26	2601	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
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B	26	2602	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	26	2603	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	26	2604	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	26	2605	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	26	2606	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	27	2701	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	27	2702	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	27	2703	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	27	2704	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	27	2705	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	27	2706	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	28	2801	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	28	2802	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	28	2803	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	28	2804	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	28	2805	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	28	2806	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	29	2901	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	29	2902	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	29	2903	2 BHK A	REFUGE					
	29	2904	2 BHK A	REFUGE					
	29	2905	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	29	2906	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		253.86	2584.65		2732.55

B	30	3001	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	30	3002	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	30	3003	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	30	3004	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	30	3005	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	30	3006	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	31	3101	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	31	3102	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	31	3103	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	31	3104	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	31	3105	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	31	3106	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	32	3201	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	32	3202	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	32	3203	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	32	3204	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	32	3205	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	32	3206	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

B	33	3301	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	33	3302	3 BHK A	82.15	4.61	86.76	884.26	49.62	933.88
	33	3303	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	33	3304	2 BHK A	53.36	2.36	55.72	574.37	25.40	599.77
	33	3305	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
	33	3306	1 BHK	37.91	2.26	40.17	408.06	24.33	432.39
				TOTAL RNA/FLOOR		365.30	3733.39		3932.09

TOTAL RNA/FLOOR				13,358.95	136,472.99		143,795.74		
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APARTMENT MATRIX FOR CARPET AREA - FLOOR WISE & WING WISE

PROJECT NAME: CODENAME PROVINCE, REDESIGN 1.0

PROJECT LOCATION: KANDIVALI EAST

20.12.2023

REVISION:R1

TOWER	FLOOR NO	FLAT NO	FLAT TYPE	UNIT RERA	BALCONY	UTILITY	RNA	UNIT RERA	BALCONY	UTILITY	RNA
				AREAS IN SQ.MT.				AREAS IN SQ.FT.			
C	P1	P101	4 BHK	VACANT							
	P1	P102	2 BHK E	VACANT							
	P1	P103	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	P1	P104	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	P1	P105	2 BHK D	VACANT							
			TOTAL RNA/FLOOR				146.69	1479.73			1578.97
C	P2	P201	4 BHK	VACANT							
	P2	P202	2 BHK E	VACANT							
	P2	P203	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	P2	P204	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	P2	P205	2 BHK D	VACANT							
			TOTAL RNA/FLOOR				146.69	1479.73			1578.97
C	P3	P301	4 BHK	VACANT							
	P3	P302	2 BHK E	VACANT							
	P3	P303	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	P3	P304	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	P3	P305	2 BHK D	VACANT							
			TOTAL RNA/FLOOR				146.69	1479.73			1578.97
C	P4	P401	4 BHK	VACANT							
	P4	P402	2 BHK E	VACANT							
	P4	P403	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	P4	P404	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	P4	P405	2 BHK D	VACANT							
			TOTAL RNA/FLOOR				146.69	1479.73			1578.97
C	P5	P501	4 BHK	VACANT							
	P5	P502	2 BHK E	VACANT							
	P5	P503	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	P5	P504	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	P5	P505	2 BHK D	VACANT							
			TOTAL RNA/FLOOR				146.69	1479.73			1578.97
C	P6	P601	4 BHK	VACANT							
	P6	P602	2 BHK E	VACANT							
	P6	P603	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	P6	P604	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	P6	P605	2 BHK D	VACANT							
			TOTAL RNA/FLOOR				146.69	1479.73			1578.97
C	P6T	P6T01	4 BHK	AMENITY							
	P6T	P6T02	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	P6T	P6T03	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	P6T	P6T04	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	P6T	P6T05	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
			TOTAL RNA/FLOOR				293.38	2959.45			3157.94
C	1	101	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	1	102	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	1	103	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	1	104	2 BHK D	REFUGE							
	1	105	2 BHK D	REFUGE							
			TOTAL RNA/FLOOR				300.63	2963.22			3235.98
C	2	201	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	2	202	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	2	203	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	2	204	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	2	205	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
			TOTAL RNA/FLOOR				444.21	4409.47			4781.48
C	3	301	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	3	302	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	3	303	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	3	304	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	3	305	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
			TOTAL RNA/FLOOR				444.21	4409.47			4781.48
C	4	401	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	4	402	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	4	403	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22

	4	404	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	4	405	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	5	501	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	5	502	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	5	503	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	5	504	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	5	505	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	6	601	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	6	602	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	6	603	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	6	604	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	6	605	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	7	701	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	7	702	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	7	703	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	7	704	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	7	705	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	8	801	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	8	802	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	8	803	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	8	804	2 BHK D	REFUGE							
	8	805	2 BHK D	REFUGE							
	TOTAL RNA/FLOOR						300.63	2963.22			3235.98

C	9	901	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	9	902	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	9	903	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	9	904	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	9	905	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	10	1001	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	10	1002	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	10	1003	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	10	1004	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	10	1005	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	11	1101	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	11	1102	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	11	1103	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	11	1104	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	11	1105	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	12	1201	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	12	1202	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	12	1203	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	12	1204	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	12	1205	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	13	1301	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	13	1302	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	13	1303	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	13	1304	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	13	1305	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	14	1401	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	14	1402	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	14	1403	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	14	1404	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	14	1405	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	TOTAL RNA/FLOOR						444.21	4409.47			4781.48

C	15	1501	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	15	1502	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	15	1503	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	15	1504	2 BHK D	REFUGE							

	15	1505	2 BHK D	REFUGE							
				TOTAL RNA/FLOOR			300.63	2963.22			3235.98
C	16	1601	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	16	1602	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	16	1603	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	16	1604	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	16	1605	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
				TOTAL RNA/FLOOR			444.21	4409.47			4781.48
C	17	1701	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	17	1702	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	17	1703	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	17	1704	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	17	1705	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
				TOTAL RNA/FLOOR			444.21	4409.47			4781.48
C	18	1801	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	18	1802	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	18	1803	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	18	1804	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	18	1805	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
				TOTAL RNA/FLOOR			444.21	4409.47			4781.48
C	19	1901	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	19	1902	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	19	1903	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	19	1904	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	19	1905	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
				TOTAL RNA/FLOOR			444.21	4409.47			4781.48
C	20	2001	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	20	2002	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	20	2003	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	20	2004	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	20	2005	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
				TOTAL RNA/FLOOR			444.21	4409.47			4781.48
C	21	2101	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	21	2102	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	21	2103	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	21	2104	2 BHK D	REFUGE							
	21	2105	2 BHK D	REFUGE							
				TOTAL RNA/FLOOR			300.63	2963.22			3235.98
C	22	2201	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	22	2202	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	22	2203	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	22	2204	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	22	2205	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
				TOTAL RNA/FLOOR			444.21	4409.47			4781.48
C	23	2301	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	23	2302	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	23	2303	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	23	2304	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	23	2305	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
				TOTAL RNA/FLOOR			444.21	4409.47			4781.48
C	24	2401	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	24	2402	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	24	2403	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	24	2404	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	24	2405	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
				TOTAL RNA/FLOOR			444.21	4409.47			4781.48
C	25	2501	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	25	2502	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	25	2503	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	25	2504	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	25	2505	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
				TOTAL RNA/FLOOR			444.21	4409.47			4781.48
C	26	2601	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98		1623.53
	26	2602	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	26	2603	2 BHK E	70.29	4.61		74.9	756.60	49.62		806.22
	26	2604	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75
	26	2605	2 BHK D	67.18	4.61		71.79	723.13	49.62		772.75

							444.21	4409.47		4781.48
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C	27	2701	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98	1623.53
	27	2702	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	27	2703	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	27	2704	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
	27	2705	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
			TOTAL RNA/FLOOR				444.21	4409.47		4781.48

C	28	2801	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98	1623.53
	28	2802	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	28	2803	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	28	2804	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
	28	2805	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
			TOTAL RNA/FLOOR				444.21	4409.47		4781.48

C	29	2901	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98	1623.53	
	29	2902	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22	
	29	2903	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22	
	29	2904	2 BHK D	REFUGE							
	29	2905	2 BHK D	REFUGE							
			TOTAL RNA/FLOOR				300.63	2963.22		3235.98	

C	30	3001	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98	1623.53
	30	3002	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	30	3003	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	30	3004	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
	30	3005	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
			TOTAL RNA/FLOOR				444.21	4409.47		4781.48

C	31	3101	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98	1623.53
	31	3102	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	31	3103	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	31	3104	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
	31	3105	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
			TOTAL RNA/FLOOR				444.21	4409.47		4781.48

C	32	3201	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98	1623.53
	32	3202	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	32	3203	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	32	3204	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
	32	3205	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
			TOTAL RNA/FLOOR				444.21	4409.47		4781.48

C	33	3301	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98	1623.53
	33	3302	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	33	3303	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	33	3304	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
	33	3305	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
			TOTAL RNA/FLOOR				444.21	4409.47		4781.48

C	34	3401	4 BHK	134.71	13.19	2.93	150.83	1450.02	141.98	1623.53
	34	3402	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	34	3403	2 BHK E	70.29	4.61		74.9	756.60	49.62	806.22
	34	3404	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
	34	3405	2 BHK D	67.18	4.61		71.79	723.13	49.62	772.75
			TOTAL RNA/FLOOR				444.21	4409.47		4781.48

C	35	3501	4 BHK							
	35	3502	2 BHK E							
	35	3503	2 BHK E							
	35	3504	2 BHK D							
	35	3505	2 BHK D							
			TOTAL RNA/FLOOR				0.00	0.00		0.00

							15,558.76	154,528.63		167,474.49
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SR.NO.	TYPE OF RETAIL	CARPER AREA		PARKING REQUIREMENT
		sq.m.	sq.ft.	
1	F & B - SHOP-3	275.14	2962	7 PHASE 1
2	SHOP - 21	70.61	760	2 PHASE 1
3	SHOP - 22	39.77	428	1 PHASE 1
4	SHOP - 23	57.75	622	1 PHASE 1
5	SHOP - 24	39.36	424	1 PHASE 1
6	SHOP - 25	39.41	424	1 PHASE 1
7	SHOP - 26	52	560	1 PHASE 1
8	SHOP - 27	39.45	425	1 PHASE 1
9	SHOP - 28	39.45	425	1 PHASE 1
10	SHOP - 29	38.82	418	1 PHASE 1
11	SHOP - 30	39.16	422	1 PHASE 1
12	SHOP - 31	39.85	429	1 PHASE 1
13	ANCHOR SHOP - 3	317.97	3423	8 PHASE 1
14	ANCHOR SHOP - 4	300.5	3235	8 PHASE 1
15	SHOP - 32	39.47	425	1 PHASE 1
16	SHOP - 33	39.38	424	1 PHASE 2
17	SHOP - 34	39.44	425	1 PHASE 2
18	SHOP - 35	39.44	425	1 PHASE 2
19	SHOP - 36	39.48	425	1 PHASE 2
20	SHOP - 37	39.45	425	1 PHASE 2
21	SHOP - 38	57.64	620	1 PHASE 2
22	SHOP - 39	52.03	560	1 PHASE 2
23	SHOP - 40	70.61	760	2 PHASE 2
24	F & B - SHOP-4	276.5	2976	7 PHASE 2
A	TOTAL CARPET AREA	2082.68	22418	52
B	CONSTRUCTION AREA FOR	3057.6	32912	
C	FSI AREA CONSUMED FOR RETAIL-2		30479	
D	OCCUPANT LOAD FOR	346	People	
(P2 LEVEL) RETAIL - 3 AREA DETAILS				
SR.NO.	TYPE OF RETAIL	CARPER AREA		PARKING REQUIREMENT
		sq.m.	sq.ft.	
1	SHOP - 41	57.63	620	1 PHASE 1

(LOWER GROUND FLOOR) RETAIL - 1 AREA DETAILS				PARKING REQUIREMENT
SR.NO.	TYPE OF RETAIL	CARPER AREA		
		sq.m.	sq.ft.	
1	F & B - SHOP-1	207.71	2236	6 PHASE 1
2	SHOP - 1	66.62	717	2 PHASE 1
3	SHOP - 2	65.69	707	2 PHASE 1
4	SHOP - 3	43.67	470	1 PHASE 1
5	SHOP - 4	57.78	622	1 PHASE 1
6	SHOP - 5	39.35	424	1 PHASE 1
7	SHOP - 6	39.4	424	1 PHASE 1
8	SHOP - 7	39.45	425	1 PHASE 1
9	SHOP - 8	39.45	425	1 PHASE 1
10	SHOP - 9	38.82	418	1 PHASE 1
11	SHOP - 10	39.16	422	1 PHASE 1
12	ANCHOR SHOP-1	276.49	2976	7 PHASE 1
13	ANCHOR SHOP-2	285	3068	7 PHASE 1
14	SHOP - 11	39.47	425	1 PHASE 1
15	SHOP - 12	39.38	424	1 PHASE 2
16	SHOP - 13	39.45	425	1 PHASE 2
17	SHOP - 14	39.45	425	1 PHASE 2
18	SHOP - 15	39.48	425	1 PHASE 2
19	SHOP - 16	39.45	425	1 PHASE 2
20	SHOP - 17	57.64	620	1 PHASE 2
21	SHOP - 18	43.6	469	1 PHASE 2
22	SHOP - 19	65.61	706	2 PHASE 2
23	SHOP - 20	66.62	717	2 PHASE 2
24	F & B - SHOP-2	209.88	2259	5 PHASE 2
A	TOTAL CARPET AREA	1918.62	20652	49
B	CONSTRUCTION AREA FOR	3057.6	32912	
C	FSI AREA CONSUMED FOR RETAIL-1		30025	
D	OCCUPANT LOAD FOR	639	People	
(GROUND FLOOR) RETAIL - 2 AREA DETAILS				

RETAIL SUMMARY			
SI.NO	FLOOR	PHASE 1 SQ.FT.	PHASE 2 SQ.FT.
1	LOWER GROUND	13757	6895
2	GROUND FLOOR	15379	7039
3	PODIUM 2	6947	2748

2	SHOP - 42	39.36	424	1	PHASE 1
3	SHOP - 43	39.4	424	1	PHASE 1
4	SHOP - 44	39.4	424	1	PHASE 1
5	SHOP - 45	39.4	424	1	PHASE 1
6	SHOP - 46	39.6	426	1	PHASE 1
7	SHOP - 47	38.4	413	1	PHASE 1
8	SHOP - 48	39.49	425	1	PHASE 1
9	SHOP - 49	39.22	422	1	PHASE 1
10	SHOP - 50	39.4	424	1	PHASE 1
11	SHOP - 51	38.86	418	1	PHASE 1
12	SHOP - 52	38.5	414	1	PHASE 1
13	SHOP - 53	39.44	425	1	PHASE 1
14	SHOP - 54	39.22	422	1	PHASE 1
15	SHOP - 55	39.49	425	1	PHASE 1
16	SHOP - 56	38.6	415	1	PHASE 1
17	SHOP - 57	40.18	432	1	PHASE 2
18	SHOP - 58	39.41	424	1	PHASE 2
19	SHOP - 59	39.25	422	1	PHASE 2
20	SHOP - 60	39.44	425	1	PHASE 2
21	SHOP - 61	39.37	424	1	PHASE 2
22	SHOP - 62	57.67	621	1	PHASE 2
A	TOTAL CARPET AREA	900.73	9695	22	
B	CONSTRUCTION AREA FOR	1823.42	19627		
C	FSI AREA CONSUMED FOR RETAIL-3	1576.85	16973		
D	OCCUPANT LOAD FOR	150	People		
	RETAIL AREA SUMMARY	sq.m.	sq.ft.		
	TOTAL CARPET AREA	4902.03	52765		
	CONSTRUCTION AREA FOR	7938.62	85451		
	FSI AREA CONSUMED FOR	7197.77	77477		

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Form -----
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in replying please quote No.
and date of this letter.



BRIHANMUMBAI MUNICIPAL CORPORATION

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

No. P-14015/2022/(174A/3)/R/S Ward/AKURLI-R/S/IOD/1/New Dated-
27 December 2023

MEMORANDUM

Municipal Office,
Mumbai

To,

Mahindra Lifespace Developers Ltd

Mahindra Tower, 5th Floor, Dr. G.M. Bhosale Marg, Worli, Mumbai - 18

With reference to your Notice 337 (New) , letter No. 13.12.2022 dated. 13/12/2022 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Development of plot bearing C.T.S. No. 174/A/3 of Village Akurli situated at Akurli Road, Kandivali (East), Mumbai- 400101. 174A/3 furnished to me under your letter, dated 13/12/2022. 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 construction area shall not exceed 20,000 sq.mt. Without obtaining NOC from MOEF
- 2 That the Janata Insurance Policy shall not be submitted.
- 3 That the work shall not be carried out between 6.00am to 10.00pm only in accordance with, Rule 5A(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.
- 4 That the Board shall not be displayed showing details of proposed work, Name of Owner, Developer, Architect, R.C.C. consultant etc.
- 5 That the structural design including provision of seismic/wind load & calculations shall not be submitted before C.C.
- 6 That the appointment and acceptance of all consultants as per E.O.D.B shall not be submitted.
- 7 That the commencement certificate under Sec.44/69(1)(a) of the M.R.& T.P. Act shall not be obtained before starting the proposed work.
- 8 That the NOC from Tree Authority shall not be submitted

No. P-14015/2022/(174A/3)/R/S Ward/AKURLI-R/S/IOD/1/New Dated-
27 December 2023

- 9 That the bore well shall not be constructed in consultation with HE will not be submitted.
- 10 That the NOC from Collector (MSD) for excavation for foundation shall not be submitted.
- 11 That the NOC from AE (Environment) for debris removal shall not be submitted.
- 12 That the SWM NOC shall not be obtained before actual demolition of existing building.
- 13 That the compliance of Hon. Supreme court order dated 15/03/2018 in SPL (Civil)no. D23708 of 2017 shall not be submitted.
- 14 That the adequate safeguard shall not be deployed by developer/ builder for preventing dispersal of particles in air as per Hon. S.C. order in dumping ground matter.
- 15 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 16 That the adequate safeguards should not be employed for preventing dispersal of (dust) particles/ particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.
- 17 The construction debris generated from this particular site, shall not be transported & deposited in specific site.
- 18 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD & the work will not be liable to be stopped immediately.
- 19 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent / NOC of the land Owner.
- 20 That the probable quantity of C&D Waste should not be indicated in advance prior to commencement of work & incase the quantity is within 20 MT for small generators, the C&D Waste shall not be disposed off in accordance with the 'debris on call system', in consultation with AE (Env.) of Ward Concerned & certificate from AE(Env) of the Ward Concerned shall not be submitted to that effect 20 That C&D Waste of large scale above 20 MT shall not be disposed off as per Waste management plan approved by SWM department & as per Construction and Demolition Waste Management Rules 2016.
- 21 That in the event the consent given by the disposal site owner / authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & show cause notice shall not be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall not be recommenced.
- 22 That the valid Bank Guarantee of Rs. 50,00000/- shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 23 That any officer of MCGM/ Monitoring Committee shall not be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall not be final & binding.

No. P-14015/2022/(174A/3)/R/S Ward/AKURLI-R/S/IOD/1/New Dated-
27 December 2023

- 24 That the no dues pending certificate from AE(WW) R/South shall not be submitted.
- 25 That the NOC from A.A & C R/ South ward shall not be submitted. That the remarks form E.E.(SWD), H.E., E.E.(Sewerage), Tree Authority, M&E Consultant shall not be submitted before C.C
- 26 That the developer/owner shall not demolish the structure/Building proposed to be demolished by following the guidelines proposed in the Indian Standard Code no. IS 4130:1991 amended upto date in respect of Demolition of Building-Code of safety under the supervision of approved structural Engineer duly registered with BMC.
- 27 That the Remarks, design, planning etc. from the respective consultant shall not be submitted for following before CC.: a. Internal SWD. b. Rainwater harvesting c. Internal drainage works.
- 28 That the capacity of overhead tank shall not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
- 29 That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act shall not be sent for intimating the date of commencement of the work.
- 30 That this office shall not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
- 31 That the requisitions as per Reg. 11, 12(4) & 12(5) of DCPR shall not be complied with during tenure of project and Indemnity bond Indemnifying BMC to that effect shall not be submitted.
- 32 That the qualified/ registered Site Supervisor will not be appointed before applying for C.C.
- 33 The registered undertaking regarding following shall not be submitted before asking for the C.C. i. The RUT shall not be submitted by developer/owner for payment of difference in premium paid and calculated as per revised land rates. ii. That RUT for not misusing the part/pocket terraces area and area claimed free of FSI will not be submitted. iii. For compliance of all IOD conditions shall not be submitted. iv. That building u/no. is deficient in open space & BMC will not be held liable for the same in future. v. Agreeing that there is no contiguous holding/ piece of land with land under development. vi. That the area reserved for parking shall not be used/ utilised for the purpose of parking only and excess parking space will not be counted in FSI. 34.
- 34 Indemnity bond indemnifying the Corporation and its officers for following will not be submitted before C.C. a) Against any action pending on existing structure. b) Against any legal dispute of plot, ownership. c) Damages, risk, accidents etc. & nuisance to occupier & neighbourhood during construction. d) Against any litigation, Claims, disputes arising out the proposed inadequate size of rooms if any. e) Against inconvenience caused due to mechanised stack parking.
- 35 That the amenity area shall not be handed over to BMC.
- 36 That set back land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant commissioner of the R/south ward.
- 37 That in the event setback and /or reservation is not handed over then at FCC, area equivalent to the area of Setback and /or reservation shall not be restricted till such area is handed over or as per circular issued from time to time
- 38 That the application for separate P.R.C. in the name of BMC. for road set back /D.P. Road/Amenity space in the layout shall not be submitted.

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- 39 That all the directives stated in Air Pollution Mitigation Guideline Circular u/No. MGC/F/1102 dtd 25.10.2023 shall be strictly followed and Compliance report to that effect shall be submitted time to time.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 2 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
- 3 That the Material testing report shall not be submitted.
- 4 That the monthly progress report shall not be submitted.
- 5 That the notice in the form of Annexure-14 (Intimation of completion of plinth by site supervisor) shall not be submitted.
- 6 That the N.O.C. from Civil Aviation Department shall not be obtained for the proposed height of the building.

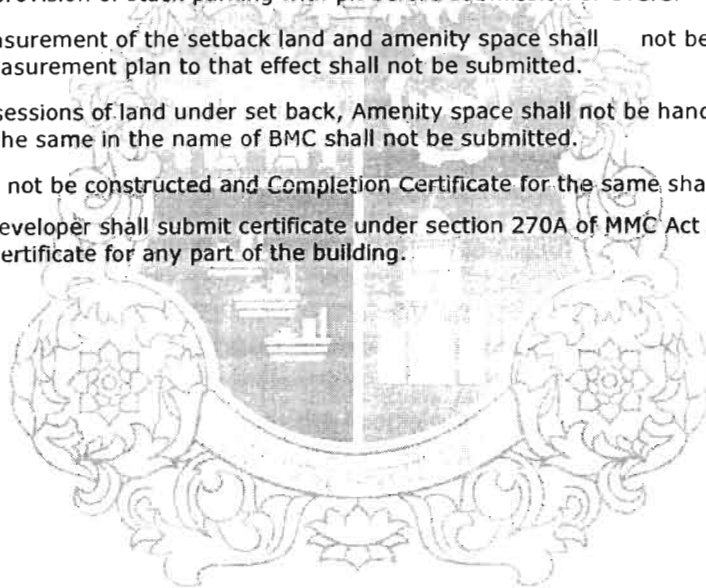
D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the Final structural Stability Certificate and Structural Drawings shall not be submitted.
- 2 That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. shall not be claimed for refund within period of 6 years.
- 3 That the open spaces as per approval, parking spaces and terrace shall not be kept open.
- 4 That the name plate/board showing Plot No., Name of the Bldg. etc. shall not be displayed at a prominent place.
- 5 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 6 That terraces, sanitary blocks, nahanis in kitchen will not be made Waterproof and same will not be provided by method of pounding and all sanitary connections shall not be leak proof and smoke test shall not be done in presence of licensed plumber.
- 7 That final N.O.C. from concerned authorities / empanelled consultants for a)S.W.D. b)Water Works c)CFO / Fire Fighting Provisions d)Tree authority e)Lift Completion certificate f) A.A & C R/ South shall not be submitted before occupation.
- 8 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 9 That final plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C.
- 10 That the dust bin shall not be provided.
- 11 That the completion certificate for Rainwater harvesting shall not be submitted.
- 12 Vermiculture NOC shall not be submitted.
- 13 That the completion certificate from RWH consultant for effective completion and functioning of RWH system shall not be submitted and quantum of Rainwater harvested from RWH completed scheme on

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site shall not be uploaded on RWH tab in oline autoDCR system.

- 14 The dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer/Owner.
- 15 That the Mechanized parking system shall not be equipped with electric sensor devices and also proper precautions & Safety measures shall not be taken to avoid any mishap & the damages occurred due to flooding in pit if any & maintenance of Mechanized parking system shall not be done regularly and registered undertaking & indemnity bond to that effect shall not be submitted.
- 16 That the RUT from owner shall not be submitted stating : - a) That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future b) That the owner agree for no objection for the neighborhood development with deficient open space in future. c) That the owner will not held M.C.G.M. liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly. d) That the buyer/member will not be held M.C.G.M. liable for any mishap due to provision of additional height of stilt for provision of stack parking with pit before submission of O.C.C.
- 17 That the joint measurement of the setback land and amenity space shall not be carried out through DILR and joint measurement plan to that effect shall not be submitted.
- 18 That the final possessions of land under set back, Amenity space shall not be handed over to BMC and separate PRC for the same in the name of BMC shall not be submitted.
- 19 That the STP shall not be constructed and Completion Certificate for the same shall not be submitted.
- 20 That the Owner/Developer shall submit certificate under section 270A of MMC Act before asking BCC/Occupation Certificate for any part of the building.



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() 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 26 December day of 2024 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 necessity 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.

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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.



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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

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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 proceeds 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 if 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 rehusing 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

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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.

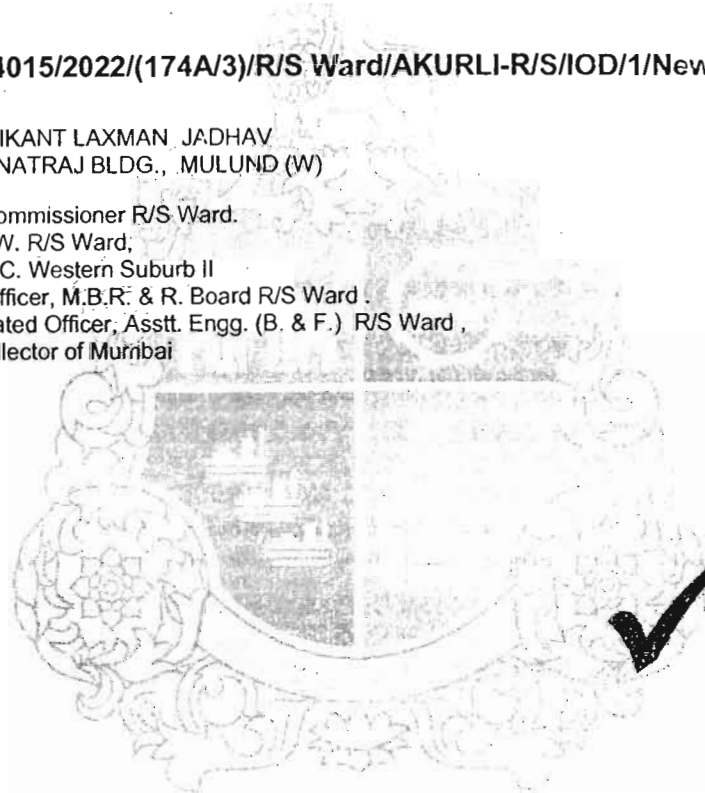
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance 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 man rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by 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.

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

P-14015/2022/(174A/3)/R/S Ward/AKURLI-R/S/IOD/1/New

- Copy To :-
1. SHASHIKANT LAXMAN, JADHAV
B-106, NATRAJ BLDG., MULUND (W)
 2. Asst. Commissioner R/S Ward.
 3. A.E.W.W. R/S Ward,
 4. Dy.A & C. Western Suburb II
 5. Chief Officer, M.B.R. & R. Board R/S Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) R/S Ward ,
 7. The Collector of Murrbai



Digitally signed by HANUMANT S/DASHIV/RAO BURE
Date: 27 Dec 2023 20:05:55
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Mahindra

Mahindra & Mahindra Ltd.
Mahindra Towers,
Dr. G. M. Bhosale Marg, Worli,
Mumbai 400 018 India

Tel: +91 22 24901441
Fax: +91 22 24975081

To,
Mahindra Lifespace Developers Limited,
Mahindra Towers, 5th Floor,
Dr. G. M. Bhosale Marg, Worli,
Mumbai – 400018.

Date: December 22, 2022

Re: All that piece and parcel of land bearing C.T.S. No. 174A/3 admeasuring 37,409.5 square meters, situate, lying and being at Village Akurli, in R/S Ward, Taluka Goregaon, Mumbai Suburban District ("**Property**").

Dear Madam / Sir,

We hereby confirm and declare that we have sold, assigned, transferred, conveyed, and assured unto you the Property vide a registered Conveyance Deed dated December 22, 2022, entered into between us and yourself ("**Conveyance Deed**").

We further confirm that pursuant to the Conveyance Deed, we have today handed over to you quiet, vacant and peaceful possession of the Property.


For MAHINDRA & MAHINDRA LIMITED

Yours faithfully,
For Mahindra and Mahindra Limited Authorised Signatory

We confirm having received from you possession of the Property.

For Mahindra Lifespace Developers Limited
Mahindra Lifespace Developers Limited



Authorised Signatory

Mahindra Lifespace Developers Limited
Mahindra Towers, 5th Floor
Dr. G.M. Bhosale Marg
Worli
Mumbai 400018

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land bearing C.T.S. No. 174A/3 admeasuring 37,409.5 square meters, situate, lying and being at Village Akurli, Taluka Goregaon, Mumbai Suburban District ("**Property**")

We have investigated the title of the Property based on the request of Mahindra Lifespace Developers Limited, and the following documents:

1. **Description of the Property:**

All that piece and parcel of land bearing C.T.S. No. 174A/3 admeasuring 37,409.5 square meters, situate, lying and being at Village Akurli, Taluka Goregaon, Mumbai Suburban District.

2. **The Documents pertaining to the Property:**

- a. Agreement dated December 12, 1960 executed by (i) Chaturbhuj Gordhandas; (ii) Pratapsinh Mathuradas; and (iii) Dwarkadas Jamnadas in favour of Mahindra and Mahindra Limited;
- b. Order dated November 21, 1961 passed by the Office of the Additional District Deputy Collector, B.S.D., Andheri granting non-agricultural permission to the President, Bombay Gorakshak Mandali;
- c. Conveyance dated February 9, 1962 registered with the Sub-Registrar of Assurances under Serial No. 818 of 1962;
- d. Notification dated January 7, 1964 issued by the Revenue Department, the Government of Maharashtra notifying *inter alia* the Property held by Mahindra and Mahindra Limited for bonafide industrial use;
- e. Conveyance dated July 30, 1968 registered with the Sub-Registrar of Assurances under Serial No. 4318 of 1968;
- f. Order dated March 9, 1976 passed by the City Survey Officer rectifying the area of the Plot (defined below);
- g. Order dated March 9, 1978 passed in Company Petition No. 789 of 1977 connected with Company Application No. 323 of 1977 by the High Court of Judicature at Bombay;

Owner of the land:

Mahindra Lifespace Developers Limited of C.T.S. No. 174A/3 at Village Akurli, Taluka Goregaon, Mumbai Suburban District.

6. The report reflecting the flow of title in respect of the Property is enclosed herewith as **Annexure "A"** hereto.

Dated this 4th day of May, 2023.



Sagar Kadam
Partner
DSK Legal

Encl.: Annexure "A"

- (i) *By and under Order dated January 18, 1961 bearing No. 36/192/60/498 of 1961, the Charity Commissioner of the State of Maharashtra sanctioned the sale of the Larger Land in favour of Mahindra.*
 - (ii) *Originally, the Larger Land was part of a kowl (grant). However, we note that, as per Section 3 of the Salsette Estates (Land Revenue Exemption Abolition) Act, 1951, any sum of money payable under the terms of the kowl shall be deemed to have been extinguished, and accordingly the kowl comes to an end. This fact has been confirmed in the NA Order captured hereinbelow inter alia stating that the holder of the land is liable to pay the revenue directly to the state government.*
3. By and under Conveyance dated July 30, 1968 registered with the Sub-Registrar of Assurances under Serial No. 4318 of 1968, Mahindra granted, conveyed, transferred and assured all its right, title and interest in respect of all those pieces and parcels of land bearing Survey Nos. 17 (part), 79 (part), 80 (part), 81 (part), 82 (part), 83 (part), 84 (part), 86 (part) and 94 (part) admeasuring in aggregate 1,77,451 square yards equivalent to 1,48,349 square metres forming part of the Larger Land ("Plot") in favour of International Tractor Company of India Limited ("ITCI"), for the consideration and on the terms and conditions stipulated therein.

Comment:

Upon perusal of the Conveyance dated July 30, 1968 it appears that by and under an Agreement dated November 23, 1964, Mahindra agreed to sell all its right, title and interest in respect of the Plot in favour of ITCI, for the consideration and on the terms and conditions stipulated therein.

4. It appears that by and under Order dated March 9, 1976, the City Survey Officer rectified the areas basis actual possession and accordingly the area of the Plot came to be recorded as 1,47,356 square meters and allotted CTS No. 174/A.

COMPOSITION OF MAHINDRA

5. By and under Order dated March 9, 1978 passed in Company Petition No. 789 of 1977 connected with Company Application No. 323 of 1977, the High Court of Judicature at Bombay sanctioned the scheme of amalgamation of ITCI with Mahindra and declared the same to be binding with effect from November 1, 1977. Accordingly, all the property, rights, and interest of ITCI including but not limited to the Plot came to be transferred and vested in Mahindra.

Comment:

Article 25 (da) of the Maharashtra Stamp Act, 1958 which deals with levy of stamp duty on orders of the High Court in respect of amalgamation of companies was brought into effect from January 1, 2000. As the aforesaid order was passed in 1978, there was no obligation for payment of stamp duty in respect of the same.

SUB-DIVISION ORDER

6. Pursuant to an application made by Mahindra, vide Order dated June 18, 2018, the Collector, Mumbai Suburban District sanctioned the subdivision of Plot in the following manner:

13. By and under letter dated December 28, 2020, the Labour Commissioner granted its no objection regarding non-pendency of legal dues of the workers in respect of the Property in favour of Vijaykumar Nair (Vice President of Workers Relations), on the terms and conditions contained therein.
14. By and under letter dated September 28, 2022, the Municipal Corporation of Greater Mumbai ("**MCGM**") has issued its no dues certificate in respect of the Property under Section 390 of the Mumbai Municipal Corporation Act, 1888.

NON-AGRICULTURAL PERMISSION

15. By and under Order dated November 21, 1961, the Office of the Additional District Deputy Collector, B.S.D., Andheri granted non-agricultural permission to the President, Bombay Gorakshak Mandali to use *inter alia* the Property for commercial purposes, on the terms and conditions stipulated therein.
16. By and under notification dated January 7, 1964 issued by the Revenue Department, the Government of Maharashtra notified *inter alia* the Property held by Mahindra for bonafide industrial or other non-agricultural use, as indicated therein.

ULC

17. By and under Order dated June 5, 1979 bearing No. ULC/I-60/MC/IC/GAD/1230 ("**ULC Order**") passed under Section 20 (1) of the Urban Land (Ceiling and Regulations) Act, 1976 in favour of ITCI, the Government of Maharashtra exempted vacant land admeasuring 74,472 square metres out of the Plot, on the terms and conditions more particularly set out therein.

Comment:

We note that the aforesaid Order dated June 5, 1979 was granted subject to inter alia the following conditions:

- (i) *The exempted land shall be used only for the purpose of 'industry' and any change made in the user of the land shall amount to a breach;*
 - (ii) *ITCI shall make full utilization of the exempted land by constructing buildings occupying a total plinth area of not less than 15,125 square meters and shall commence such construction from a period of one year from the date of the aforesaid order. We note that by and under letter dated August 9, 1996, this period was extended by a further period of one year from date of issue of the letter; and*
 - (iii) *The exempted land shall not be transferred to any third party without prior permission of the state government.*
18. By and under letter dated June 23, 2022 bearing No. DI/ULC/I-60(1979)/M&M/Akurli-Kandivali/2022/C-7862, the Directorate of Industries, Government of Maharashtra certified completion of all outstanding obligations in respect of the vacant lands exempted under the ULC Order by Mahindra.

DEVELOPMENT PLANNING REMARKS

19. Upon perusal of the Development Planning Remarks dated December 9, 2021, bearing No. Ch.E./DP34202112111360888, issued by MCGM in respect of the Plot, we note the following:

On or towards the North by : CTS 809 A/1 of Poisar Village;
On or towards the South by : CTS 174 A/5 of Akurli Village - Nalla abutting Akurli
Road;
On or towards the East by : CTS 174B/1 of Akurli Village; and
On or towards the West by : CTS 174 A/2 of Akurli Village - 36.00 meters wide DP
Road

Our Legal Title Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.



महाराष्ट्र शासन

मालमत्ता पत्रक



97232990377

ULPIN: 97232990377

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : आकुर्ली		तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरेगाव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाज्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१७४/अ/३			३७४०९.५०	सी	न.भू.क्र. १५९ प्रमाणे

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर मार :
इतर शेर :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्कन
22/06/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.५/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.आकुर्ली/फे.क्र.५२२ दिनांक २२/०६/२०१८ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी सदतीस हजार चार शे नऊ दशांश पन्नास चौ.मी दाखल केले.			फेरफार क्र. ५२२ प्रमाणे सही- 22/06/2018 न.भू.अ गोरेगाव
22/06/2018	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडिल क्र.सी/कार्या-७अ/ पो.वि./एस आर बी.५४४७/दि.१५/०९/२०१७ रोजीचे पत्र व इकडिल अतितातडी पो. विभाजन मो.र.नं ५४४/२०१७ दि.२२/१२/२०१७ व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडिल क्र.सी/ कार्या-७अ/पो.वि./एस आर बी-५४४७ दि.१८/०६/२०१८ रोजीचे पोटविभाजन आदेशान्वये डी.पी.रोड मुळे नैसर्गिक पोटविभाजनाने न.भू.क्र.१७४अ चे शिल्क ३७४०९.५० चौ.मी. क्षेत्राची १७४अ/३ अशी नविन मिळकत पत्रिका उघडुन त्यावर धारक सत्ता प्रकार सारा मुळ मिळकत पत्रिके प्रमाणे कायम ठेवला तसेच मा. जमा बंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.) पुणे यांचे कडिल परिपत्रक क्र ना.भू.-१/ मि.५.अक्षरी नोंद/२०१५ दि.१६/०२/२०१५ अन्वये पोट विभाजन अदेशा प्रमाणे मिळकत पत्रिकेवर दाखल झालेल्या क्षेत्राची अंकी व अक्षरी नोंद घेणेत आली.		मे.महिंद्र अँड महिंद्र लिमिटेड]	फेरफार क्र. ५२२ प्रमाणे सही- 22/06/2018 न.भू.अ गोरेगाव
08/05/2023	खरेदी नोंद - सह दु.नि. बोरीवली ६ यांचेकडील र.द.क्र. २५६९०/२०२२ दिनांक २२/१२/२०२२ अन्वये मे.महिंद्र अँड महिंद्र लिमिटेड यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि. बोरीवली ६ 25690/2022 22/12/2022	महिंद्रा लाईफस्पेस डेव्हलपर्स लिमिटेड ३७४०९.५० चौ.मी	फेरफार क्र. ५८८ प्रमाणे सही- 08/05/2023 न.भू.अ., न.भू.अ. गोरेगाव

हे शासनाच्या पत्रक डिजिटली स्विकारले आहे



हि मिळकत पत्रिका (दिनांक 08/05/2023 10:05:56 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 08/05/2023 04:05:28 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRF/login/VerifyPropertyCard> या संकेत स्थळावर 2203100002484136 हा क्रमांक वापरावा.

PR



महाराष्ट्र शासन

मालमत्ता पत्रक



97232950377

ULPIN: 97232990377

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : आकुर्ली	तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरेगाव	जिल्हा : मुंबई उपनगर			
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१७४/अ/३			३७४०९.५०	सी	न.भू.क्र.१५९ प्रमाणे

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर झेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
22/06/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नॉट/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.आकुर्ली/फे.क्र.५२२ दिनांक २२/०६/२०१८ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी सदतीस हजार चार शे नऊ दशांश पन्नास चौ.मी दाखल केले.			फेरफार क्र. ५२२ प्रमाणे सही- 22/06/2018 न.भू.अ गोरेगाव
22/06/2018	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडिल क्र.सी/कार्या-७३/पो.वि./एस आर बी-५४४७/दि.१५/०९/२०१७ रोजीचे पत्र व इकडिल अतितातडी पो. विमाजन मो.र.नं ५४४/२०१७ दि.२२/१२/२०१७ व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडिल क्र.सी/ कार्या-७३/पो.वि./एस आर बी-५४४७ दि.१८/०६/२०१८ रोजीचे पोटविमाजन आदेशान्वये डी.पी.रोड मुळे नैसर्गिक पोटविमाजनाने न.भू.क्र.१७४अ चे शिल्क ३७४०९.५० चौ.मी. क्षेत्राची १७४अ/३ अशी नविन मिळकत पत्रिका उघडून त्यावर धारक सत्ता प्रकार सारा मुळ मिळकत पत्रिके प्रमाणे कायम ठेवला तसेच मा. जमा बंदी आयुक्त आणि संचालक भूमि अमिलेख (म.रा.) पुणे यांचे कडिल परिपत्रक क्र ना.भू.-१/ मि.प.अक्षरी नॉट/२०१५ दि.१६/०२/२०१५ अन्वये पोट विमाजन अदेशा प्रमाणे मिळकत पत्रिकेवर दाखल झालेल्या क्षेत्राची अंकी व अक्षरी नोंद घेणेत आली.		[मे.महिंद्र अँड महिंद्र लिमिटेड]	फेरफार क्र. ५२२ प्रमाणे सही- 22/06/2018 न.भू.अ गोरेगाव
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हि मिळकत पत्रिका (दिनांक 08/05/2023 10:05:56 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 08/05/2023 04:05:28 PM

वेचता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2203100002484136 हा क्रमांक वापरावा.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/022422/656873

मालिक का नाम एवं पता M/s. Mahindra & Mahindra Ltd.
OWNERS Name & Gateaway Building Apollo Bunder,
Address Mumbai - 400001.

दिनांक/DATE: 21-03-2022

वैधता/ Valid Up to: 20-03-2030

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 GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

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

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/022422/656873 ✓
आवेदक का नाम / Applicant Name*	Aerodynamiks
स्थल का पता / Site Address*	C.T.S. No 174A/3, Of Village - Akurli, Kandivali (E), Mumbai, Kandivali East, Mumbai suburban, Maharashtra ✓
स्थल के निर्देशांक / Site Coordinates*	19 12 02.13N 72 52 26.06E, 19 12 05.71N 72 52 26.95E, 19 12 10.05N 72 52 27.13E, 19 12 07.72N 72 52 27.17E, 19 12 01.69N 72 52 32.09E, 19 12 08.44N 72 52 32.91E
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*	30.52 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	215.28 M (Restricted) ✓

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

21/3/22



क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
Regional Headquarters Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/022422/656873

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

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

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

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

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

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

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

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

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

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

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

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

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीडिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संरचनात्मक अवरोध पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

क्षेत्रीय मुख्यालय, पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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f. No radio/TV Antenna, lightning arresters, staircase, Mummy, 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.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएँ 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 ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

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

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

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1, सेक्शन-4 के चैप्टर 6 तथा अनुलम्बक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी।

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

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

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



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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)

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

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

ध) 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.



क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट

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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	जिरीत शिवाश्रवास्ट 21/3/2022 विशेष प्रबंधक / GARBH SHIRVASTAV पंजीकृत प्रबंधक (ए.टी.ए. - डी.ओ.ए.ए.) व.के. J. General Manager (ATM - DoAS), V.K. एरोनॉटिकल डिपार्टमेंट / Dept. Of Aerodrome Development भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai - 400 099
द्वारा तैयार Prepared by	Muk 21/03/2022 NIRAJ GUPTA MANAGER (ATM - DoAS)
द्वारा जांचा गया Verified by	P.K. Singh 21/03/2022 AGM (ATM - DoAS) W.K.

ईमेल आईडी / EMAIL ID : nocwr@aai.acro
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	12159.28	20.93
Navi Mumbai	30666.11	318.73
Santa Cruz	12101.05	5.49
NOCID	SNCR/WEST/B/022422/656873	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: Revised Fire safety requirements for the proposed construction of high rise residential cum commercial building (Proposed Development) of plot bearing C.T.S. No. 174/A/3 of Village Akurli situated at Akurli Road, Kandivali (East), Mumbai - 400 101.

Ref: 1) Online submission from **Mr. Shashikant L. Jadhav**, Architect.
2) Online file No. **P-14015/2022/(174A/3)/R/S Ward/AKURLI-R/S-CFO/1/New**

Mr. Shashikant Laxman Jadhav, Architect

In this case, please refer to this office NOC issued u/no. P-14015/2022/(174A/3)/R/S Ward/AKURLI-R/S -CFO/1/New dated 25/02/2023 for the proposed construction of high rise commercial cum residential building comprising of 08 towers designated as Tower 'A', Tower 'B', Tower 'C', Tower 'D', Tower 'E', Tower 'F', Tower 'G', Tower 'H' and Retail Wing. Each tower having common part lower ground floor & part basement + Ground floor + 1st to 5th podium floors; thereafter building is divided into separate 08 towers. i.e. **Tower 'A' & 'H'** are having 1st to 29th upper residential floors with a total height of 108.65 mtrs. measured from general ground level up to terrace level. **Tower 'B' & 'G'** are having 1st to 16th upper residential floors with a total height of 66.00 mtrs. measured from general ground level up to terrace level. **Tower 'C' & 'F'** are having 1st to 30th upper residential floors with a total height of 108.00 mtrs. measured from general ground level up to terrace level. **Tower 'D' & 'E'** are having 1st to 32nd upper residential floors with a total height of 114.00 mtrs. measured from general ground level up to terrace level and **Retail wing (Commercial wing)** having part lower ground floor + Ground floor + 1st floor as void + 2nd floor with a total height of 12.65 mtrs measured from lower ground level to top of 2nd floor.

Now, Architect has changed the entire planning of the building & uploaded revised plans for approval. As per the plans, Architect has proposed to construct high rise residential cum commercial building comprising of 06 towers designated as Tower 'A', Tower 'B', Tower 'C', Tower 'D', Tower 'E' & Tower 'F'. Each tower having common part lower ground floor & part basement + Ground floor + 1st to 7th podium floors; thereafter building is divided into separate 06 towers. i.e. **Tower 'A' & 'F'** are having 1st to 35th upper residential floors (part 35th floor) with a total height of 132.65 mtrs. measured from general ground level up to terrace level. **Tower 'B' & 'E'** are having 1st to 35th upper residential floors with a total height of 129.00 mtrs. measured from general ground level up to terrace level. **Tower 'C' & 'D'** are having 1st to 35th upper residential floors with a total height of 128.85 mtrs. measured from general ground level up to terrace level and **Retail wing (Commercial wing)** having part lower ground floor + Ground floor + 1st floor as void + 2nd floor with a total height of 12.65 mtrs measured from lower ground level to top of 2nd floor as shown on the plan.

THE DETAILS OF FLOOR-WISE USER ARE AS FOLLOWS:

Tower 'A' to Tower 'F'

Floors	Users					
	Tower 'A'	Tower 'B'	Tower 'C'	Tower 'D'	Tower 'E'	Tower 'F'
Part Lower ground floor & part basement	Surface car parking + 10 nos. of Fan rooms + 02 nos. of Garbage Collection Rooms + 02 nos. of Retail meter rooms + D.G. panel + MEP space + STP area + D.G. + 20 nos. of shops + 02 nos. of Anchor shops + 02 nos. of F & B + Toilet blocks + 03 nos. of pump rooms (below)					
Ground floor	Entrance lobby for each tower + Fire Control room / BMS room (common for Tower 'A' to 'C') + Fire Control room / BMS room (common for Tower 'D' to 'F') + Society office (common for Tower 'A' to 'C') + Society office (common for Tower 'D' to 'F') + 02 nos. of electrical rooms & services + 02 nos. of Substations + 02 nos. of transformers + Panel rooms + Meter rooms + 02 nos. of OWCs + 18 nos. of shops + 02 nos. of Anchor shops + 02 nos. of F & B + Surface car parking in stilt area + D.G. sets					
1 st podium floor	—	03 flats	02 flats	02 flats	03 flats	—
	Surface car parking by way of 02 nos. of 6.00 mtrs wide two way ramps + part void					
2 nd podium floor	02 flats	04 flats	02 flats	02 flats	04 flats	02 flats
	Two wheeler parking & Surface car parking by way of 02 nos. of 6.00 mtrs wide two way ramps + 22 nos. of shops + Toilet blocks					
3 rd podium floor	04 flats	04 flats	02 flats	02 flats	04 flats	04 flats
	Badminton Court (triple height) + Surface car parking by way of 02 nos. of 6.00 mtrs wide two way ramps					
4 th podium floor	04 flats	04 flats	02 flats	02 flats	04 flats	04 flats
	Surface car parking by way of 02 nos. of 6.00 mtrs wide two way ramps + void for badminton court on 3 rd podium floor level					
5 th podium floor	04 flats	04 flats	02 flats	02 flats	04 flats	04 flats
	Surface car parking by way of 02 nos. of 6.00 mtrs wide two way ramps + void for badminton court on 3 rd podium floor level + Gymnasium + AV Room + Yoga Room + Crech + Reception + Swimming pool + Multipurpose Hall					
6 th podium floor	04 flats	04 flats	02 flats	02 flats	04 flats	04 flats
	Void for 5 th podium floor					
7 th podium floor	02 flats + Yoga area + Refuge area	04 flats + Yoga area	04 flats + M.P. Room	04 flats + M.P. Room	04 flats + Yoga area	02 flats + Yoga area + Refuge area
	LOS					
	Tower 'A'	Tower 'B'	Tower 'C'	Tower 'D'	Tower 'E'	Tower 'F'
1 st to 6 th , 8 th to 13 th , 15 th to 20 th , 22 nd to 27 th , 29 th to 34 th floors	06 flat on each floor	—	—	—	—	06 flat on each floor
7 th , 14 th , 21 st & 28 th floors	04 flat + Refuge area on each floor	—	—	—	—	04 flat + Refuge area on each floor

35 th floor (part)	04 flat + Refuge area + Part terrace	----	----	----	----	04 flat + Refuge area + Part terrace
1 st , 8 th , 15 th , 22 nd , 29 th floor	----	04 flat + Refuge area on each floor	03 flat + Refuge area on each floor	03 flat + Refuge area on each floor	04 flat + Refuge area on each floor	----
2 nd to 7 th , 9 th to 14 th , 16 th to 21 st , 23 rd to 28 th , 30 th to 35 th floor	----	06 flat on each floor	05 flat on each floor	05 flat on each floor	06 flat on each floor	----
Terrace	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)	Open to sky (treated as refuge area)

THE DETAILS OF REFUGE AREA:

For Tower 'A' & 'F'

Refuge floor	Refuge area in sq. mtrs (required)		Refuge area in sq. mtrs (proposed)		Height of refuge floor from lower gr. level
	Tower 'A'	Tower 'F'	Tower 'A'	Tower 'F'	
7 th podium with part resi. floor	128.06	128.06	141.37	135.56	24.65 mtrs
7 th	133.83	133.83	135.56	135.56	45.65 mtrs
14 th	133.83	133.83	135.56	135.56	66.65 mtrs
21 st	133.83	133.83	135.56	135.56	87.65 mtrs
28 th	133.83	133.83	135.56	135.56	108.65 mtrs
35 th	14.37	14.37	15.12	15.12	129.65 mtrs

In addition to above, terrace above 35th floor of Tower 'A' & 'F' shall be treated as refuge area E.E.B.P.(W.S.) shall verify the refuge area calculation & Excess refuge area (if any) shall be counted in F.S.I. as per DCPR 2034.

For Tower 'B' & 'E'

Refuge floor	Refuge area in sq. mtrs (required)		Refuge area in sq. mtrs (proposed)		Height of refuge floor from gr. level
	Tower 'B'	Tower 'E'	Tower 'B'	Tower 'E'	
1 st	109.31	109.31	119.54	119.54	24.00 mtrs
8 th	109.31	109.31	119.54	119.54	45.00 mtrs
15 th	109.31	109.31	119.54	119.54	66.00 mtrs
22 nd	109.31	109.31	119.54	119.54	87.00 mtrs
29 th	109.31	109.31	119.54	119.54	108.00 mtrs

In addition to above, terrace of each tower shall be treated as refuge area E.E.B.P.(W.S.) shall verify the refuge area calculation & Excess refuge area (if any) shall be counted in F.S.I. as per DCPR 2034.

For Tower 'C' & 'D'

Refuge floor	Refuge area in sq. mtrs (required)		Refuge area in sq. mtrs (proposed)		Height of refuge floor from gr. level
	Tower 'B'	Tower 'E'	Tower 'B'	Tower 'E'	
1 st	129.84	129.84	145.38	145.38	24.00 mtrs
8 th	129.84	129.84	145.38	145.38	45.00 mtrs
15 th	129.84	129.84	145.38	145.38	66.00 mtrs
22 nd	129.84	129.84	145.38	145.38	87.00 mtrs
29 th	129.84	129.84	145.38	145.38	108.00 mtrs

In addition to above, terrace of each tower shall be treated as refuge area E.E.B.P.(W.S.) shall verify the refuge area calculation & Excess refuge area (if any) shall be counted in F.S.I. as per DCPR 2034.

THE DETAILS OF STAIRCASES:

Tower 'A' to Tower 'H'

Tower	Nos. of staircase	Width of staircase	Type of staircase	Staircase description
Tower 'A' & 'F'	02 nos.	2.00 mtrs	Enclosed type	Each leading from Part Lower ground floor & part basement to terrace level
Tower 'B' to 'D' & 'E'	01 no.	2.00 mtrs	Enclosed type	Each leading from Part Lower ground floor & part basement to terrace level
	01 no.	2.00 mtrs	Enclosed type	Each leading from ground floor to terrace level
---	03 nos.	1.50 mtrs each	Enclosed type	Each leading from Part Lower ground floor & part basement to ground floor level
---	03 nos.	1.50 mtrs each	Enclosed type	Each leading from Part Lower ground floor & part basement to 5 th podium floor level
---	01 no.	2.00 mtrs	Enclosed type	Leading from Part Lower ground floor & part basement to 2 nd podium floor
---	02 nos.	2.00 mtrs each	Enclosed type	Leading from Part Lower ground floor & part basement to 5 th podium floor

The proposed staircases of each tower are adequately ventilated to outside air as shown on the plan.

THE DETAILS OF LIFTS:

Tower 'A' to Tower 'F'

Tower	Lifts Type	Profile	Nos. of lifts
Tower 'A', 'B', 'E' & 'F'	Passenger lifts	Each leading from Part Lower ground floor & part basement to top floor level	04
	Fireman evacuation lift	Leading from Part Lower ground floor & part basement to top floor level & opening at staircase landing level of each floor with smoke check lobby	01
Tower 'C' & 'D'	Passenger lifts	Each leading from Part Lower ground floor & part basement to top floor level	05
	Fireman evacuation lift	Leading from Part Lower ground floor & part basement to top floor level & opening at staircase landing level of each floor with smoke check lobby in each tower	01

---	Passenger lifts	Each leading from Part Lower ground floor & part basement to 5 th podium floor	06
---	Passenger lifts	Each leading from Part Lower ground floor & part basement to 2 nd podium floor	02

One of the passenger lift (excluding fireman evacuation lift) in each lift bank of each tower shall be converted into fire lift as per the norms. The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

THE DETAILS OF OPEN SPACE:

The plot abuts on Existing 18.30 mtrs. wide Akurli Road (Proposed to be widened to 27.45 mtrs) on South side and 36.60 mtrs. wide D.P. Road (Existing) on West side as shown on plan by Architect.

The side open spaces all around the Building are as under;

For Tower 'A'

Sides	From Bldg. line to CTS plot boundary
North	28.41 mtrs to 42.51 mtrs (Including ramp + paved R.G.) & clear open space of more than 9.00 mtrs
South	Annexed to podium
East	9.46 mtrs (Between tower 'A' & 'B')
West	6.96 mtrs to 9.88 mtrs + 36.60 mtrs. wide D.P. Road (Existing)

For Tower 'B'

Sides	From Bldg. line to CTS plot boundary
North	17.81 mtrs to 24.43 mtrs & clear open space of more than 9.00 mtrs
South	9.82 mtrs to 11.95 mtrs (Between Tower 'B' & 'C')
East	45.52 mtrs to 49.03 mtrs (Including R.G.) + AOS & clear open space of more than 9.00 mtrs
West	9.46 mtrs (Between tower 'A' & 'B')

For Tower 'C'

Sides	From Bldg. line to CTS plot boundary
North	9.82 mtrs to 11.95 mtrs (Between Tower 'B' & 'C')
South	9.00 mtrs (Between Tower 'C' & 'D')
East	44.21 mtrs to 47.96 mtrs (Including R.G.) + AOS & clear open space of more than 9.00 mtrs
West	Podium / stilt

For Tower 'D'

Sides	From Bldg. line to CTS plot boundary
North	9.00 mtrs (Between Tower 'C' & 'D')
South	9.05 mtrs to 16.35 mtrs (Between Tower 'D' & 'E')
East	44.23 mtrs to 47.73 mtrs (Including R.G.) + AOS & clear open space of more than 9.00 mtrs
West	Podium / stilt

For Tower 'E'

Sides	From Bldg. line to CTS plot boundary
North	9.05 mtrs to 16.35 mtrs (Between Tower 'D' & 'E')

South	12.88 mtrs to 26.85 mtrs (Including R.G.) + Existing 18.30 mtrs. wide Akurli Road (Proposed to be widened to 27.45 mtrs)
East	44.82 mtrs to 48.39 mtrs (Including R.G.) + AOS & clear open space of more than 9.00 mtrs
West	9.00 mtrs (Between Tower 'E' & 'F')

For Tower 'F'

Sides	From Bldg. line to CTS plot boundary
North	Annexed to podium
South	11.78 mtrs to 26.85 mtrs (Including R.G. & Ramp) + Existing 18.30 mtrs. wide Akurli Road (Proposed to be widened to 27.45 mtrs)
East	9.00 mtrs (Between Tower 'E' & 'F')
West	14.63 mtrs to 21.06 mtrs + 36.60 mtrs. wide D.P. Road (Existing)

The proposal has been considered favorably taking into consideration the following:

- a) N.O.C. from this department for above mentioned building was already issued u/no: P-14015/2022/(174A/3)/R/S Ward/AKURLI-R/S -CFO/1/New dated 25/02/2023 and same shall be now treated as cancelled.
- b) The plot abuts on Existing 18.30 mtrs. wide Akurli Road (Proposed to be widened to 27.45 mtrs) on South side and 36.60 mtrs. wide D.P. Road (Existing) on West side as shown on plan by Architect.
- c) The Architect has proposed refuge area for each tower facing road side / wider open space side from where specialized fire appliances of this department can be operated in case of emergency at specific height.
- d) Automatic sprinkler system shall be provided in entire building i.e. in each tower including in car parking areas on lower ground, ground & each podium floor covering each level of car parking, in garbage collection room, in each shop, Anchor shop, F&B on lower ground, ground floor & podium floors, in entire gymnasium, in entire multipurpose hall, in entire each courts, in each M.P. Room, in each habitable room of each residential flat on each floor & in each lift lobby/common corridor of each floor of each tower as per relevant I.S. standards laid down.
- e) Each tower shall be protected with advance in built fire-fighting system such as wet riser cum down comer, hydrant system, fire alarm & sprinkler system, integrated system, voice evacuation system, public address system, BMS system etc.
- f) Any additional fire safety requirements for proposed building recommended in future from Mumbai Fire Brigade Officer before final occupation shall be complied with.

In view of above, as far as this department is concerned, this requirement letter is issued from a fire safety point of view for the proposed construction of high rise residential cum commercial building comprising of 06 towers designated as Tower 'A', Tower 'B', Tower 'C', Tower 'D', Tower 'E' & Tower 'F'. Each tower having common part lower ground floor & part basement + Ground floor + 1st to 7th podium floors; thereafter building is divided into separate 06 towers. i.e. **Tower 'A' & 'F'** are having 1st to 35th upper residential floors (part 35th floor) with a total height of 132.65 mtrs. measured from general ground level up to terrace level. **Tower 'B' & 'E'** are having 1st to 35th upper residential floors with a total height of 129.00 mtrs. measured

from general ground level up to terrace level. **Tower 'C' & 'D'** are having 1st to 35th upper residential floors with a total height of 128.85 mtrs. measured from general ground level up to terrace level and **Retail wing (Commercial wing)** having part lower ground floor + Ground floor + 1st floor as void + 2nd floor with a total height of 12.65 mtrs measured from lower ground level to top of 2nd floor, signed in token of approval, subject to satisfactory compliance of the following requirements:

- 1) **All the requirements stipulated in earlier NOC issued by this department u/no. P-14015/2022/(174A/3)/R/S Ward/AKURLI-R/S - CFO/1/New dated 25/02/2023 is now cancelled.**
- 2) **ACCESS:**
 - a) There shall be no compound wall on Existing 18.30 mtrs. wide Akurli Road (Proposed to be widened to 27.45 mtrs) on South side and 36.60 mtrs. wide D.P. Road (Existing) on West side. However removable bollard chain link may be permitted on both road side as shown on the plan.
 - b) Entrance / exit gates (if provided) shall have width not less than 9.00 mtrs. as shown on the plan. Archways, if provided shall have height not less than 4.50 mtrs.
 - c) The courtyards/ open spaces shall be flushed with the road levels and kept free from obstruction at all times.
 - d) All access & fire tender access should be free of encumbrances.
- 3) **COURTYARDS:**
 - a) The available courtyards/ open space, driveways, paved R.G. on all the sides of the building shall be paved, suitably to bear the load of fire engines weighing up to point load of 10 kg/cm².
 - b) All the courtyards shall be in one plane and mandatory open space shall be clear of any obstructions including tree.
 - c) The courtyards shall be kept free from obstruction at all times.
 - d) No structure of any kind shall be permitted in courtyards of the building.
- 4) **PROTECTION TO STRUCTURAL STEEL:**
 - a) All the structural steel members i.e. columns, beams etc., shall be protected with the 02 hours fire resisting materials and methods as stipulated under IS 1942-1960 as application for the building.
 - b) A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer as the time of application for occupying the building.
- 5) **STAIRCASE (FOR EACH TOWER):**
 - a) The layout of staircase shall be of 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 (as per NBC provisions) placed in the enclosed wall of the staircase
 - b) The flight width of each staircase shall be maintained as per the details shown in the enclosed plans.
 - c) Staircases shall be externally located & adequately ventilated to outside air.
 - d) 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.

- e) No combustible material shall be kept or stored in staircase / passage.

The each staircase terrace door in each tower shall be provided in the manner:

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

6) CAR PARKING:

- a) The car parking shall be restricted to designated area only.
- b) The drainage of the car parking areas shall be separate from that of the building and shall be provided with catch with fire trap before connecting to Municipal Sewer.
- c) The parking area shall not be used for dwelling purpose and repairing / maintenance of vehicles, storage, trade activity etc, at any time and use of naked light / flame shall be strictly prohibited.
- d) Vertical deck separation shall be provided between the upper & lower decks of stack parking by using the non-perforated and non-combustible materials. (Structural steel plate) 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.
- e) Surface car parking shall be protected with sprinkler system covering all the levels of parking.
- f) Elements of the car parking structure shall have 1 hr. fire resistance.
- g) Each car parking deck shall have 1 hr. fire resistance.
- h) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- i) The parking system is to be ceased during the maintenance operation.

7) PASSENGER LIFT (FOR EACH TOWER):

- a) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- b) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- c) 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.
- d) One of the passenger lift in each lift bank in each tower shall be converted into fire lift as per specifications laid down under the regulations.
- e) Threshold of non-combustible material shall be provided at the entrance of each landing door.

8) FIRE LIFT (FOR EACH TOWER):

- a) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift in each lift bank in each tower as shown on plan shall be provided, and shall be available for the exclusive use of the firemen in an

emergency.

- b) The lift shall have a floor area of not less than 1.4 sq. mtrs. It shall have loading capacity of not less than 545 k.g. (8 persons lift) with automatic closing doors of minimum 0.8m.width.
- c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft.
- d) Light & fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 volt supply.
- e) Fire lift should be provided with a ceiling hatch for use in case for emergency. So that when the car gets stuck up, it shall be easily openable.
- f) In case of failure of normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
- g) 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 a priority control device. When the switch is off, the lift will return to normal working. So this lift can be used by the occupants in normal times.
- h) The words 'Fire lift' shall be conspicuously displayed in fluroscent paint on the lift landing doors at each floor level.
- i) Fire lift shall be constructed as per prevailing Indian & International standard.

9) FIREMAN EVACUATION LIFT (FOR TOWER TOWER):

- a) Capacity of Fireman Evacuation Lift shall be of 845 to 1000 kgs. /8 to 15 persons and it shall be terminated on ground floor or podium where facility of assembly or evacuation is available in case of emergency.
- b) Fireman Evacuation Lift shall be housed in a separate core having smoke check lobby with opening on each floor and shall be attached with one of the staircases and required access to the staircase on each landing through fire resistance of two hours rating. Alternatively, firemen evacuation lift shall be provided on every landing of one of the enclosed staircases of the building and the staircase shall be protected with smoke check lobby by means of fire resistance door/ fire curtain or fire resistance glass having two hours rating.
- c) All the requirements pertaining to civil and electrical aspects mentioned in NBC for Fire Lift shall be applicable for Fireman Evacuation Lift.
- d) Fireman Evacuation Lift car doors and landing doors shall have two hours fire resistance and shall have provision of glass vision for both doors of minimum 1 ft. X 2 ft. And the glass shall also have two hours fire resistance.
- e) Fireman Evacuation Lift shall have emergency operation switch which will be only operated by fire brigade personnel. On actuation of the switch the Fireman Evacuation Lift will operate from inside and the lift car door shall not open automatically but shall have control from inside to open it. The emergency operation switch shall also be provided in the ground floor lobby.
- f) The backup electric supply shall be through UPS for at least 30 min and it shall be supported online by another regular and alternate emergency supply.
- g) Two-way communication systems shall be provided in Fireman Evacuation

- Lift car as well as at every landing level including lobby at ground floor.
- h) All the electrical cable shall be fire retardant with low smoke hazard complying relevant BIS standards.
 - i) Fireman Evacuation Lift car shall be of made of non-combustible material including interior having minimum two hours resistance.
 - j) Lift maintenance shall be carried out only by Lift Manufacturing or Installation Company.
 - k) Fireman Evacuation Lift and the staircase attached to it shall be clearly marked mentioning FIRE ESCAPE LIFT/STAIRCASE at each landing door at each floor level.
 - l) The smoke check lobby with evacuation lift shall have positive level difference of minimum 75 mm with respect to staircase landing or mid landing level to avoid ingress of water in fireman lift shaft

10) PODIUM FLOORS (FOR EACH TOWER):

- i) Each podium shall be used for designated purpose as per shown on the plans.
- ii) All the sides of the stilted car parking shall be kept open except parapet walls of not more than 1.2 meters height.
- iii) Drencher system on the top of each podium floor shall be provided at the podium periphery.
- iv) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route car lifts etc. at prominent location.

11) VERTICAL FINS:

Vertical fins of non-combustible type shall be provided on podium floors with sufficient openings for adequate natural ventilation and shall be of solid core having fire resistance of not less than one hour.

12) RAMPS FOR PODIUM PARKING :

- a) The Ramps for parking as shown in enclosed plan provided entry at the ground level.
- b) The gradient of ramp shall be provided as per Reg. 37(16) of DCPR 2034.
- c) The access provided to the basement & podium shall be kept unobstructed.

13) ESCAPE ROUTE FROM SHOP / FLAT TO STAIRCASE (FOR EACH TOWER):

- a) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- b) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not bricked up or closed at any time in the future.

14) ALL ENTRANCE & KITCHEN DOORS (FOR EACH TOWER & COMMERCIAL AREA):

- a) All entrance doors including flat entrance, kitchen doors, shops, refuge area, staircase etc. shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.).
- b) Rolling shutter for shops shall be fire resistance of not less than one hour.
- c) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.

15) ELECTRIC CABLE / DUCT. SERVICES AND ELECTRIC METER ROOM (FOR EACH TOWER):

- a) Electric cable shafts shall be exclusively used for electric cables and should not open in staircase enclosure.
- b) Inspection doors for shafts shall have two hours fire resistance.
- c) Electric shafts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- d) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- e) Electric meter room shall be provided at location marked on the plans. It shall be adequately ventilated & easily accessible.
- f) Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;
- g) 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.
- h) Separate circuits for essential emergency services such as firefighting pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
- i) Automatic smoke detection system shall be provided in entire electric panel & duct on each floor as per relevant I.S. specifications
- j) Master switches controlling essential service circuits shall be clearly labeled.
- k) Master switch for all the emergency services shall be installed in the common passage at ground floor and shall be easily accessible.
- l) Electrical bus bar system shall be preferably used instead of electric cables.

16) ESCAPE ROUTE LIGHTING (FOR EACH TOWER & COMMERCIAL AREA):

Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules.

17) FALSE CEILING (if provided) (FOR EACH TOWER & COMMERCIAL AREA):

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

18) MATERIALS FOR INTERIOR DECORATION/FURNISHING (FOR EACH TOWER & COMMERCIAL AREA):

The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.

19) STAIRCASE AND CORRIDOR LIGHTINGS (FOR EACH TOWER & COMMERCIAL AREA):

- a) The staircase and corridor lighting shall be on separate circuits and shall be

independently connected so that they could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any.

- b) Staircase and corridor lighting shall also be connected to alternate supply.

20) SMOKE MANAGEMENT SYSTEM (FOR EACH TOWER & COMMERCIAL AREA):

- a) Escape routes like staircase, common corridor, lift lobbies, etc. shall not be used as return air passages.
- b) Direct expansion system shall not be used.
- c) The ducting shall be constructed of substantial gauge/metal in accordance with IS: 655:1963 metal air duct (revised).
- d) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with fire resisting material such as vermiculite concrete or glass wool. A. C. ducting shall not pass through staircase well.
- e) As far as possible metallic ducts shall be used even for return air instead of space above false ceiling.
- f) The material used for insulating the ducts (inside or outside) shall be of non-combustible type such as glass wool or spun glass with neoprene facing etc.
- g) A.H.U.s if provided:
- i) shall be provided of adequate size and shall be separate for each floor and air ducts for each floor/each theatre shall be separate and in no way inter connected with the ducting of any other floor.
- ii) Automatic fire dampers shall be provided at the inlet of fresh air duct and the return air duct of each compartment on every floor. They shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed upon operation of a smoke detector.
- iii) Air filters of A.H.U.s shall be of non-combustible material. A. H. U. room shall not be used for storage of any combustible material and shall be provided with one hour fire resistance door.
- iv) Inspection panel shall be provided in main trucking to facilitate the cleaning of the duct of accumulated dust and to obtain access for maintenance of fire dampers.
- v) No combustible material shall be fixed nearer than 15 cms. To any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool) or spun glass with neoprene facing wrapped with aluminum foil of at least 3.2 mm thick and which does not readily conduct heat.
- vi) The AHU system shall be switch off automatically when either sprinklers system or detector system operate.
- vii) There shall be adequate no of adequate arrangement of smoke and fire venting and enclosure of service duct etc.

21) FIRE FIGHTING REQUIREMENTS:

A) UNDERGROUND WATER STORAGE TANK (COMMON FOR TOWER 'A' & 'B', COMMON FOR TOWER 'C' & 'D' AND COMMON FOR TOWER 'E' & 'F'): (Total 03 nos. of tanks)

An underground water storage tank of 5,00,000 liters capacity each shall be provided at location marked for Tower 'A' & 'B', for Tower 'C' & 'D' and Tower

'E' & 'F' as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection. The slab of the tank shall be designed to bear point load of 10 kg/cm².

B) OVERHEAD WATER STORAGE TANK (FOR EACH TOWER):

A tank of 50,000 liters capacity shall be provided at the terrace level above each staircase shaft. 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 STAIRCASE OF EACH TOWER):

Wet risers of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided in duct as shown on the plan & shall be extended from ground floor to terrace, with twin hydrant outlet and hose reel on each floor near each staircase in such a way as not to reduce the width of the passage. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm. Wet riser outlet and hose reel at a distance of 100 ft. shall be provided on periphery of each podium floors.

D) FIRE SERVICES INLET:

- a) Fire service inlet shall be provided to refill U.G. tank as well as to feed riser system by passing the fire pump & to feed automatic sprinkler system, drencher system & wet risers.
- b) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E) AUTOMATIC SPRINKLERS SYSTEM (FOR EACH TOWER & FOR RETAIL WING):

Automatic sprinkler system shall be provided in entire building i.e. in each tower including in car parking areas on lower ground, ground & each podium floor covering each level of car parking, in garbage collection room, in each shop, Anchor shop, F&B on lower ground, ground floor & podium floors, in entire gymnasium, in entire multipurpose hall, in entire each courts, in each M.P. Room, in each habitable room of each residential flat on each floor & in each lift lobby/common corridor of each floor of each tower as per relevant I.S. standards laid down.

F) AUTOMATIC DRENCHER SYSTEM (FOR PODIUM FLOOR):

Automatic drencher system shall be provided on the periphery of the top of the each podium floors & shall be at the external wall at the ceiling level of the podium floors & connected to the main sprinkler pump. The automatic drencher system shall be installed as per the standard laid down by relevant I.S. specifications.

G) **FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP (COMMON FOR TOWER 'A' & 'B', COMMON FOR TOWER 'C' & 'D', COMMON FOR TOWER 'E' to 'F' and BOOSTER PUMP (SEPARATE FOR EACH TOWER):**

- a) Wet-riser cum down comer shall be connected to a fire pump at ground level of capacity of not less than 2800 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity.
- b) 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 comer shall be provided at the terrace level.
- c) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- d) Electric supply (normal) to these pumps shall be independent circuit.
- e) Separate jockey pump shall be provided for Wet riser cum down comer system & Sprinklers System to keep system pressurized.
- f) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on every alternate floor at prominent place and on ground floor.
- g) Operating switches of all pumps shall be also provided in glass fronted boxes at ground floor.
- h) Only surface mounted pump or vertical turbine pumps shall be installed for fire- fighting installation with adequate size pump room. (Submersible pump not permitted.).

H) **STAND BY PUMP (COMMON FOR TOWER 'A' & 'B', COMMON FOR TOWER 'C' & 'D', COMMON FOR TOWER 'E' to 'F'):**

A set of all above pumps i.e. Fire main pump, sprinkler pump & jockey pump of suitable capacity as stand by pumps shall be provided to the building or a Diesel -oil driven fire pump of suitable capacity shall be kept as stand by pump as per N.B.C.

I) **FIRE CURTAIN SYSTEM (FOR EACH TOWER):**

- a) The fire curtain provided at basement / lower ground floor shall be of two hours fire resistance.
- b) Fire curtain shall operate on activation of Detectors / suppression system or automatically of that particular zone.

J) **EXTERNAL HYDRANTS:**

External courtyard hydrants shall be provided at the distance of 30 mtrs within the confines of the site on the wet riser in lower ground, on the ground floor & each podium floor.

K) **HOSES & HOSE BOXES (FOR EACH TOWER & COMMERCIAL AREA):**

Two Hose Boxes, each with two hoses of 15mts length of 63mm dia along with branch shall be provided near wet riser landing valve in lower ground, on ground floor, each podium floor & on each floor.

L) **AUTOMATIC SMOKE DETECTION SYSTEM (FOR EACH TOWER & COMMERCIAL AREA):**

Automatic smoke detection system shall be installed in each shop, Anchor shop, F&B on lower ground, ground floor & podium floors, in entire gymnasium, in entire multipurpose hall, in garbage collection room, in entire each courts, in each fire control room /BMS, in each substation, in each electric meter room & panel, in each pump room, in lift lobby/ common corridor of each floor of each tower & in lift machine room as per IS specifications and console panel shall be provided on ground floor.

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

An alternate source of LV/HV supply from a separate substation as well as from a D.G. set with appropriate changeover over switch shall be provided for fire lifts, fireman evacuation lift, fire pumps, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system etc. It shall be housed in separate cabin.

N) **PORTABLE FIRE EXTINGUISHERS (FOR EACH TOWER & COMMERCIAL AREA):**

- a) Two dry chemical powder type fire extinguisher of 09 kgs. Capacity having BIS certification mark and two buckets filled with dry, clean sand shall be kept in electric meter room & panel, in each lift machine room, in pump room, substation, fan room etc.
- b) One dry chemical powder type fire extinguisher of 09 kgs. Capacity having BIS Certification mark shall be kept in each shop & in lift lobby / common corridor on each floor of each tower of the building.
- c) One dry chemical powder type fire extinguisher of 09 kgs. Capacity having BIS Certification mark shall be kept for every 100.00 sq. mtrs area in each Anchor shop, F&B, multipurpose hall, each Courts, Gymnasium of the building.
- d) Two dry chemical powder type fire extinguishers of 09 kgs Capacity having BIS Certification mark and two buckets filled with dry, clean sand shall be kept for every 100 sq. mtrs of car parking area in lower ground, ground floor & each podium floor.

22) **FIRE ALARM SYSTEM / FIRE DETECTION SYSTEM (FOR EACH TOWER & COMMERCIAL AREA):**

- a) (A) Entire building shall be provided with intelligent analog addressable fire alarm system with microprocessor based main control panel at ground floor level and addressable call points and hooters at each floor level. The design of fire alarm system shall be in accordance with I.S. specification and based on NFPA 72 guidelines (as per 2010 edition).
- b) The addressable fire alarm system shall be equipped with the latest evacuation features such as digital voice evacuation capabilities; fire fighters telephone system, directional sounders etc. The main entry / exit points shall be provided with fire fighters interactive interface to enable viewing of critical information in event of fire.
- c) Appropriate fire detection system shall be installed in kitchen area.
- d) Access control system, close circuit cameras shall be installed in the entire building & connected to B.M.S. control at reception.

(B) FIRE ALARM SYSTEM:

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.

23) BREATHING APPARATUS SET (FOR EACH TOWER):

Two self-contained breathing apparatus sets of 45 mins duration each shall be kept in fire control room & in each refuge area of the building.

24) PUBLIC ADDRESS SYSTEM (FOR EACH TOWER & COMMERCIAL AREA):

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

25) SIGNAGES (FOR EACH TOWER & COMMERCIAL AREA):

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

26) GAS DETECTOR SYSTEM (FOR EACH TOWER):

LPG /PNG detector system shall be installed in each kitchen room of each flat of each tower as well as kitchen of each F&B on ground floor as per relevant I.S. specifications.

27) INTERNET OF THINGS SYSTEM (FOR EACH TOWER):

- a) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र .मुविनि-२०२१/प्र .क्र .११४/ऊर्जा- ५.
- b) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- c) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
- d) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.
- e) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

28) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING (FOR EACH TOWER):

Following fire protection arrangement shall be provided with the following fire protection measures shall be provided & same shall be maintained in good working condition at all the times.

- a) Dry riser of minimum 10 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.

- b) Drums of 200 liters capacity filled with water & two fire buckets shall be kept of each floor.
- c) Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

29) INTEGRATED SYSTEM (FOR EACH TOWER):

The entire fire-fighting system shall be of the type "Integrated Building Automation System" combining all the systems. Flasher light shall be installed at the top of the building which will be switched on in case of incident of fire in that building to indicate involvement of building in fire. It will also help the incoming fire brigade appliances to reach the spot in time without delay.

30) VOICE EVACUATION SYSTEM (FOR EACH TOWER):

The voice evacuation system shall be integrated to Fire Alarm system so as to facilitate the co-ordination activities in case of fire emergencies. The actuation of the fire alarm control panel shall automatically activate the Voice Evacuation system. A pre-recorded message shall be broadcast on the affected floor, one floor below & two floors above the affected floor.

31) FIRE DRILLS / EVACUATION DRILLS (FOR EACH TOWER):

Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.

32) SERVICE DUCT (IF PROVIDED) (FOR EACH TOWER):

- a) All service ducts shall have 2 hr. fire resistance.
- b) Inspection door of the service ducts shall have 2 hr. fire resistance.
- c) Duct for water service, drainage line, shall be separate from that of electrical cable duct.
- d) All service duct shafts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in the shaft.

33) BMS / FIRE CONTROL ROOM:

- a) Separate BMS / Fire control room with well qualified man power shall be established at ground floor.
- b) Plan of each floors indicating means of egress as well escape shall be maintained.
- c) Control panel of fire safety system shall be located in the Fire control room.

34) DISASTER MANAGEMENT PLAN (FOR EACH TOWER & COMMERCIAL AREA):

- a) Disaster management plan for fire & other emergency shall be prepare and kept ready at the control room.
- b) The mock drill with the designated fire marshal for any operation of disaster management plan shall be carried out regularly after occupation as per National building code.
- c) Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase/lift lobbies of each floor level.

- 35) **BUILDING MANAGEMENT SYSTEM (FOR EACH TOWER):**
- a) Tower should be provided with intelligent, properly designed / programmed building management system having its main control at near reception on ground floor.
 - b) Addressable wireless standalone system with connectivity to nearby fire station shall be provided.
- 36) **KITCHEN AREA (COMMERCIAL AREA):**
- a) The kitchen area shall be provided with the door of solid core having fire resistance of not less than one hour (solid wood of 45 mm. thicknesses) with self-closing device.
 - b) The kitchen areas shall be separately ventilated through vent shaft as well as through exhaust duct which shall not pass through any other area of occupancy, any other shaft, and storage area or staircase enclosure.
 - c) Exhaust duct for kitchen shall be provided with grease free ventilators to avoid accumulation of carbon soot and condensation of oil vapors.
 - d) Necessary approval u/s 390 & 394 of MMC Act for the use of fuel shall be acquired from this department as well as from medical officer of health from concerned Municipal ward.
- 37) **PANTRY:**
- Only electrical energy/ appliances shall be used in the pantries for reheating. L.P.G. gas cylinder shall strictly not be used/ kept on the premises.
- 38) **FIRE OFFICER & TRAINED SECURITY STAFF:**
- i) A qualified fire officer & Trained security staff with experience of not less than 02 years shall be appointed who will be available on the premises at all times. Alternative full time qualified fire officers working in shift duty system shall be placed round the clock on the premises.
 - ii) Maintenance of all the first aid firefighting equipment's, fixed installations & Other firefighting equipment's / appliance in good working condition at all times.
 - iii) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & kept them informed about the fire & other emergency evacuation procedures.
 - iv) To liaise with the City Fire Brigade on regular & continual basis.
- 39) **GLASS FAÇADE (if provided) (FOR COMMERCIAL):-**
- a) An Opening to the glass façade of min. width 1.5 m and height 1.5 m shall be provided at every floor at a level of 1.2 m from the flooring at every floor level facing compulsory open space as well as on road side. Minimum one such opening shall be provided at the interval of every 15 m. - Mechanism of Opening: - The openable glass panel shall be either left or right hinged to facilitate approach of the rescue cage / ladder. Similarly, this portion shall have manual opening mechanism from inside as well as outside.
 - b) Distance between the external wall (glass / brick) and glass façade shall not be more than 300 mm.
 - c) The smoke seals / barriers between building wall and façade shall be provided at every floor level in the form of non-combustible material / vermiculate cement. It shall be synchronized with opening mechanism.

- d) The glazing used for the façade shall be of toughened (tempered) safety glass as per I.S. 2553, Part I or laminated safety glass as per I.S. 2553 – Part I, satisfying stability criteria.
- e) Automatic wall drenchers shall be provided at every floor level from inside of the façade.
- f) Openable vent of 600 mm height to be installed below ceiling level or false ceiling level (if provided). - The openable vent of minimum 2.5% of the floor area shall be provided. It shall be of min 600 mm depth below ceiling / false ceiling or full length on the periphery of the façade whichever is less. - Openable mechanical devices for the said vent shall be located at 1.2 m height from the flooring level. The Openable vent shall also be integrated with automatic Smoke Detection system.

OR

Alternate vertical glass panels of the façade shall be openable type with the mechanical mentioned above in order to ventilate the smoke.

40) ELECTRIC SUB STATION (Dry type only) / TRANSFORMER:

- a) Only dry type substation shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act/Rules in practice
- c) Cables in the cable trenches shall be coated with fire retardant material. Automatic built-in circuit breakers shall be provided in the substation.
- d) The door of the sub-station shall be of two hours fire resistance.
- e) The capacity of the substation shall be as per service provider's requirements.
- f) Adequate heating ventilation of switch room is essential to prevent condensation of moistures.
- g) The substation area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- h) The proposed substation shall be completely segregated either by brick masonry wall each of 9" thickness or R.C.C 4" thickness from the rest of the premises as shown in the enclosed plans.
- i) The danger signage on the substation fencing along with the electric voltage load shall be installed.
- j) Entrance and exit door provided for transformer fencing shall be under lock and key at all the times.
- k) Two dry chemical power type (ABC stored pressure type) fire extinguisher each of 06 kgs. capacity each with BIS certification mark coupled with four buckets filled with dry clean sand shall be kept in the sub-station at the entrance.

41) D.G. SET:

- a) For proposed D.G. Set acoustic enclosure shall be provided for safe operation.
- b) Entire installation of D.G. Set shall be confirming to the Indian electrical act/rules & practice.
- c) A deep tray shall be kept under the fuel tank of the D.G. Set to collect the spillage & same shall be disposed off daily without fail.
- d) Cable in the cable trenches shall be coated with fire retardant material.
- e) Electrical wiring shall be having copper core having the fire resistant and low

- smoke hazards cables for the entire building with the provision of ELCB/MCB.
- f) In electrical installation of the building shall be provided for vertical electrical shaft with feeder pillar box of a gap of every 24 mtrs. Height of the building.
 - g) Adequate air and ventilation for switchgear room is essential to prevent condensation of moistures.
 - h) The capacity of the D.G. Set shall be as per electricity company requirements.
 - i) D.G. Set shall be properly grounded.
 - j) Exhaust of D.G. Set shall not be directed in to the exit/entrance of any adjoining structure.
 - k) Sand bed of 6 inches thickness shall be provided below D.G. Set.
 - l) Electrical cable of D.G. Set shall be FRLS type.
 - m) Adequate quantity of diesel shall be stored in its original container near D.G. Set, away from electrical switches of source of ignition.
 - n) Automatic built in circuit breaker shall be provided to the D.G. Set.
 - o) Rubber pad shall be provided to the D.G. Set for absorbed vibrations if any.
 - p) The D.G. Set area shall be kept prohibited and no unauthorized shall be allow to enter the area.
 - q) Structural stability of the building regarding absorption of the vibration of D.G. Set shall be checked by Structural Engg. before installation of the D.G. Set.
 - r) Two foam type fire extinguisher of 9.00 ltrs. Capacity each with ISI certification mark coupled with 4 buckets filled with dry, clean sand shall be kept in the D.G. Set cabin.

42) GENERAL REQUIREMENTS FOR MULTIPURPOSE HALL:

- a) Acoustic and thermal insulation shall be of non-combustible materials.
- b) All the electrical wiring shall be in metal conduit/concealed continuously bonded to earth.
- c) Suspenders to false ceiling (if provided) shall be of non-combustible.
- d) Flooring shall be of non-combustible.
- e) All the doorways shall be easily openable outward.
- f) The decorative materials, stage, etc. shall be of noncombustible materials/ shall be treated with fire retardant material.
- g) Storage of combustible, inflammable commodities shall not be allowed.
- h) No open flame lighting devices shall be used in any place of the hall.

43) SWIMMING POOL (Open to sky)

Necessary permission for swimming pool shall be obtained from the competent authority.

44) REFUGE AREA (FOR EACH TOWER):

Refuge area provided to each tower as per the details shown on the plan shall be provided within building line conforming to the following requirements:

i) Manner of refuge area:

- a) The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
- b) The refuge area shall be provided with railing / fire rated glass / parapet of height 1.20 mtrs.

- c) The refuge area shall have a door which 'shall be painted or fixed with a sign in luminous paint mentioning "REFUGEAREA".
- d) The lift/s shall not be permitted to open into the refuge areas.
- e) The refuge area provided within building line shall be accessible from common passage/staircase.
- ii) **Use of refuge area:**
 - a) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
 - b) The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- iii) **Facilities to be provided at refuge area:**
 - a) Adequate emergency lighting facility shall be provided.
 - b) Adequate drinking water facility shall be provided in the refuge area.
- iv) **Terrace of the each tower as a refuge area:**
 - a. Necessary facilities like emergency lighting, drinking water shall be provided.
 - b. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGEAREA".
- v) **Excess refuge area shall be counted in FSI as per DCPR 2034.**

45) OTHER NOC /PERMISSIONS:-

Necessary permissions for licensable trade activity, swimming pool, Addition/ alteration, interior work, etc, if any shall be obtained from competent Municipal Authorities & CFO's Department, if any.

Earlier, Architect vide his letter dated 14/12/2022 has certified the gross built up area as 2,14,044.41 Sq. mtrs for the said high rise building and the party has paid scrutiny fees of Rs. 1,68,85,730/- vide online Challan No. : CHE/BP/98693/22 (Sap Doc No. 1004489474) dated 19/12/2022 & Rs. 6,65,920/- vide online Challan No. : CHE/CFO/99069/22 (Sap Doc No. 1004510151) dated 15/01/2023.

Now, Architect vide his letter dated 05/10/2023 has certified the gross built up area as 2,21,489.93 Sq. mtrs for the said high rise building and the party has paid additional scrutiny fees of Rs. 20,000/- vide CFC Receipt No.: 4/10/2023/12013 dated 04/10/2023 & Rs. 7,46,900/- vide CFC Receipt No.: 10/10/2023/12299 dated 10/10/2023 on additional gross built up area of 7,445.52 sq. mtrs.

However, E.E.B.P.(W.S.) is requested to verify the gross built-up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

Further, Architect has certified height of the high rise residential building as 114.00 mtrs. & total built up area 2,14,044.41 sq. mtrs. for the said high rise 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. 32,10,700/- vide online Challan No.: CHE/CFO/99069/22 (Sap Doc No. 1004510151) dated 15/01/2023.

Now, Architect vide his letter dated 05/10/2023 has certified the gross built up area as 2,21,489.93 Sq. mtrs for the said high rise building and the party has paid additional fire service fees of Rs. 1,11,690/- vide CFC Receipt No.: 10/10/2023/12299 dated 10/10/2023 on additional gross built up area of

In this case, as per MFS&LA 2006 (2007 Of MAHA-3) & MFP &LSM Act amended 2023 & vide circular No (MFS-2023-59/895) Dated 2/6/2023 fire and emergency service fees is applicable from date 30/5/2023, However the guidelines for fee calculation from Maharashtra Fire Service & circular from Mumbai Fire Brigade is not yet received, Hence Architect/Developer shall pay the necessary fees as per demand letter from this department in future as soon as circular is received & on intimation to the Architect or before final occupation, Accordingly License surveyor has also uploaded consent letter.

Note:

- 1) The fire-fighting installation shall be carried out by Govt. of the Maharashtra-approved Licensing Agency.
- 2) The width of the abutting road & open spaces is mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
- 3) E.E.B.P.(W.S.) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
- 4) The width of the Abutting road / Access road, Open spaces mentioned in this N.O.C. are as per plans submitted by the Architect, attached herewith. E.E.B.P.(W.S.) shall verify these parameters, civil work and all other requirement pertaining to Civil Engineering side including abutting road / access road width, open space, staircase, common corridor, floor occupancy/ floor wise users, height of building, lobby ventilation, Travel distance etc as per DCPR2034. If the same is not as per DCPR 2034, this proposal shall be referred back to this department.
- 5) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
- 6) The area, size, etc. for detection system, fire alarm system, wet riser system, electrical duct / conduit etc. to be verified & examined by MEP Consultant.
- 7) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
- 8) There shall be no tree located in the compulsory open spaces or in the access way near the entrance gates.
- 9) This recommendation letter is issued only from the Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from the Architect. If any matter about authenticity or legality shall be cleared by the concerned Owner/Occupier/Developer/Architect, etc.
- 10) The plans approved along with this approval are issued from a Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way allowing construction of the building. It is the Architect / Developers

responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.

- 11) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of the Owner/Occupier to provide the Fixed Fire Fighting installations which shall be maintained in good working order & in efficient condition all the time, by the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
- 12) **This fire safety requirement letter is issued subject to necessary approval of high rise technical committee.**
- 13) This approval is issued without prejudice to legal matters pending in the court of law if any.

RAVINDRA
VITTHAL
BHOSALE

Digitally signed by
RAVINDRA VITTHAL
BHOSALE
Date: 2023.11.07
17:26:23 +05'30'

**Divisional Fire Officer
(Scrutinized & Prepared)**

ASHOK
VITHOBA
BANGAR

Digitally signed by ASHOK
VITHOBA BANGAR
Date: 2023.11.07 18:18:52
+05'30'

**Deputy Chief Fire Officer
Final Approval**

Copy to:

- 1) **Chief Engineer (D.P.),**
- 2) **E.E.B.P.(W.S.)**

File No.SIA/MH/INFRA2/453442/2023

Government of India

State Level Environment Impact Assessment Authority

Maharashtra

To,

M/s GIRISH MENON

Mahindra Towers, Dr. G.M. Bhosale Marg, Worli, Mumbai, 400018,

Mumbai City-400018

Maharashtra

Tel.No.-; Email:menon.girish@mahindra.com

Sub. Terms of Reference to the Proposed development known as "Codename Province" of plot bearing C.T.S no. 174A/3 of village Akurli situated at Akurli road, Kandivali (east), Mumbai - 400101., Mahindra Towers, Dr. G.M. Bhosale Marg, Worli, Mumbai, 400018

Dear Sir/Madam,

This has reference to the proposal submitted in the Ministry of Environment, Forest and Climate Change to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1) along with a Pre-feasibility Report. The details of the proposal are given below:

- 1. Proposal No.:** SIA/MH/INFRA2/453442/2023
- 2. Name of the Proposal:** Proposed development known as "Codename Province" of plot bearing C.T.S no. 174A/3 of village Akurli situated at Akurli road, Kandivali (east), Mumbai - 400101.
- 3. Category of the Proposal:** INFRA-2
- 4. Project/Activity applied for:** 8(a) Building and Construction projects
- 5. Date of submission for TOR:** 27 Nov 2023

Date : 29-11-2023

Shri Pravin C. Darade , I.A.S.
(Secretary, Environment & Climate change Department (MH))

Office : 217, 2nd Floor, Annexe Building, Mantralaya, mumbai-400032.

Phone No : Mobile : 9987559115

Email id : psec.env@maharashtra.gov.in

Note : This is auto tor granted letter.

In this regard, under the provisions of the EIA Notification 2006 as amended, the Standard TOR for the purpose of preparing environment impact assessment report and environment management plan for obtaining prior environment clearance is prescribed with public consultation as follows:

11

12

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HA

VISA

बांधकाम परवानगी प्राप्त भूखंडावर
स्वतंत्ररित्या अकृषिक परवानगीची
आवश्यकता नसणेबाबत.

महाराष्ट्र शासन
महसूल व वन विभाग
शासन निर्णय क्रमांक: एनएपी- २०२२/प्र.क्र.१०३/ज-१ अ
मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक: २३ मे, २०२३

वाचा -

१. सन २०१७ चा महाराष्ट्र अधिनियम क्रमांक ३०, दिनांक १५/०४/२०१७
२. शासन परिपत्रक क्रमांक एनएए-२०१७/प्र.क्र.११५/टी-१, दिनांक १९/०८/२०१७
३. सन २०१८ च्या महाराष्ट्र अधिनियम क्रमांक १२, दिनांक १७/०९/२०१८
४. शासन परिपत्रक क्रमांक एनएपी-२०१७/प्र.क्र.१४२/टी-१, दिनांक १४/०३/२०१८
५. शासन परिपत्रक क्रमांक एनएपी-२०२१/प्र.क्र.११८/ज-१अ, दिनांक १३/०४/२०२२

प्रस्तावना -

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम-४२ अन्वये शेतीसाठी उपयोग करण्यात येणाऱ्या कोणत्याही जमिनीचा कोणत्याही अकृषिक प्रयोजनासाठी वापर करण्याकरिता किंवा एका अकृषिक प्रयोजनातून दुसऱ्या अकृषिक प्रयोजनासाठी वापर करण्याकरिता जिल्हाधिकारी यांची पूर्वपरवानगी घेणे आवश्यक आहे. त्यामध्ये सुधारणा करून प्रारूप अथवा अंतिम विकास योजनेमध्ये समाविष्ट केलेल्या क्षेत्रात स्थित असलेल्या जमिनीच्या वापरात बदल करण्यासाठी परवानगीची आवश्यकता नसणे, अंतिम विकास योजना क्षेत्रात तसेच प्रारूप अथवा अंतिम प्रादेशिक योजनेमध्ये अंतर्भूत असलेल्या जमीनीकरिता जमीन वापराच्या मानीव रूपांतरणासाठी तरतूद आणि गावाच्या हद्दीपासून २०० मीटरच्या आतील परिधीय क्षेत्रात समाविष्ट जमिनीच्या निवासी प्रयोजनासाठी जमीन वापराच्या मानीव रूपांतरणाची तरतूद यासंदर्भात अनुक्रमे कलम- ४२ (अ), (ब), (क) आणि (ड) अन्वये सुधारणा करण्यात आल्या असून त्याबाबतची कार्यपध्दती निश्चित करून देण्यात आली आहे. तसेच संहितेच्या कलम ४४-अ अन्वये खऱ्याखऱ्या औद्योगिक प्रयोजनासाठी जमिनीच्या वापरात बदल करण्यासाठी परवानगीची आवश्यकता नसल्याबाबत तरतूद करण्यात आली आहे. या तरतुदीनुसार जमीनधारकांना मानीव अकृषिक वापराची सनद घेणे आवश्यक असून, त्याशिवाय स्वतंत्रपणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ च्या तरतुदीनुसार बांधकाम /विकसन परवानगी घेणे आवश्यक आहे. नागरीकांना बांधकाम करण्यासाठी दोन प्राधिकरणांकडे अर्ज करून कागदपत्रांची पूर्तता करावी लागते. दोन्ही परवानग्या घेताना सहायक संचालक, नगररचना यांचे अभिप्राय घ्यावेच लागतात. त्यामुळे यांचे एकत्रीकरण करणे शक्य व आवश्यक आहे.

अशा बांधकाम / विकसन परवानग्या देण्यासाठी "बांधकाम परवानगी व्यवस्थापन प्रणाली" (BPMS- Building Plan Management System) ही ऑनलाईन प्रणाली वापरण्यात येत असून कार्यपध्दतीचे सुलभीकरण (Ease of Doing Business) करण्याच्या उद्देशाने अशा सर्व अकृषिक

परवानग्या/ अकृषिक वापराची सनद, बांधकाम / विकसन परवानगी या सर्व सेवा ऑनलाईन पध्दतीने व एकत्रितपणे देण्यासंदर्भात दिशानिर्देश देण्याची बाब शासनाच्या विचाराधीन होती.

शासन निर्णय-

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ मधील तरतुदी अन्वये सक्षम प्राधिकाऱ्याकडून एखाद्या जमिनीवर बांधकाम परवानगी अथवा रेखांकन मंजूरी देण्यात येत असताना अशा जमिनीमध्ये प्रस्तावित केलेला अकृषिक प्रयोजनाचा वापर अनुज्ञेय असल्याची खात्री केली जाते. म्हणजेच अशा जमिनीकरिता महाराष्ट्र जमीन संहिता, १९६६ च्या कलम ४२-अ, ४२-ब, ४२-क, ४२-ड किंवा ४४-अ अन्वये स्वतंत्रपणे अकृषिक परवानगी घेण्याची आवश्यकता नसल्याने किंवा त्या जमिनी अकृषिक वापरात रुपांतरित झाल्याचे मानण्यात येत असल्याने, अशा जमीनीबाबत सक्षम प्राधिकरणाने बांधकाम परवानगी दिल्यास संबंधित जमीनधारकास/ भूखंडधारकास /विकासकास स्वतंत्रपणे अकृषिक परवानगी घेण्याची आवश्यकता नाही.

०२. उक्त जमीन भोगवटदार वर्ग-१ या धारणाधिकाराची असल्यास Building Plan Management System (BPMS) प्रणालीतच आवश्यकता असेल तिथे रुपांतर कर वसूल केला जाईल व विकास परवानगी सोबतच अकृषिक वापराची सनद निर्गमित करण्यात येईल. जमीन वर्ग-२ धारणाधिकाराची असल्यास, नजराणा किंवा अधिमुल्य आणि इतर शासकीय रकमांची देणी इ. रकमांची परिगणना करण्यात यावी आणि सदर रकमांचा भरणा केल्यावर सक्षम महसूल अधिकारी यांनी तसे प्रमाणित केल्यानंतर Building Plan Management System (BPMS) यंत्रणेद्वारे विकास परवानगी देणे बंधनकारक राहिल व अशा प्रकरणी सुध्दा वर नमूद केल्याप्रमाणे अकृषिक वापराची सनद सोबतच निर्गमित होईल. ही सनद System generated स्वरूपाची असेल व अशा सर्व प्रकरणांमध्ये सनदेची एक प्रत electronically गाव दफ्तरात नोंद घेण्यासाठी जाईल व पुढे नियमित देय अकृषिक सारा भरणे परवानगी घेणाऱ्यावर बंधनकारक राहिल.

०३. याची नोंद सर्व संबंधित शासकीय विभाग /वित्तीय संस्था इत्यादी यांनी घ्यावी.

०४. सदर शासन निर्णय महाराष्ट्र शासनाच्या www.maharashtra.gov.in या संकेतस्थळावर उपलब्ध करण्यात आला असून त्याचा संकेतांक २०२३०५२३१८३५४७३३१९ असा आहे. हा शासन निर्णय डिजीटल स्वाक्षरीने साक्षांकित करुन काढण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

SHILPA VINAY
PATWARDHAN

(शिल्पा पटवर्धन)

कार्यासन अधिकारी, महाराष्ट्र शासन

प्रत,

- (१) मा.राज्यपाल, महाराष्ट्र राज्य यांचे सचिव, राजभवन, मलबार हिल, मुंबई,
- (२) मा.मुख्यमंत्री यांचे अपर मुख्य सचिव, मुख्यमंत्री सचिवालय, मंत्रालय, मुंबई,
- (३) मा. मंत्री (महसूल) यांचे खाजगी सचिव, मंत्रालय, मुंबई-३२,

- (४) मा.विरोधी पक्षनेता (विधान सभा/ विधान परिषद) यांचे खाजगी सचिव, विधानभवन, मुंबई-४०० ०३२,
- (५) मा.मुख्य सचिव, महाराष्ट्र शासन, मंत्रालय, मुंबई-३२,
- (६) प्रधान सचिव, विधानमंडळ सचिवालय, विधानभवन, मुंबई-३२,
- (७) महालेखापाल, लेखा व अनुज्ञेयता/लेखापरिक्षा, महाराष्ट्र राज्य (१,) मुंबई,
- (८) महालेखापाल, लेखा व अनुज्ञेयता/लेखापरिक्षा, महाराष्ट्र राज्य (२) नागपूर,
- (९) अपर मुख्य सचिव (महसूल) यांचे स्वीय सहायक, मंत्रालय, मुंबई-३२,
- (१०) सर्व विभागीय आयुक्त,
- (११) जमाबंदी आयुक्त व संचालक, भूमी अभिलेख, महाराष्ट्र राज्य, पुणे,
- (१२) सर्व जिल्हाधिकारी /अपर जिल्हाधिकारी,
- (१३) माहिती व जनसंपर्क संचालनालय, मंत्रालय, मुंबई-३२,
- (१५) सर्व उप विभागीय अधिकारी (प्रांत अधिकारी) / सर्व जिल्हा अधिक्षक, भूमी अभिलेख,
- (१६) सर्व तहसिलदार/ सर्व तालुका निरीक्षक, भूमी अभिलेख,
- (१७) सर्व सह सचिव /उप सचिव, महसूल व वन विभाग, मंत्रालय, मुंबई-३२,
- (१८) "ज" समूहातील सर्व कार्यासने, महसूल व वन विभाग, मंत्रालय, मुंबई-३२,
- (१९) निवडनस्ती (कार्यासन ज-१ अ).



TRUE COPY OF
Document No 818
pages 16

Photo Register
Date 8-11-63



15 NOV 1963

Copy

with copy of
Reg. No. B.S.P.
S. 67

Date 15 NOV 1963

Copy of Plan accompanying is entered
at page 95 of Volume 6
Supplement to Book No. 1, Part II.

Date 15-11-63

[Signature]

[Signature]

Sub-Registrar



Registered No. 18367 of Book No. D

Date 14th Aug. 1965 Sub-Registrar, Bombay

14th Aug. 1965

Reserving all the powers of a Registrar except that of issuing orders.

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818-16-16
1962



सकल

मा. वाचली

ये तपासली.



सत्य प्रत

सह जिल्हा निबंधक
यर्ग-२ (अभिलेख)
पूर्वर्ड जिल्हा.

अर्ज क्रमांक 1898/17
मंय मा. 5/9
मंय अचि त. 14/3/17
अनुसार न. 15/3/17
जिल्हा निबंधक (अभिलेख)
पूर्वर्ड जिल्हा.



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(Pages (a) 16) ,, 16-00
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 Postage ,,

EGM. 1R
 819-15-12
 1962

Total Rs. 4833-41 ✓
 Sub-Registrar



Shri Vrajlal Karsoudes (Con. Mgr
 of i) Shri Praptasinh Mathuradas
 45, Business, Mathuradas Vissayji Rd.
 Anand i) Shri Chandrobjai Gorkhadas
 71, Industrialist, 53 Bhalakha Deai
 Rd. Pway 26. iii) Shri Dharamdas
 Jannaldas. 66, Business, Kansa Melal
 Netaji Subhash Rd Pway. iv) Shri Ramchand
 Gokaldas Darniya. 63, Business. 85
 Napean Sea Rd Pway 26 v) Shri Yakkubhai
 Vissayji Maniwala. 66, Business. 3 Sudder
 King Road Rd Pway 17 vi) Shri Dny
 Ramdas, 50, Business. 5 Netaji
 Gaudha Rd. Pway all Indicas
 executing parties by General Power
 of attorney Pway filed at no. 1395
 16-Indian, Business, 5 Maniwala.
 Dady seth Agency done. Pway 2, admits
 execution of so called deed of conveyance
 by the above executants as trustees
 of the Bombay Gowakshat Mandali

Vrajlal Karsoudes.

Shri S. V. Oak. Advocate. Hanuman Vao.
 Shatrit Hall Tarda Rd. Pway 7

and known to the Sub-Registrar states that he
 personally knows the above executants and identifies.

Date 19th March 1962

Sub-Registrar



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818-11-16
1962

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SIGNED SEALED AND DELIVERED by
the withinnamed RAMANLAL GOKALDAS
SARAIYA a trustee of the Bombay
Gowrakshak Mandali in the
presence of :

R. Saraiya

[Signature]
[Signature]

SIGNED SEALED AND DELIVERED by
the withinnamed ~~VALLABHDAS~~
VASANJI MARIWALLA a trustee of
the Bombay Gowrakshak Mandali in
the presence of :

V. Mariwala

[Signature]
[Signature]



SIGNED SEALED AND DELIVERED by
the withinnamed ~~DEVJI RATTANSAY~~
a trustee of the Bombay
Gowrakshak Mandali in the
presence of :

Devji Rattansay

[Signature]
[Signature]

A.S.

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(7) Declaration made by Janmeyjay Chhabildas Lallubhai and others on the 4th April 1921.

(8) Indenture of Transfer dated the 24th April 1929 made between Sir Purshottandas Thakurdas and others of the one part and Sir Purshottandas Thakurdas and others of the other part registered with the Sub-Registrar of Assurances at Bombay on the 24th July, 1929 under No.2278 of Book No.I.

(9) Indenture of Transfer dated the 4th October, 1935 between Sir Purshottandas Thakurdas and another of the one part and Sir Purshottandas Thakurdas and others of the other part registered with the Sub-Registrar of Assurances at Bombay on the 21st November 1935 under No.4531 of Book No.1.

(10) Indenture of Transfer dated the 12th August, 1941 made between Sir Purshottandas Thakurdas and others of the one part and Sir Purshottandas Thakurdas and others of the other part registered with the Sub-Registrar of Assurances at Bombay on the 23rd December, 1941 under No. 5117 of Book No.I.

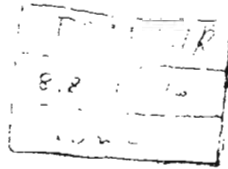
(11) Indenture of Transfer dated the 10th October, 1950 made between Sir Purshottandas Thakurdas and others and Sir Purshottandas Thakurdas and others of the other part registered with the Sub-Registrar of Assurances on the 1st March, 1951 under no. 5333/50 of Book No.I and IV.

(12) Deed of Transfer and appointment of new Trustees dated the 18th July 1961 made between Pratapsinh Mathuradas Visanji and others of the one part and Pratapsinh Mathuradas Visanji and others of the other part lodged for registration with the Sub-Registrar of Assurances at Bombay under no.4791 of Book No.1 on the 20th day of July 1961.

(13) Declaration and Deed of Confirmation executed by Ramanlal Gokaldas Saraiya on the 28th day of August 1961 and lodged for registration with the Sub-Registrar of Assurances at Bombay under No.5961 of Book No.I on the 4th day of



[Handwritten signatures and initials]
A
R
of



THIRD SCHEDULE.

- (1) Copy Kowl in Marathi Language dated 12th March 1831 granted by Lestor R. Reid Principal Collector of the Konkan to Laxman Harischandraji.
- (2) Kabulayiat in Marathi language dated the 22nd March, 1887 executed by Krishnarao Ramchandra Madgaonkar in favour of Shrimant Rajmania Rajeshri Vinayakarao Ramchander Laxmanji, registered at No.56A pages 161 to 164, Vol. 60 of Book No.1 in the office of the Registrar and Sub-Registrar of Bombay on 9th May 1887.
- (3) Conveyance dated the 4th May, 1899 from Krishnarao Ramchandra Madgaonkar to Bomanji Dinshaw Petit and others registered with the Sub-Registrar of Assurances at Bombay on the 8th September, 1899 under No.156A at pages 31 to 38 of Vol. 112 of Book No.I.
- (4) Indenture of Trust dated the 12th December 1899 made between Tribhuwandas Virjiwandas and others Members of the Managing Committee of the Bombay Gowrakshak Mandali of the one part and Bomanji Dinshaw Petit and other Trustees of Bombay Gowrakshak Mandali of the other part registered with the Sub-Registrar of Assurances at Bombay on the 4th April 1900 under No. 34A at pages 84 to 104 of Vol. 115 of Book No.I.
- (5) Indenture of Transfer dated the 27th October, 1911 Between Bomanji Dinshaw Petit and others and Tribhuwandas Virjiwandas and others of the one part registered with the Sub-Registrar of Assurances at Bombay on the 28th March 1912 under No.1085A at pages 119 to 215 of Vol. 1921 of Book No.I.
- (6) Indenture of Assignment dated the 23rd March 1921 made between Bai Kesarbai widow of Chhabildas Lallubhai and others of the one part and Tribhuwandas Virjiwandas and others of the other part registered with the Sub-Registrar of Assurances at Bombay on the 2nd July, 1921 under No.692 at pages 1945 of Vol. 314 of Book No.I.

(7)



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Malad on or towards the East by the boundary of Poisar and the forest of Poisar and Malad and on or towards the West by the boundary of Poisar and Malad adjoining the Railway line.



SECOND SCHEDULE.

ALL those pieces or parcels of non-agricultural vacant land situate lying and being within the boundary of Akurli Village in the Taluka Salsette in the registration/district ^{Sub -} ~~Salsette~~ ^{Bombay} and ~~Salsette~~ district of Bombay Suburban admeasuring 6,71,677 sq. yards or thereabouts delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary line and bearing survey numbers and areas as follows:-

<u>Survey No.</u>	<u>Area</u>
17 (part)	9003 sq. yard
19 (part)	9978.44 "
22	138578 16 "
76 (part)	10852.48 "
77	15972 "
78	10648 "
79 (Part)	102241.11 "
80 (part)	17782.57 "
81 (part)	88962 "
82	21296 "
83	15004 "
84	19602 "
85	8241.11 "
86 (part)	89220.44 "
87 (part)	105439.11 "
94 (part)	8856.22 "

say 6,71,677 sq. yds.

and bounded on the North by the boundary of Village Poisar on the South by Survey Nos. 23, 21, 13, 19(part) and 17(part) 81 (part) 94(part) 86(part) 87 (Part) all belonging to the Bombay Gowrakshak Mandali on the East by the National Park and on the West by the Western Express Highway.

Third



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each of them doth hereby covenant with the Purchaser that they the Vendors will at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable request and at the costs of the Purchaser or any person or persons having or claiming through it any estate or interest at law or in equity in the premises hereby granted conveyed transferred and assured or expressed so to be or any part thereof produce or cause to be produced to the purchaser or its Solicitors or Agent or such other person or persons as it or they shall direct or in the course of any judicial or other proceedings or otherwise as occasion shall require all or any of the deeds and writing mentioned in the third Schedule hereunder written for the proof defence and support of the title and possession of the Purchaser or any other person or persons as aforesaid to the premises hereby assured or any part thereof and will permit the same to be examined inspected and given in evidence AND will also at the like request and costs of the Purchaser make and furnish or cause to be made or furnished to it or them such true attested or other copies or abstracts of or extracts from the said deeds and writing respectively as it or they may require and will keep the deeds and writings safe whole and uninjured fire and other inevitable accident only excepted.

IN WITNESS WHEREOF the Vendors have hereunto set their respective hands and seals the day and year first hereinabove written.

FIRST SCHEDULE.

[Handwritten signatures and initials]

ALL THAT village of Akurli consisting of Khariff Warkas and Gaothana lands situate near Malad originally in Taluka Salsette Thana District in the Sub-District of Bandra Sub-District Bandra and District Bombay Suburban but now within the area of Greater Bombay, containing by admeasurement 1118 acres or thereabout and bounded as follows: that is to say, on or towards the North by the boundary of Poisar on or towards the South by the boundary of Vaduan and Malad

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and liberty for the Purchaser and its successors-in-title the owners or occupiers of the property hereby granted conveyed transferred and assured or expressed so to be its and their servants agents and licensees in common with the Vendors and their servants, agents and licensees at all times hereafter and for all purposes with or without horses and other animals carts, carriages, trucks, tractors, trailers motor and other vehicles laden or unladen at all times and for all purposes to go pass and repass along over and upon the private road not less than 60 feet in width running roughly South and North and delineated on the plan hereto annexed and thereon shaded green AND TOGETHER with the benefit of the Decree dated the 24th day of January 1960 made by the Hon'ble the Bombay City Civil Court at Bombay in Suit No. 1810 of 1957 filed by the Vendors against Baba Ramdas Tyagi and confirmed by the Hon'ble High Court at Bombay by its order dated the 6th July, 1960 made in the Appeal No. 241 of 1960 being the appeal against the said decree of the Hon'ble City Civil Court at Bombay filed by the said Baba Ramdas Tyagi: TO HOLD the said premises for and to the use of the Purchaser absolutely SUBJECT NEVERTHELESS to the payment of all rents, rates, taxes assessment dues and duties now or from time to time hereafter chargeable assessed or imposed upon the said premises or any part thereof and payable to the Government of Maharashtra and/or to any local authority or public body AND the Vendors and each of them as to their own respective acts and deeds only do and each of them doth hereby covenant with the Purchaser that the Vendors have not at any time done omitted or knowingly or willingly suffered or been party or privy to any Act, deed or thing whereby they are prevented from granting conveying transferring and assuring the said several pieces or parcels of land hereby granted conveyed assured or expressed so to be in the manner aforesaid or whereby the same or any part thereof or is can or may be charged incumbered or prejudicially affect any estate title or otherwise howsoever, AND the Vendors do and

each



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thereon verged they are found to admeasure 671,677 square yards or thereabouts and their total purchase price at the rate of Rs. 2,03 per square yard is Rs. 13,63,504.31 nP only -- -- (Rupees Thirteen lakhs sixty three thousand five hundred and four and naya paise thirty one only).

NOW THIS INDENTURE WITNESSETH that pursuant to the said agreement and in consideration of the sum of Rs.1,37,553/- paid by the Purchaser to the Vendors on or about the 12th December, 1960 and the remaining sum of Rs.12,25,951.31 nP. (Rupees twelve lakhs twenty five thousand nine hundred and fifty one and naye paise thirty one) paid by the Purchaser to the Vendors for and on behalf of the said Bombay Gowrakshak Mandali on or before the execution of these presents, the payment and receipt of which two sums of Rs.1,37,553/- and Rs.12,25,951.31 nP. aggregating to Rs.13,63,504.31 nP. being the full consideration payable by the Purchaser to the Vendors under the said Agreement for sale and hereunder the Vendors hereby acknowledge and of and from the same and every part thereof acquit exonerate release and discharge the Purchaser forever, the Vendors with the sanction of the Managing Committee of the said Bombay Gowrakshak Mandali evidenced by its resolution dated the 3rd day of December 1960 HEREBY GRANT convey transfer and assure UNTO THE PURCHASER ALL THOSE several pieces or parcels of vacant lands admeasuring 6,71,677 square yards or thereabouts more particularly described in the Second Schedule hereunder written and delineated on the plan thereof hereto annexed and thereon surrounded by a red coloured boundary line together with all drains, water-courses, nallahs, trees, lights, liberties, privileges, easements and appurtenances to the said premises or any part thereof actually or by reputation belonging to or therewith now or at any time heretofore held or enjoyed and all the estate right title and interest claim and demand of the said Bombay Gowrakshak Mandali and the Vendors into and upon the said premises TOGETHER with the full right and



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trespasser on the said lands and had no right or claim whatsoever to keep anything thereon and the said Tyagi was ordered to remove all the structures unauthorisedly put up by him or on his behalf on the said lands and to quit, vacate and deliver possession of the portion of the land in his occupation on or before the 28th day of April 1960 which decree was confirmed by the Hon'ble the High Court of Judicature at Bombay in Appeal No.241 of 1960 filed by the said Baba Ramdas Lachmandas Tyagi by the judgment and decree of the Hon'ble High Court of Judicature at Bombay made on the 6th day of July, 1960.

(15) By the said agreement for sale dated the 12th December, 1960 the Purchaser has agreed to purchase the lands more particularly described in the second schedule hereunder together with the benefit of the said decree dated the 28th day of January 1960 as confirmed by the High Court of Judicature at Bombay by its judgment and order dated the 6th day of July, 1960 and to execute the same against and evict from the said lands the said Baba Ramdas Lachmandas Tyagi.

(16) The Charity Commissioner of the State of Maharashtra having his office in the Bank of India Building, Mahatma Gandhi Road, within the Fort of Bombay has by his Order No.36/192/60/498 of 1961 dated the 18th January, 1961 made under section 36 of the Bombay Public Trust Act, 1950 sanctioned the same of the said lands described in the Second Schedule hereunder written by the Vendors to the Purchaser.

(17) The Purchaser on the 12th December, 1960 paid to the said Chaturbhuj Gordhandas, Pratapsinh Mathuradas, and Dwarakadas Jannadas three of the Vendors as trustees for the said Bombay Gowrakshak Mandali a sum of Rs.1,37,553/- (one lac thirty seven thousand five hundred and fifty three rupees) as earnest money payable under the said agreement for sale.

(18) On joint measurement of the lands agreed to be sold to the Purchaser and delineated on the plan hereto annexed and thereon



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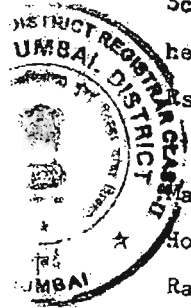
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Bombay Gowrakshak Mandali upon the several trusts and purposes and with and subject to the powers and provisions in and by the said Indenture of Declaration of Trust dated the 12th December, 1899 expressed declared and contained of and concerning the same.

(11) The Managing Committee of the said Bombay Gowrakshak Mandali has by its resolution in its meeting held on the 4th day of November 1960 sanctioned the sale of the said lands described in the Second Schedule hereunder written by the Vendors to the Purchasers.

(12) By an agreement dated the 12th December, 1960 made between Chaturbhuj Gordhandas, Pratapsinh Mathuradas and Dvarkadas Jannadas three of the Vendors of the one part and the Purchaser of the other part the Vendors have agreed to sell and the Purchaser has agreed to purchase all those several pieces or parcels of land forming part of Akurli village on the South Salsette Island formerly in the Thana District but now within the limits of Greater Bombay and in the Bombay Suburban District more particularly described in the Second Schedule hereunder written and delineated on the plan thereof hereto annexed and thereon verged red at or for the price of Rs. 2 n. 3 per square yard.



(13) The Vendors as Trustees of the said Bombay Gowrakshak Mandali had filed a suit being Suit No. 1810 of 1957 in the Hon'ble the Bombay City Civil Court at Bombay against Baba Ramdas Lachmandas Tyagi who had trespassed upon a portion of survey No.78 forming part of the property more particularly described in the first schedule hereunder written for a declaration that he was a trespasser on the said lands and for possession of the land encroached upon by the said Baba Ramdas Lachmandas Tyagi.

(14) By a decree made by the Hon'ble Bombay City Civil Court Bombay in the said suit No. 1810 of 1957 on the 28th January, 1960 it was declared that the said Tyagi was a
trespasser

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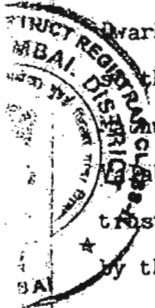
Chaturbhuj Gordhandas and Dwarkadas Jannadas of the one part and Pratapsinh Mathuradas, Chaturbhuj Gordhandas, Dwarkadas Jannadas, Ramanlal Gokaldas Saraiya, Vallabhdas VasANJI Mariwalla and Devji Rattansey on the 20th July 1961 lodged for registration with the Sub-Registrar of Assurances at Bombay under serial No. 4791 on the 20th July 1961 the properties more particularly described in the Schedule thereunder written including the properties described in the Second Schedule hereunder written were vested in the Vendors upon the several trusts and with and subject to the powers and provisions in and by the said Indenture of Declaration of Trust dated the 12th December, 1899 expressed declared and contained of and concerning the same.

(8) The said Ramanlal Gokaldas Saraiya on the 28th August 1961 executed and lodged on 4th September 1961 with the Sub-Registrar of Assurances, Bombay for registration under Serial No. 5961 a declaration and Deed of confirmation whereby he confirmed the transfer of the properties including the property more particularly described in the second schedule hereunder written to Pratapsinh Mathuradas Visanji, Chaturbhuj Gordhandas, Dwarkadas Jannadas Valabhdas VasANJI Mariwalla and Devji Rattansey that they may be held by him jointly with the said Pratapsinh Mathuradas Visanji, Chaturbhuj Gordhandas, Dwarkadas Jannadas, Valabhdas VasANJI Mariwalla and Devji Rattansey upon the several trusts and with and subject to the powers and provisions in and by the said declaration of trust dated the 12th December, 1899 expressed declared and contained of and concerning the same.

(9) By his findings issued the 10th day of October 1961 on enquiry under s. 21 of the Bombay Public Trust Act 1950 in C.R. No. 939 of 1961 the Charity Commissioner has found that the Vendors are the present Trustees of the Bombay Gowrakshak Mandali.

(10) The Vendors are now seized and possessed of or otherwise well and sufficiently entitled to the said properties described in the Second Schedule hereunder written as Trustees for the said

Bombay



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Chaturbhuj Gordhandas, Vithaldas Damodar Govindji, Pratapsinh Mathuradas, Ramanlal Gokaldas Saraiya and Dwarkadas Jannadas registered by the Sub-Registrar of Assurances at Bombay on the 1st March, 1951 under No. 5333/50 of Book No. I the properties more particularly described in the schedule hereunder written including the properties more particularly described in the second schedule hereunder written became vested in the said Sir Purshottandas Thakurdas, Chaturbhuj Gordhandas Vithaldas Damodar Govindji, Pratapsinh Mathuradas, Ramanlal Gokaldas Saraiya and Dwarkadas Jannadas the trustees of the said declaration of trust dated the 12th December 1899, upon the several trusts for the purposes and with and subject to the powers and provisions in and by the said Indenture of Declaration of Trust dated the 12th December 1899 expressed declared and contained of and concerning the same.

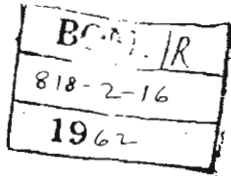
2

(5) The said Ramanlal Gokaldas Saraiya on the 11th March 1955 resigned from the trusteeship of the said Indenture of Declaration of Trust dated 12th December, 1899 but was reappointed as a trustee by the Managing Committee of the said Bombay Gowrakshak Mandali by its resolution passed on the 12th December, 1960 with the confirmation and approval of the General Committee of the Bombay Gowrakshak Mandali given by its resolution passed ^{on} the 27th December, 1960.



(6) The said Vithaldas Damodar Govindji died at Bombay on the 1st February 1959 and Sir Purshottandas Thakurdas resigned on the 22nd November, 1960 and ultimately died at Bombay on the 4th July, 1961 in whose place the Managing Committee of the Bombay Gowrakshak Mandali by its resolution passed on the 12th December, 1960 appointed respectively Vallabhdas VasANJI Mariwalla and Devji Rattansey as Trustees with the confirmation and approval of the General Committee of the Bombay Gowrakshak Mandali given by its resolution passed on the 27th December, 1960.

(7) By a Deed of Transfer and Appointment of New Trustees dated the 18th July, 1961 made between Pratapsinh Mathuradas,
Chaturbhuj



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Indian Companies Act, 1913 having its registered office at Gateway Building, Apollo Bunder, within the Fort of Bombay hereinafter called 'the Purchaser' (which expression shall unless repugnant to the context or meaning thereof include its successors and assigns) of the other part :

W H E R E A S

(1) The said Bombay Gowrakshak Mandali (hereinafter called the Mandali) was on the 27th April 1899 registered as a charitable society under the provisions of the Societies' Registration Act, 1860.

(2) Pursuant to the rules and regulations of the said Mandali Chaturbhuj Morarji, Govinji Thakersey Moolji, Vijbhukhandas Atmaram and Bomanji Dinshaw Petit were appointed to be the first trustees of the funds and properties belonging to the said Mandali.

(3) By an Indenture of Declaration of Trust dated the 12th December, 1899 and expressed to have been made between Tribhuwandas Virjivandas and others being the then members of the Managing

Committee of the said Mandali of the one part and the said Bomanji Dinshaw Petit, Chaturbhuj Morarji, Vijbhukhandas Atmaram and Govinji Thakersey Moolji of the other part therein called the Trustees and registered with the Sub-Registrar of Assurances at Bombay under No. 34A at pages 84 to 104 of Vol. 115 of Book No. I

on the ^{1st}~~12th~~ April 1900 it was declared that the said Trustees should stand possessed inter alia of the immovable property described fifthly in Part of the Schedule thereunder written which included the immovable properties more particularly described in the second schedule hereunder written.

(4) By diverse mesne assurances and acts in law particularly the Deed of Transfer dated 16th October, 1950, made between Sir Purshottamdas Thakurdas, Chaturbhuj Gordhandas and Vithaldas Damodar Govindji of the one part and Sir Purshottamdas Thakurdas,

Chaturbhuj



Serial No. 818
Presented at the office of the
Sub-Registrar of Bombay
between the hours of 1 P. M.
and 2 P. M. on the 19th March
1962

46

*Trayal Karanddas
C. A. of Pralapsinha
Mathuradas*

2942/10459
GENERAL STAMP OFFICE:
Bombay, 7th Feb 1962
RECEIVED from M/s. Little & Co.
Solicitors.
Stamp duty ✓

₹81,370.00 Eighty one thousand
eight hundred and thirty seven only
CERTIFIED under Sec. 22 of the Bombay Stamp
Act, 1958, that the full stamp duty Rupees (₹81,370.00)
Eighty one thousand eight hundred
and thirty seven only
with which this instrument is
chargeable has been paid.

[Signature]
Sub-Registrar of Bombay
exercising all the powers of
a Registrar except that of
appeals.



[Signature]
COLLECTOR

BOM. 1R
818-1-16
1962

Extra 1 copy.

75 5

THIS CONVEYANCE made at Bombay this 9th day
of February in the year one thousand nine hundred and
sixty two BETWEEN PRATAPSIKH MATHURADAS VISANJI, CHATRAKHOJ
GORDHANDAS, DWARKADAS JAINNADAS, RAMANLAL GOKALDAS SARAIYA,
VAULABHDAS VASANJI MARIWALLA and DEVJI RATTANSEY, all Hindu
Inhabitants of Bombay the Trustees of the Bombay Gowrakshak
Mandali a Society registered under the Societies' Registration
Act, 1860 and a public charitable trust registered under the
Bombay Public Trusts Act 1950 under No. F-5 hereinafter called
'the Vendors' (which expression shall, unless repugnant to the
context or meaning thereof, mean and include the said Vendors
the Trustees or Trustee for the time being of the said Bombay
Gowrakshak Mandali and the survivors or survivor of them, their
heirs, executors and administrators) of the one part and
MAHINDRA & MAHINDRA LTD. a company incorporated under the
Indian

पावती क.

1898/12

नोंदणी ३९ म.
Regn. 39 म.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक 14/3/12 सन २०

दस्तावेजाचा प्रकार-

सादर करण्याचे नाव-

मी. ए. जे.

२-५१
७०९७

खासीलप्रमाणे फी मिळवली:-

नोंदणी फी

नक्का फी (फोटो)

पुष्पकाची नक्का फी

टपल्लखर्च

नक्का किंवा कापणे (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नक्का (कलम ५७) (फोटो)

इतर फी (मागिल पानांवरील) इतर क्र.

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१७०/-	१७०/-
१७०/-	१७०/-

दस्तावेज
नक्का

येथी तयार होईल व

नोंदणीकृत झकेने पाठवली जाईल.
या कार्यासपात वेण्यात येईल.

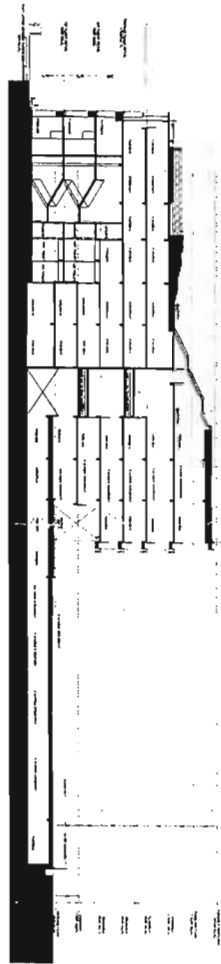
सह *[Signature]*
(अभिलेख) मुंबई जिल्हा

दस्तावेज खाती नाव दिलेल्या व्यक्तीच्या

वाचे नोंदणीकृत झकेने पाठविला.

इच्छी करणा

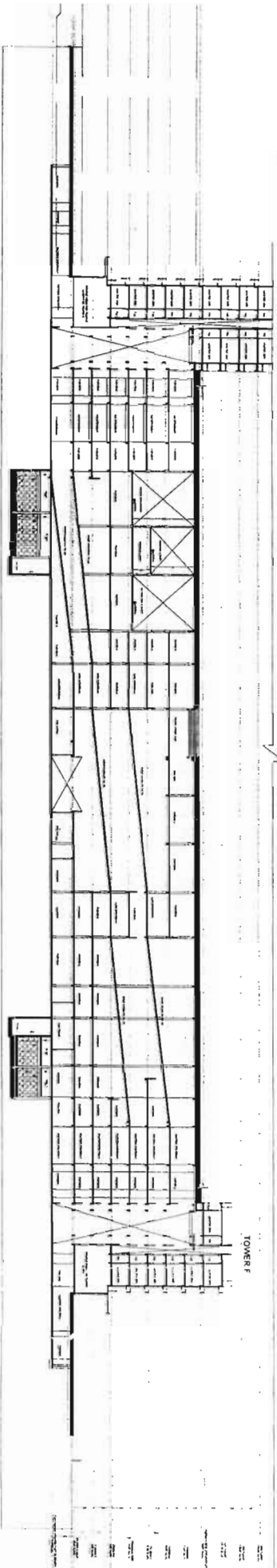
सादरकर्ता



SECTION C
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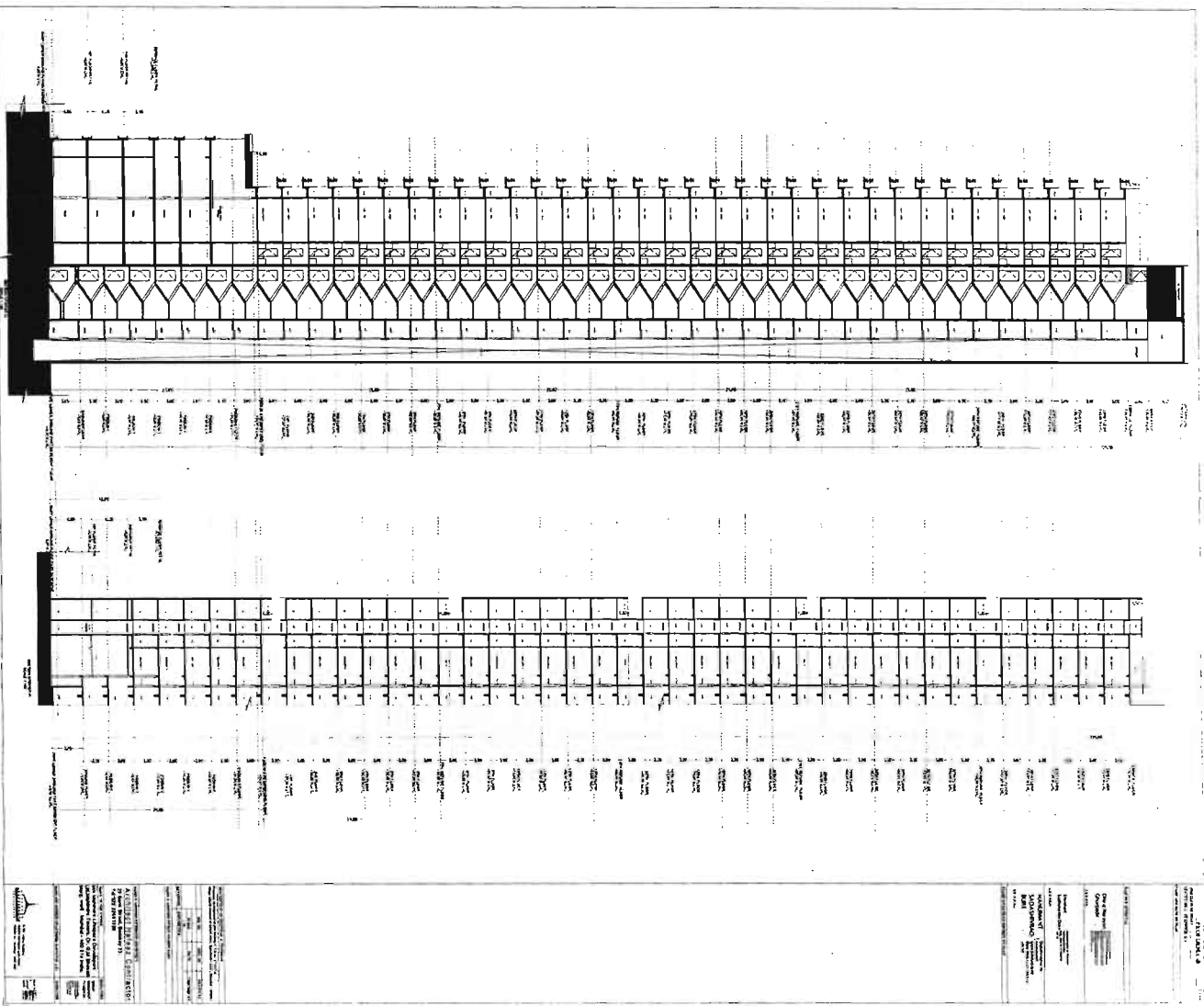
TOWER A

TOWER F



SECTION E
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PROJECT: [Illegible]
 DRAWING NO.: [Illegible]
 DATE: [Illegible]
 ARCHITECT: [Illegible]
 ENGINEER: [Illegible]
 CONTRACTOR: [Illegible]

PROFORMA-B

CONTRACT NO. _____

SECTION - L (TOWER F)

STAMP AND DATE OF PLAN _____

PLANNING APPROVAL _____

DR. N. NARAYAN
Chopade
Architect

MR. S. S. SHANKAR
Sudhakar Datta
Architect

HANUMANT
SADASHIBRAO
KADAMBAO BURE
Architect

BURE
SADASHIBRAO
KADAMBAO BURE
Architect

DATE OF DATE OF RECEIPT OF PLAN _____

DESCRIPTION OF PROJECT & PROPERTY _____

Proposed development of 28 stories high building CTS No. 174/2 of 10000 sq. m. (approx.) at _____, Mumbai - 400001.

JOB NO. _____

DATE _____

SCALE _____

REVISIONS

NO.	DESCRIPTION	DATE	PREPARED BY

NAME & ADDRESS OF ARCHITECT _____

NAME & ADDRESS OF OWNER _____

Architect Haheez Contracto
29 Bank Street, Bombay 23
Tel: 022 22661920

NAME & ADDRESS OF DEVELOPER _____

M/S. N. N. Narayan (P) Private Limited
124, Naraina Towers, D. M. B. Road, New Delhi - 110028

MRG. WORK NUMBER - 400 018 INDR

NAME AND ADDRESS OF LICENSED SURVEYOR _____

DATE _____

SCALE _____

PROJECT NO. _____

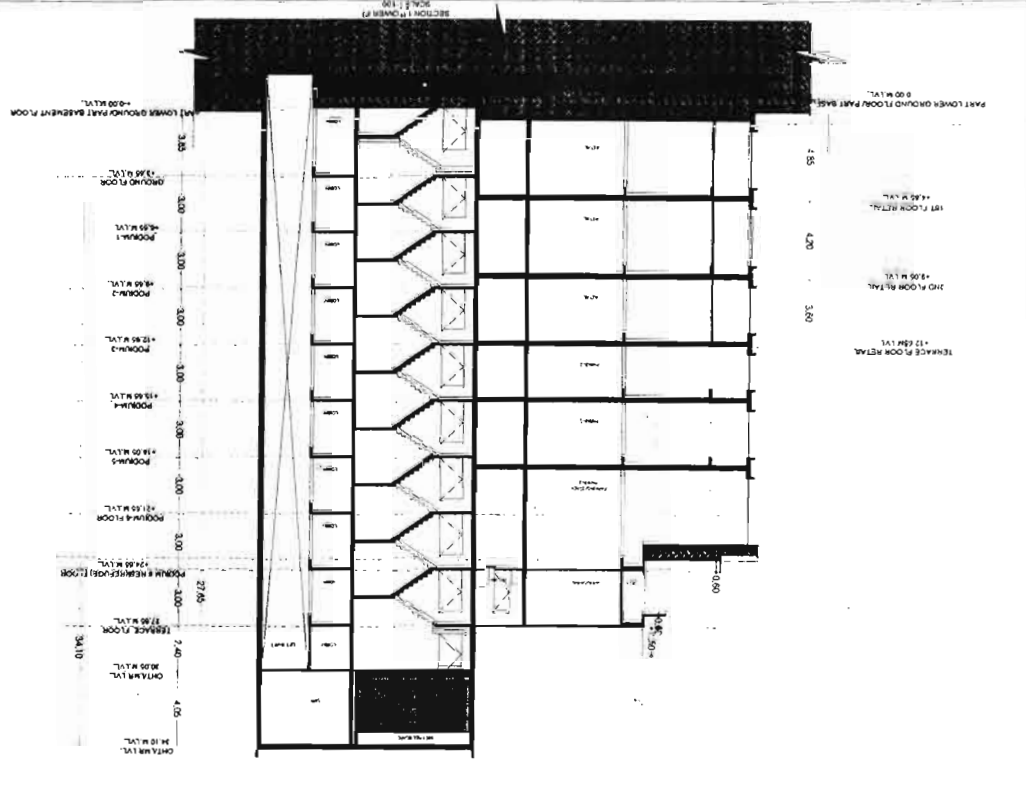
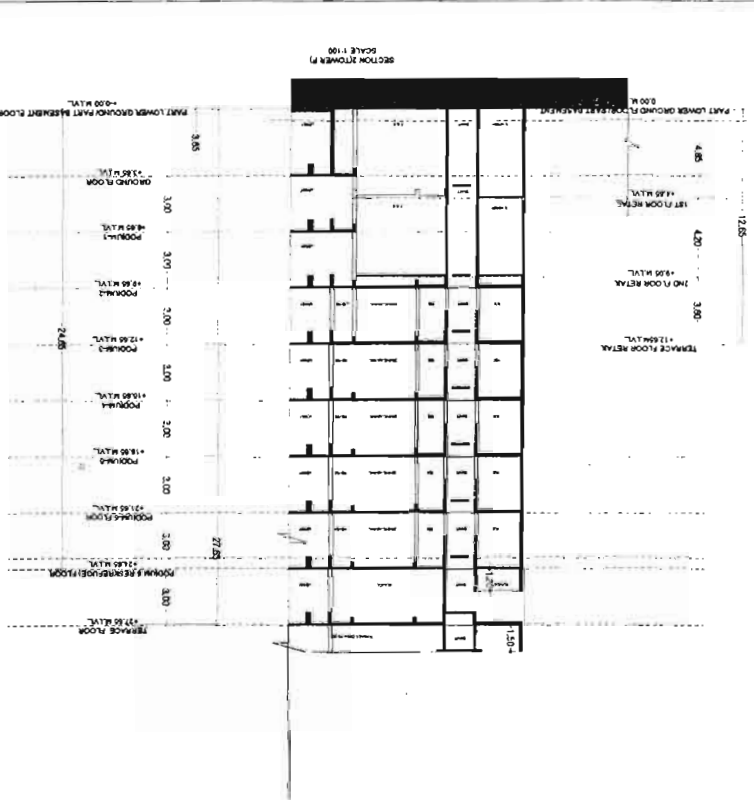
PROJECT NAME _____

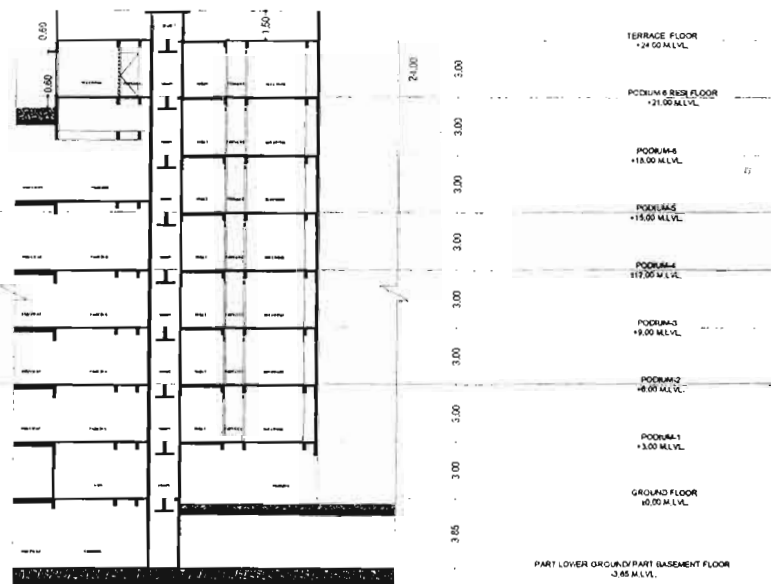
PROJECT ADDRESS _____

PROJECT NO. _____

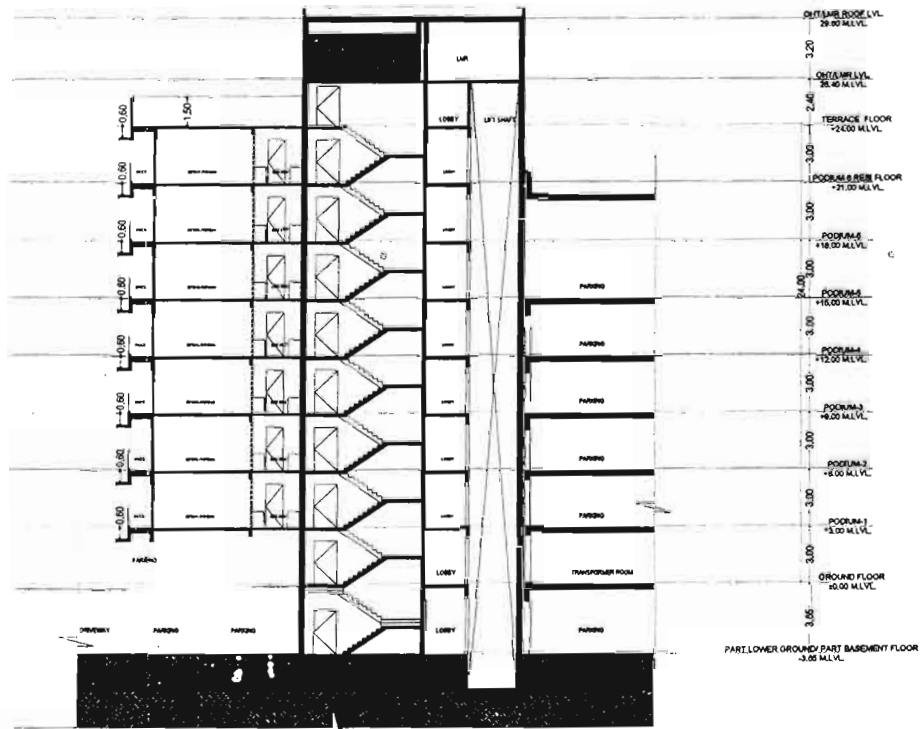
PROJECT NAME _____

PROJECT ADDRESS _____





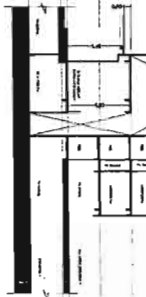
SECTION-2. (TOWER-E)
SCALE - 1:100



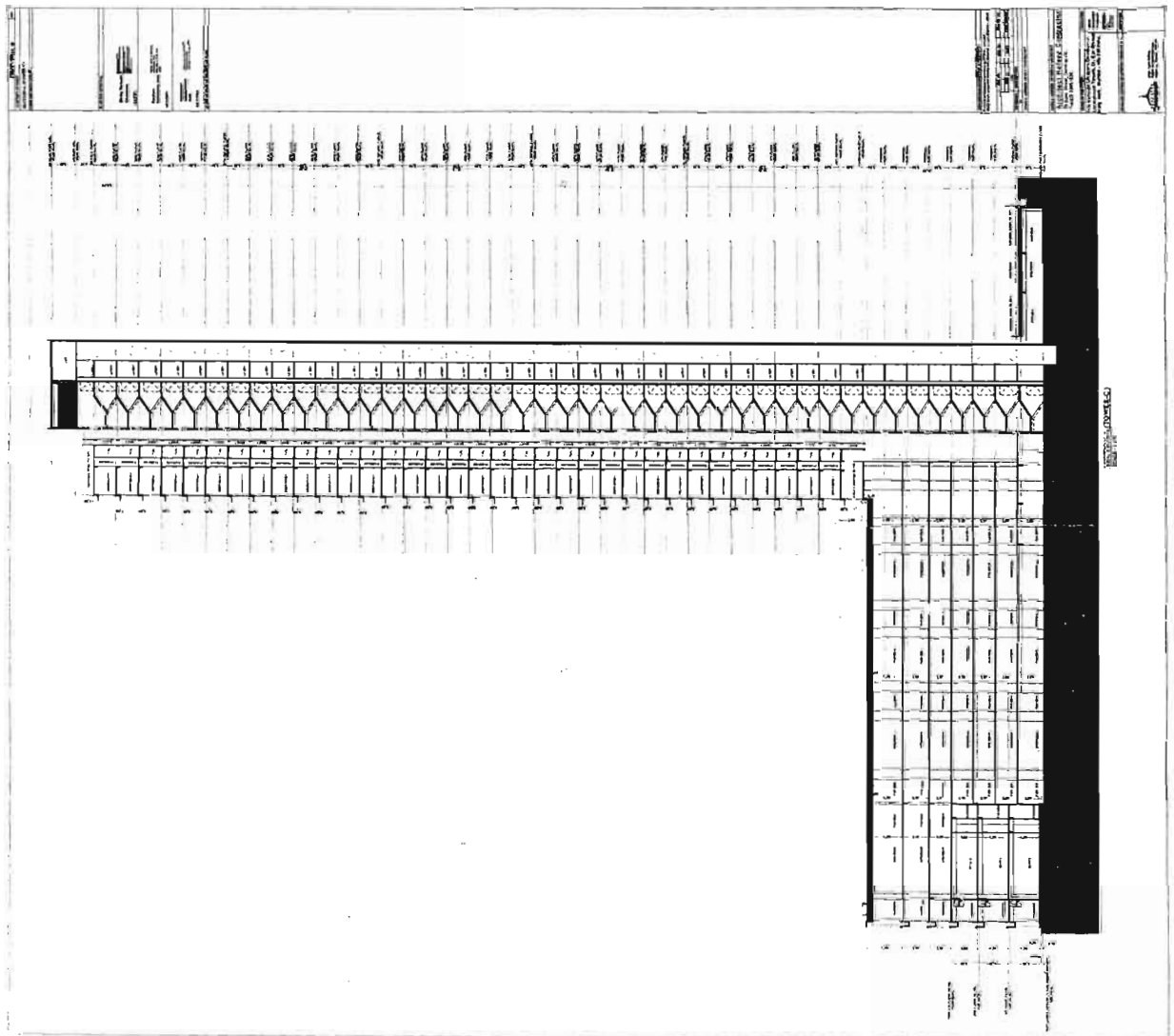
SECTION-1. (TOWER-E)
SCALE - 1:100

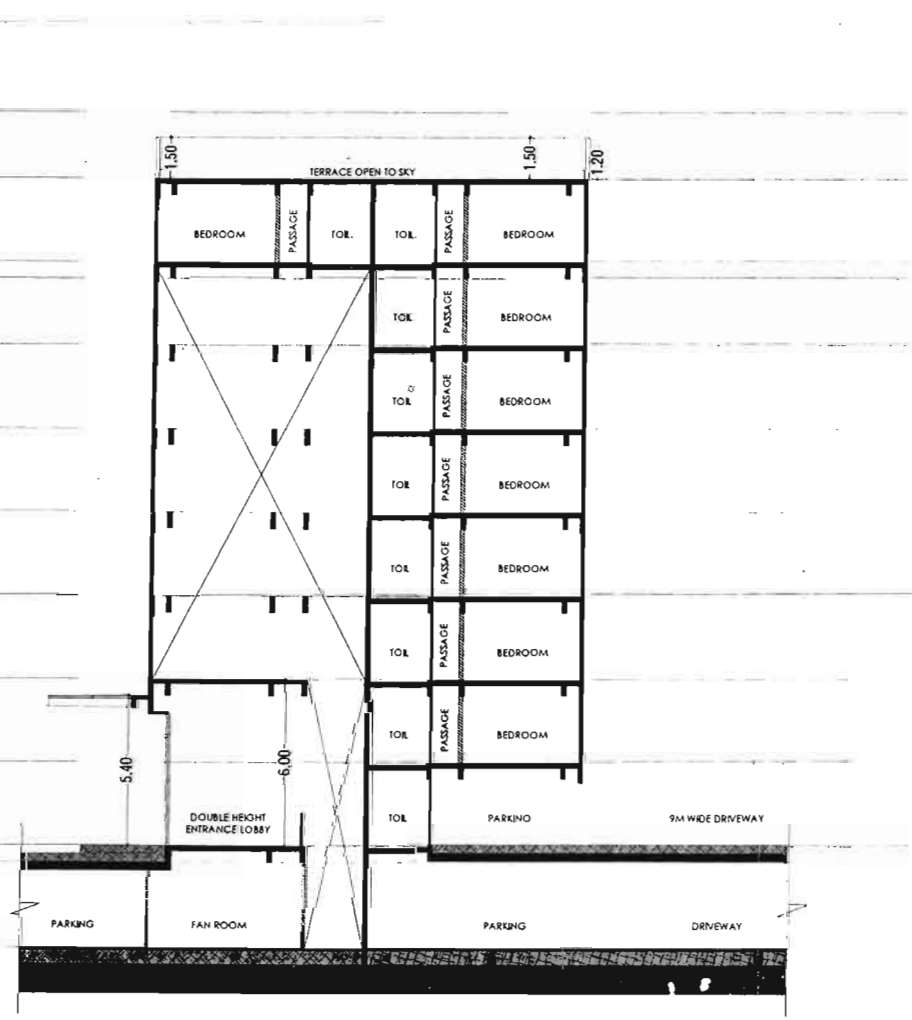
PROFORMA - B		107
CONTENTS OF DRAWING		
SECTION-1 & 2 (TOWER E)		
DATE AND DATE OF PLAN		
PLAN FOR APPROVAL		
<p>Dhiraj Narayan Ghorpade</p> <p>Shivshant Subhakar Joshi</p> <p>HANUMANT SADASHIVRAO BURE</p>		
STAMP OF DATE OF RECEIPT OF PLAN		
DESCRIPTION OF PROPOSAL & PROPERTY		
Proposed development of plot bearing C.T. No. 374/27 of 10.56 Acres situated at Akhrot road, Sakinaka (west), Mumbai - 400101.		
JOB NO.	DESIGN NO.	DRAWN BY
SCALE	DATE	CHECKED BY
REVISIONS		
NO.	DESCRIPTION	
NAME & ADDRESS OF PCC CONSULTANT		
NAME & ADDRESS OF DESIGN ARCHITECT		
<p>Architect Hafeez Contractor 29 Bank Street, Bombay 23. Tel: 022 22661920</p>		
NAME OF THE OWNER	SIGNATURE	
<p>M/s Mahindra Lifespace Developers Ltd. Mahindra Towers, Dr. G.M. Bhoale Marg, Worli, Mumbai - 400 018 India.</p>	<p>HANUMANT BURE</p>	
NAME AND ADDRESS OF PCC REVIEWER (G.E.)	SIGNATURE	

СЕРИЙНО-ПРОЦЕСС

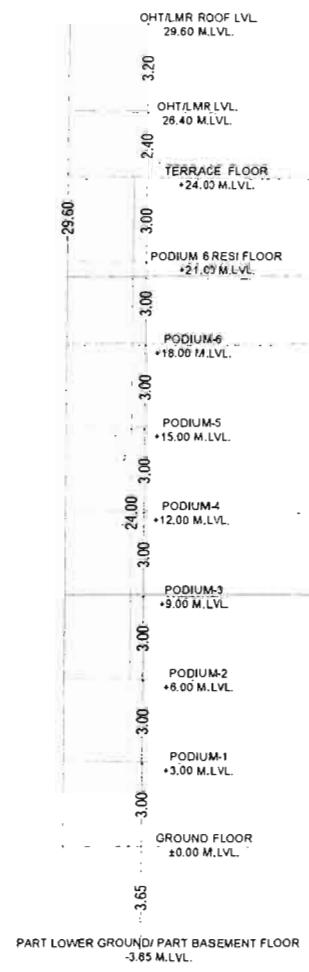


№	Сечение	Материал	Сортамент	Длина, м	Объем, м³	Вес, т
1	100x100	Бетон	БС-10	10.0	10.0	10.0
2	150x150	Бетон	БС-15	10.0	15.0	15.0
3	200x200	Бетон	БС-20	10.0	20.0	20.0
4	250x250	Бетон	БС-25	10.0	25.0	25.0
5	300x300	Бетон	БС-30	10.0	30.0	30.0
6	350x350	Бетон	БС-35	10.0	35.0	35.0
7	400x400	Бетон	БС-40	10.0	40.0	40.0
8	450x450	Бетон	БС-45	10.0	45.0	45.0
9	500x500	Бетон	БС-50	10.0	50.0	50.0
10	550x550	Бетон	БС-55	10.0	55.0	55.0
11	600x600	Бетон	БС-60	10.0	60.0	60.0
12	650x650	Бетон	БС-65	10.0	65.0	65.0
13	700x700	Бетон	БС-70	10.0	70.0	70.0
14	750x750	Бетон	БС-75	10.0	75.0	75.0
15	800x800	Бетон	БС-80	10.0	80.0	80.0
16	850x850	Бетон	БС-85	10.0	85.0	85.0
17	900x900	Бетон	БС-90	10.0	90.0	90.0
18	950x950	Бетон	БС-95	10.0	95.0	95.0
19	1000x1000	Бетон	БС-100	10.0	100.0	100.0
20	1050x1050	Бетон	БС-105	10.0	105.0	105.0
21	1100x1100	Бетон	БС-110	10.0	110.0	110.0
22	1150x1150	Бетон	БС-115	10.0	115.0	115.0
23	1200x1200	Бетон	БС-120	10.0	120.0	120.0
24	1250x1250	Бетон	БС-125	10.0	125.0	125.0
25	1300x1300	Бетон	БС-130	10.0	130.0	130.0
26	1350x1350	Бетон	БС-135	10.0	135.0	135.0
27	1400x1400	Бетон	БС-140	10.0	140.0	140.0
28	1450x1450	Бетон	БС-145	10.0	145.0	145.0
29	1500x1500	Бетон	БС-150	10.0	150.0	150.0
30	1550x1550	Бетон	БС-155	10.0	155.0	155.0
31	1600x1600	Бетон	БС-160	10.0	160.0	160.0
32	1650x1650	Бетон	БС-165	10.0	165.0	165.0
33	1700x1700	Бетон	БС-170	10.0	170.0	170.0
34	1750x1750	Бетон	БС-175	10.0	175.0	175.0
35	1800x1800	Бетон	БС-180	10.0	180.0	180.0
36	1850x1850	Бетон	БС-185	10.0	185.0	185.0
37	1900x1900	Бетон	БС-190	10.0	190.0	190.0
38	1950x1950	Бетон	БС-195	10.0	195.0	195.0
39	2000x2000	Бетон	БС-200	10.0	200.0	200.0
40	2050x2050	Бетон	БС-205	10.0	205.0	205.0
41	2100x2100	Бетон	БС-210	10.0	210.0	210.0
42	2150x2150	Бетон	БС-215	10.0	215.0	215.0
43	2200x2200	Бетон	БС-220	10.0	220.0	220.0
44	2250x2250	Бетон	БС-225	10.0	225.0	225.0
45	2300x2300	Бетон	БС-230	10.0	230.0	230.0
46	2350x2350	Бетон	БС-235	10.0	235.0	235.0
47	2400x2400	Бетон	БС-240	10.0	240.0	240.0
48	2450x2450	Бетон	БС-245	10.0	245.0	245.0
49	2500x2500	Бетон	БС-250	10.0	250.0	250.0
50	2550x2550	Бетон	БС-255	10.0	255.0	255.0
51	2600x2600	Бетон	БС-260	10.0	260.0	260.0
52	2650x2650	Бетон	БС-265	10.0	265.0	265.0
53	2700x2700	Бетон	БС-270	10.0	270.0	270.0
54	2750x2750	Бетон	БС-275	10.0	275.0	275.0
55	2800x2800	Бетон	БС-280	10.0	280.0	280.0
56	2850x2850	Бетон	БС-285	10.0	285.0	285.0
57	2900x2900	Бетон	БС-290	10.0	290.0	290.0
58	2950x2950	Бетон	БС-295	10.0	295.0	295.0
59	3000x3000	Бетон	БС-300	10.0	300.0	300.0
60	3050x3050	Бетон	БС-305	10.0	305.0	305.0
61	3100x3100	Бетон	БС-310	10.0	310.0	310.0
62	3150x3150	Бетон	БС-315	10.0	315.0	315.0
63	3200x3200	Бетон	БС-320	10.0	320.0	320.0
64	3250x3250	Бетон	БС-325	10.0	325.0	325.0
65	3300x3300	Бетон	БС-330	10.0	330.0	330.0
66	3350x3350	Бетон	БС-335	10.0	335.0	335.0
67	3400x3400	Бетон	БС-340	10.0	340.0	340.0
68	3450x3450	Бетон	БС-345	10.0	345.0	345.0
69	3500x3500	Бетон	БС-350	10.0	350.0	350.0
70	3550x3550	Бетон	БС-355	10.0	355.0	355.0
71	3600x3600	Бетон	БС-360	10.0	360.0	360.0
72	3650x3650	Бетон	БС-365	10.0	365.0	365.0
73	3700x3700	Бетон	БС-370	10.0	370.0	370.0
74	3750x3750	Бетон	БС-375	10.0	375.0	375.0
75	3800x3800	Бетон	БС-380	10.0	380.0	380.0
76	3850x3850	Бетон	БС-385	10.0	385.0	385.0
77	3900x3900	Бетон	БС-390	10.0	390.0	390.0
78	3950x3950	Бетон	БС-395	10.0	395.0	395.0
79	4000x4000	Бетон	БС-400	10.0	400.0	400.0
80	4050x4050	Бетон	БС-405	10.0	405.0	405.0
81	4100x4100	Бетон	БС-410	10.0	410.0	410.0
82	4150x4150	Бетон	БС-415	10.0	415.0	415.0
83	4200x4200	Бетон	БС-420	10.0	420.0	420.0
84	4250x4250	Бетон	БС-425	10.0	425.0	425.0
85	4300x4300	Бетон	БС-430	10.0	430.0	430.0
86	4350x4350	Бетон	БС-435	10.0	435.0	435.0
87	4400x4400	Бетон	БС-440	10.0	440.0	440.0
88	4450x4450	Бетон	БС-445	10.0	445.0	445.0
89	4500x4500	Бетон	БС-450	10.0	450.0	450.0
90	4550x4550	Бетон	БС-455	10.0	455.0	455.0
91	4600x4600	Бетон	БС-460	10.0	460.0	460.0
92	4650x4650	Бетон	БС-465	10.0	465.0	465.0
93	4700x4700	Бетон	БС-470	10.0	470.0	470.0
94	4750x4750	Бетон	БС-475	10.0	475.0	475.0
95	4800x4800	Бетон	БС-480	10.0	480.0	480.0
96	4850x4850	Бетон	БС-485	10.0	485.0	485.0
97	4900x4900	Бетон	БС-490	10.0	490.0	490.0
98	4950x4950	Бетон	БС-495	10.0	495.0	495.0
99	5000x5000	Бетон	БС-500	10.0	500.0	500.0
100	5050x5050	Бетон	БС-505	10.0	505.0	505.0
101	5100x5100	Бетон	БС-510	10.0	510.0	510.0
102	5150x5150	Бетон	БС-515	10.0	515.0	515.0
103	5200x5200	Бетон	БС-520	10.0	520.0	520.0
104	5250x5250	Бетон	БС-525	10.0	525.0	525.0
105	5300x5300	Бетон	БС-530	10.0	530.0	530.0
106	5350x5350	Бетон	БС-535	10.0	535.0	535.0
107	5400x5400	Бетон	БС-540	10.0	540.0	540.0
108	5450x5450	Бетон	БС-545	10.0	545.0	545.0
109	5500x5500	Бетон	БС-550	10.0	550.0	550.0
110	5550x5550	Бетон	БС-555	10.0	555.0	555.0
111	5600x5600	Бетон	БС-560	10.0	560.0	560.0
112	5650x5650	Бетон	БС-565	10.0	565.0	565.0
113	5700x5700	Бетон	БС-570	10.0	570.0	570.0
114	5750x5750	Бетон	БС-575	10.0	575.0	575.0
115	5800x5800	Бетон	БС-580	10.0	580.0	580.0
116	5850x5850	Бетон	БС-585	10.0	585.0	585.0
117	5900x5900	Бетон	БС-590	10.0	590.0	590.0
118	5950x5950	Бетон	БС-595	10.0	595.0	595.0
119	6000x6000	Бетон	БС-600	10.0	600.0	600.0
120	6050x6050	Бетон	БС-605	10.0	605.0	605.0
121	6100x6100	Бетон	БС-610	10.0	610.0	610.0
122	6150x6150	Бетон	БС-615	10.0	615.0	615.0
123	6200x6200	Бетон	БС-620	10.0	620.0	620.0
124	6250x6250	Бетон	БС-625	10.0	625.0	625.0
125	6300x6300	Бетон	БС-630	10.0	630.0	630.0
126	6350x6350	Бетон	БС-635	10.0	635.0	635.0
127	6400x6400	Бетон	БС-640	10.0	640.0	640.0
128	6450x6450	Бетон	БС-645	10.0	645.0	645.0
129	6500x6500	Бетон	БС-650	10.0	650.0	650.0
130	6550x6550	Бетон	БС-655	10.0	655.0	655.0
131	6600x6600	Бетон	БС-660	10.0	660.0	660.0
132	6650x6650	Бетон	БС-665	10.0	665.0	665.0
133	6700x6700	Бетон	БС-670	10.0	670.0	670.0
134	6750x6750	Бетон	БС-675	10.0	675.0	675.0
135	6800x6800	Бетон	БС-680	10.0	680.0	680.0
136	6850x6850	Бетон	БС-685	10.0	685.0	685.0
137	6900x6900	Бетон	БС-690	10.0	690.0	690.0
138	6950x6950	Бетон	БС-695	10.0	695.0	695.0
139	7000x7000	Бетон	БС-700	10.0	700.0	700.0
140	7050x7050	Бетон	БС-705	10.0	705.0	705.0
141	7100x7100	Бетон	БС-710	10.0	710.0	710.0
142	7150x7150	Бетон	БС-715	10.0	715.0	715.0
143	7200x7200	Бетон	БС-720	10.0	720.0	720.0
144	7250x7250	Бетон	БС-725	10.0	725.0	725.0
145	7300x7300	Бетон	БС-730	10.0	730.0	730.0
146	7350x7350	Бетон	БС-735	10.0	735.0	735.0
147	7400x7400	Бетон	БС-740	10.0	740.0	740.0
148	7450x7450	Бетон	БС-745	10.0	745.0	745.0
149	7500x7500	Бетон	БС-750	10.0	750.0	750.0
150	7550x7550	Бетон	БС-755	10.0	755.0	755.0
151	7600x7600	Бетон	БС-760	10.0	760.0	760.0
152	7650x7650	Бетон	БС-765	10.0	765.0	765.0
153	7700x7700	Бетон	БС-770	10.0	770.0	770.0
154	7750x7750	Бетон	БС-775	10.0	775.0	775.0
155	7800x7800	Бетон	БС-780	10.0	780.0	780.0
156	7850x7850	Бетон	БС-785	10.0	785.0	785.0
157	7900x7900	Бетон	БС-790	10.0	790.0	790.0
158	7950x7950	Бетон	БС-795	10.0	795.0	795.0
159	8000x8000	Бетон	БС-800	10.0	800.0	800.0
160	8050x8050	Бетон	БС-805	10.0	805.0	805.0
161	8100x8100	Бетон	БС-810	10.0	810.0	810.0
162	8150x8150	Бетон	БС-815	10.0	815.0	815.0
163	8200x8200	Бетон	БС-820	10.0	820.0	820.0
164	8250x8250	Бетон	БС-825	10.0	825.0	825.0
165	8300x8300	Бетон	БС-830	10.0	830.0	830.0
166	8350x8350	Бетон	БС-835	10.0	835.0	835.0
167	8400x8400	Бетон	БС-840	10.0	840.0	840.0
168	8450x8450	Бетон				





SECTION-2. (TOWER-D)
SCALE - 1:100



PROFORMA -B
CONTENTS OF SHEET
SECTION-2 (TOWER D)
STAMP AND DATE OF PLAN

PLAN FOR APPROVAL

Dhiraj Narayan
Ghorpade
S.F.R.(P/3)

Shivshant
Sudhakarrao
Doke
A.R.P.R(S)

**HANUMANT
SADASHIVRAO
BURE**
F.R.(B.P/R-1)

Digitally signed by
HANUMANT
SADASHIVRAO BURE
Date: 2023.12.27 19:15:09
+05'30'

STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY
Proposed development of plot bearing C.T.S no. 174.a.3 of
Village Akurli situated at Akurli road , Kandivli (east), Mumbai - 400101.

REVISONS	DESCRIPTION	JOB NO.	DRG. NO.	DRAWN BY
1-0				
		SCALE	DATE	CHECKED BY
		1:100		

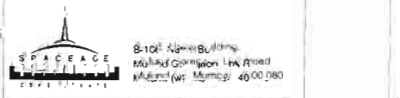
NAME & ADDRESS OF RCF CONSULTANT

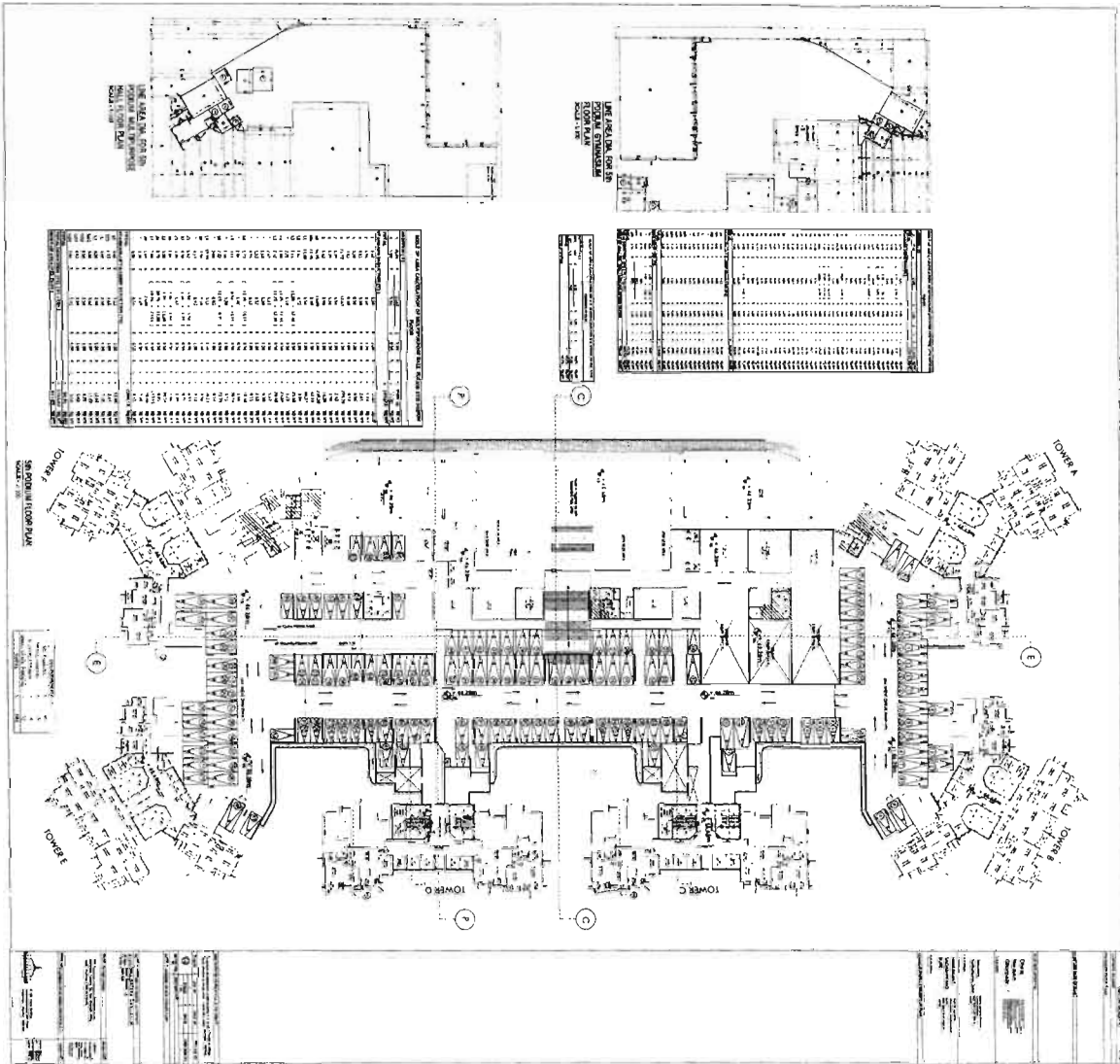
NAME & ADDRESS OF DESIGN ARCHITECT
Architect Hafeez Contractor
29 Bank Street, Bombay 23.
Tel:022 22661920

NAME OF THE OWNER
M/s Mahindra Lifespace Developers
Ltd. Mahindra Towers, Dr. G.M Bhosale
Marg, worli , Mumbai - 400 018 India.

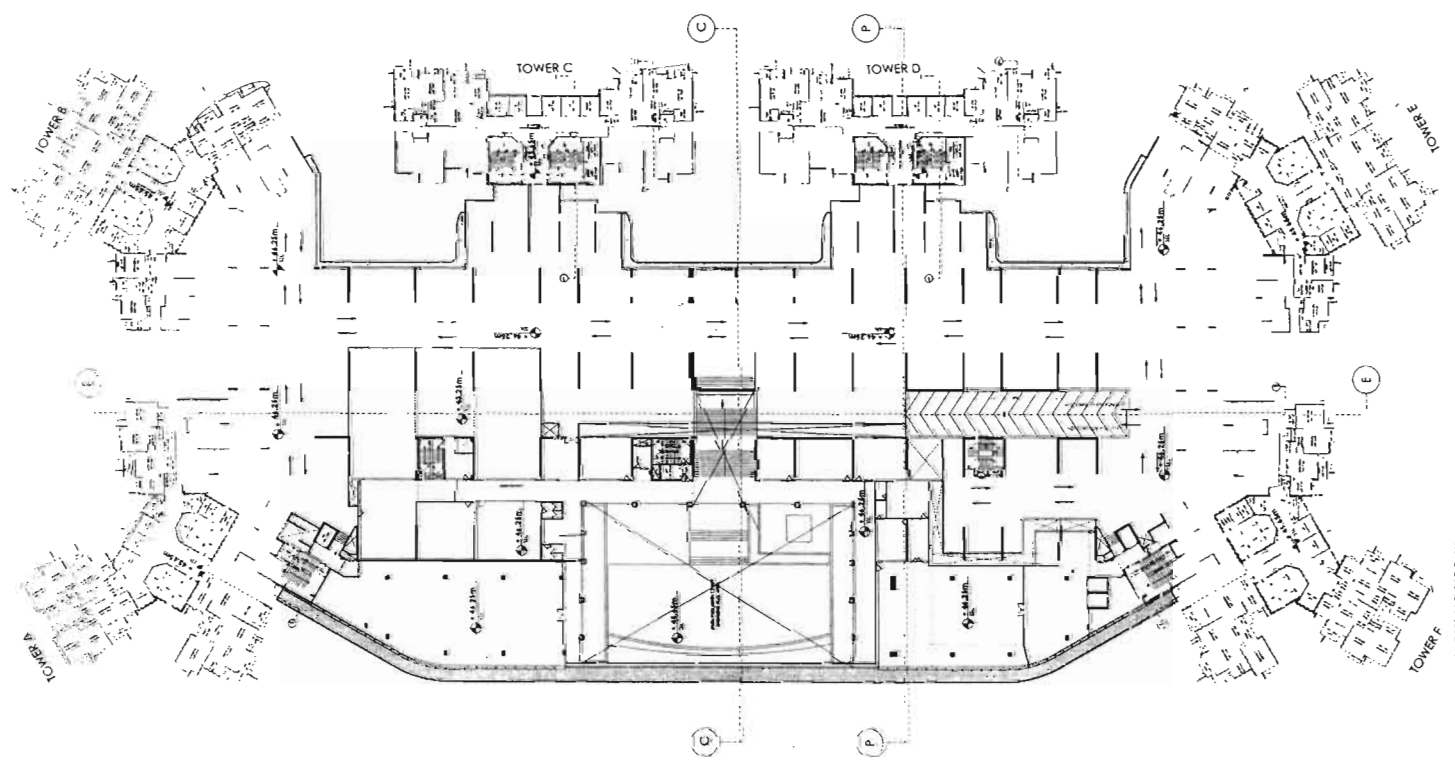
SIGNATURE
GIRISH
RAMAKRUT
TY MENON

NAME AND ADDRESS OF LICENSED SURVEYOR (I.S.)
SIGNATURE





PROJECT NO. 100-100-100-100 SHEET NO. 100-100-100-100 DATE 10/10/10	ARCHITECT 100-100-100-100 100-100-100-100 100-100-100-100 100-100-100-100	ENGINEER 100-100-100-100 100-100-100-100 100-100-100-100 100-100-100-100	CONTRACTOR 100-100-100-100 100-100-100-100 100-100-100-100 100-100-100-100
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8th PODIUM FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONTENTS OF SHEET
 1ST TO 4TH FTH TO 10TH
 15TH TO 19TH, 2ND TO 27TH, 10TH TO 19TH TYPICAL FLOOR
 7TH, 14TH, 21ST, 28TH TYPICAL REFUGE FLOOR TYPICAL FLOOR
 LINK AREA DIAGRAM FOR 1ST TO 4TH, 7TH TO 10TH, 15TH TO 19TH, 2ND TO 27TH, 10TH TO 19TH TYPICAL FLOOR (TOWER - A)
 STATEMENT (TOWER - A)

STAMP AND DATE OF PLAN

PLAN FOR APPROVAL

Dhiraj Narayan
 Ghorpade
 S.E.B.P.P./1

Shivshant
 Sudhakar Rao
 Doke
 A.E.B.P.P./5

HANUMANT
 SADASHIVRAO
 BURE
 E.E.B.P.P./1

STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed development of plot bearing C.T. 5 no. 174 a/3 of village Akurdi situated at Akurdi road, Kandivali (east), Mumbai - 400101.

NORTH	JOB NO.	DRG. NO.	DRAWN BY
	SCALE	DATE	CHECKED BY
	1:100		

REVISIONS DESCRIPTION

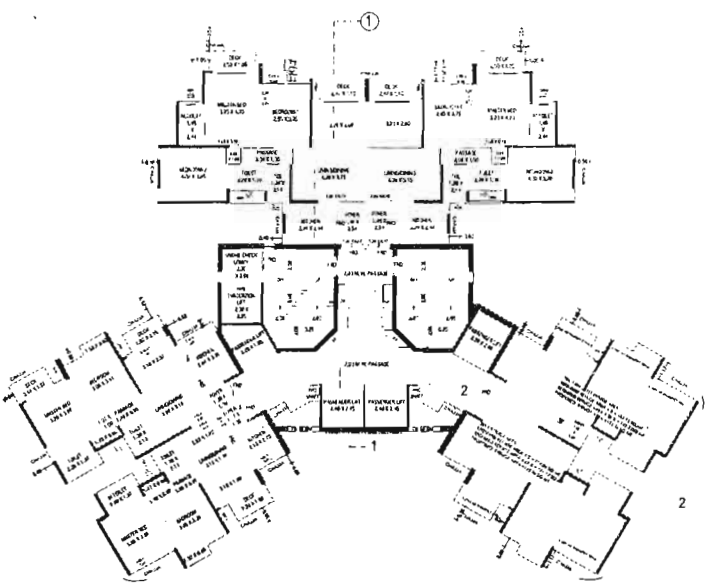
NAME & ADDRESS OF B/C CONSULTANT

NAME & ADDRESS OF DESIGN ARCHITECT
 Architect Hafeez Contractor
 29 Bank Street, Bombay 23,
 Tel: 022 22661920

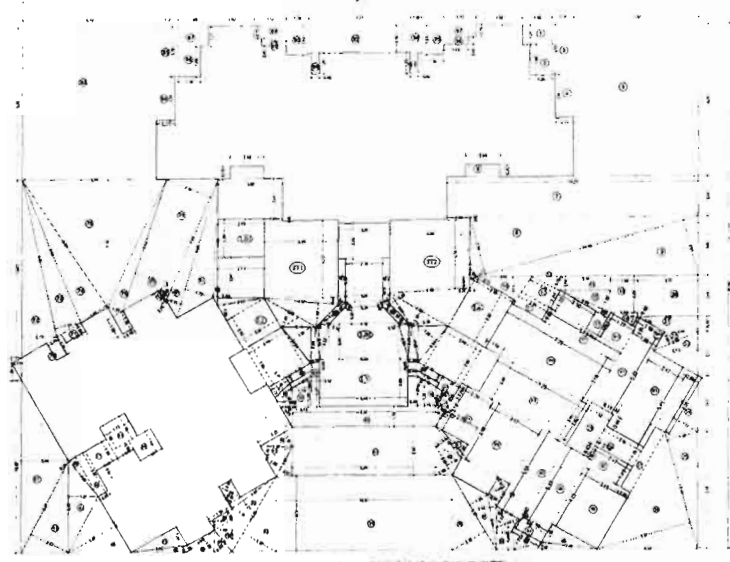
NAME OF THE OWNER SIGNATURE
 M/s Mahindra Lifespace Developers Ltd.
 Mahindra Towers, Dr. G.M. Bhosale Marg,
 Worli, Mumbai - 400 018 India.

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.) SIGNATURE

B-100, Narva Building
 Mulund (West) Mumbai - 400 080

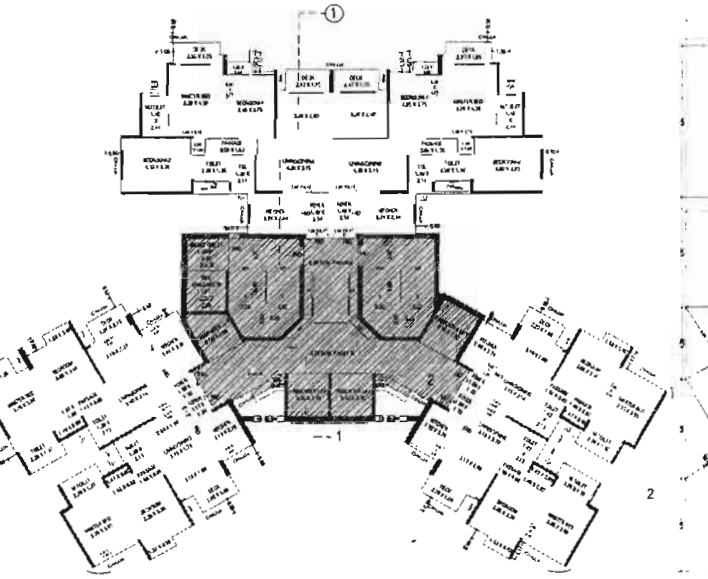


7TH, 14TH, 21ST, 28TH TYPICAL REFUGE FLOOR TYPICAL FLOOR (TOWER - A)
 SCALE 1:100

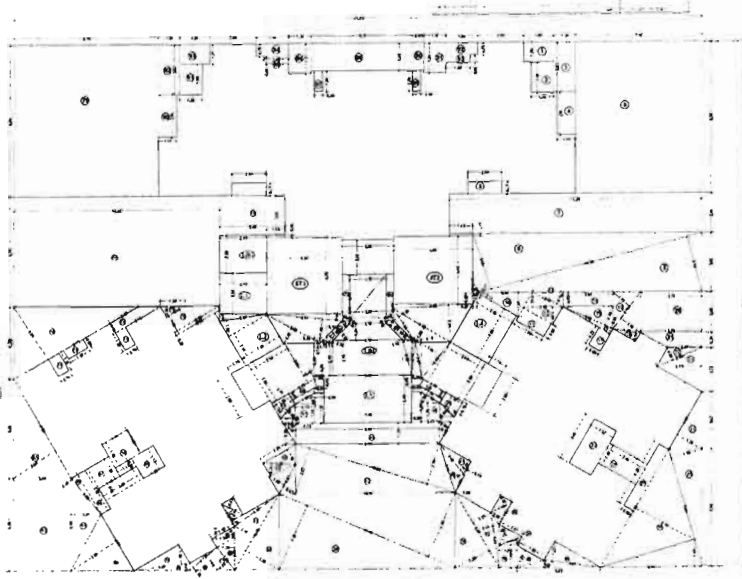


LINK AREA FOR 7TH, 14TH, 21ST, 28TH TYPICAL REFUGE FLOOR TYPICAL FLOOR (TOWER - A)
 SCALE 1:100

NO.	REVISION	DATE	BY	CHECKED BY
1	ISSUED FOR APPROVAL			



1ST TO 4TH, 7TH TO 10TH
 15TH TO 19TH, 2ND TO 27TH, 10TH TO 19TH TYPICAL FLOOR (TOWER - A)
 SCALE 1:100

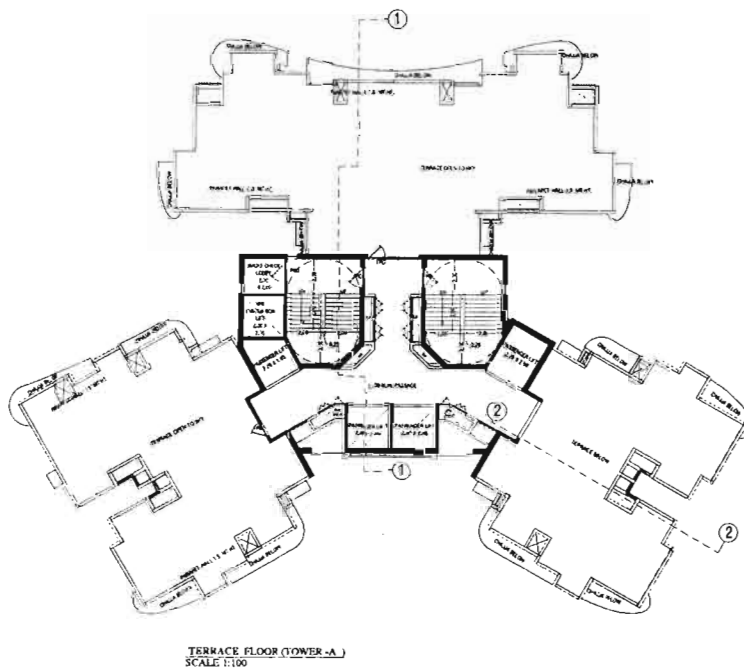
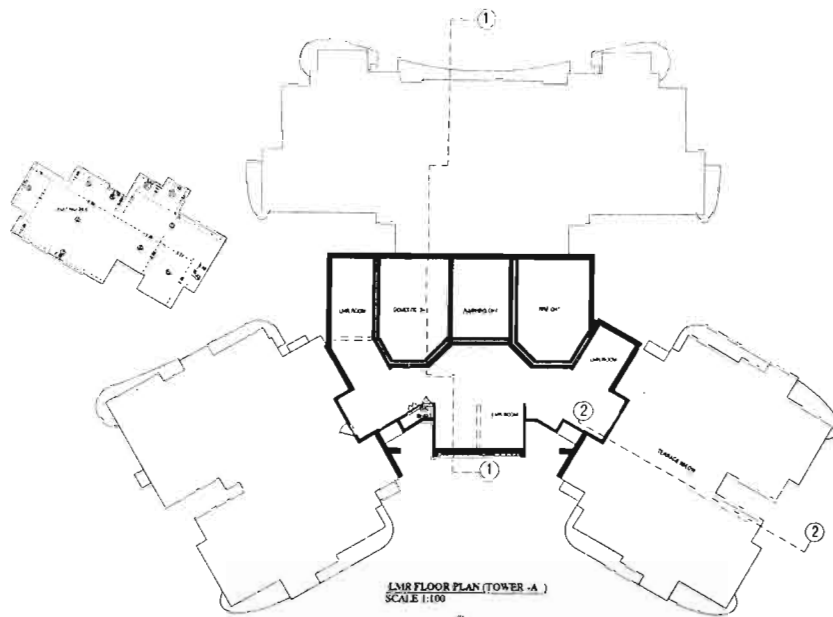
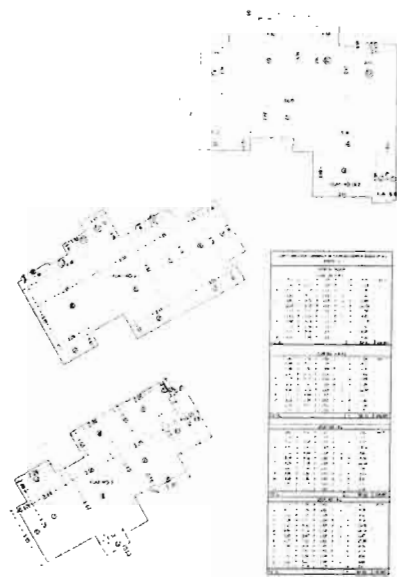


LINK AREA DIAGRAM FOR 1ST TO 4TH, 7TH TO 10TH,
 15TH TO 19TH, 2ND TO 27TH, 10TH TO 19TH TYPICAL FLOOR (TOWER - A)
 SCALE 1:100

1	ISSUED FOR APPROVAL			
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1	ISSUED FOR APPROVAL			
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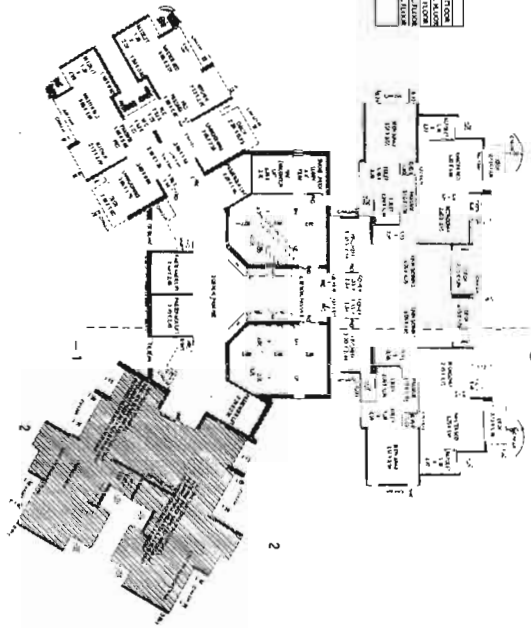
1	ISSUED FOR APPROVAL			
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PROFORMA - B TOWER - A 16/30			
CONTENTS OF SHEET			
TERRACE & 1 st FLOOR PLAN (TOWER - A)			
STAMP AND DATE OF PLAN			
PLAN FOR APPROVAL			
Dhiraj Narayan Ghorpade S.E.(B.P)/3		<small>Digitally signed by Dhiraj Narayan Date: 2023.12.27 16:01:17 +05'30'</small>	
Shivshant Sudhakar Rao Doko A.E.(B.P)/5		<small>Digitally signed by Shivshant Sudhakar Rao Date: 2023.12.27 16:01:17 +05'30'</small>	
HANUMANT SADASHIVRAO BURE S.E.(B.P)/1		<small>Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.12.27 19:10:48 +05'30'</small>	
STAMP OF DATE OF RECEIPT OF PLAN			
DESCRIPTION OF PROPOSAL & PROPERTY			
Proposed development of plot bearing C.T.S.no. 174.A/J of village Akurdi situated at Akurdi road, Kandivale (east), Mumbai - 400101.			
NORTH	JOB NO.	DRG. NO.	DRAWN BY
↑			
	SCALE	DATE	CHECKED BY
	1:100		
REVISIONS	DESCRIPTION		
R-0			
NAME & ADDRESS OF RCC CONSULTANT			
NAME & ADDRESS OF DESIGN ARCHITECT			
Architect Hafeez Contractor 29 Bank Street, Bombay 23, Tel: 022 22661920			
NAME OF THE OWNER			SIGNATURE
M/s Mahindra Lifespace Developers Ltd. Mahindra Towers, Dr. G.M Bhosale Marg, worli, Mumbai - 400 018 India.			GIRISH RAMAKRISHN YAMENON <small>Digitally signed by Girish Ramakrishn Date: 2023.12.27 16:29:48+05'30'</small>
NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)			SIGNATURE
Space Age Surveyors			<small>Digitally signed by [Signature] Date: 2023.12.27 16:29:48+05'30'</small>
B-106, Natra Building, Mulund Goregaon Link Road Mulund (W), Mumbai : 4000 080			

GENERAL INFORMATION		DATE: 11/11/11	
PROJECT NAME	...	DATE	...
OWNER	...	DESIGNER	...
ARCHITECT	...	ENGINEER	...
MECHANICAL ENGINEER	...	DATE OF ISSUE	...
MECHANICAL ENGINEER	...	PROJECT NO.	...
MECHANICAL ENGINEER	...	SCALE	...
MECHANICAL ENGINEER	...	PROJECT LOCATION	...
MECHANICAL ENGINEER	...	PROJECT DESCRIPTION	...

GENERAL INFORMATION		DATE: 11/11/11	
PROJECT NAME	...	DATE	...
OWNER	...	DESIGNER	...
ARCHITECT	...	ENGINEER	...
MECHANICAL ENGINEER	...	DATE OF ISSUE	...
MECHANICAL ENGINEER	...	PROJECT NO.	...
MECHANICAL ENGINEER	...	SCALE	...
MECHANICAL ENGINEER	...	PROJECT LOCATION	...
MECHANICAL ENGINEER	...	PROJECT DESCRIPTION	...



15TH, 16TH, AND 17TH SERVICE FLOOR PLAN (TOWERS)

GENERAL INFORMATION		DATE: 11/11/11	
PROJECT NAME	...	DATE	...
OWNER	...	DESIGNER	...
ARCHITECT	...	ENGINEER	...
MECHANICAL ENGINEER	...	DATE OF ISSUE	...
MECHANICAL ENGINEER	...	PROJECT NO.	...
MECHANICAL ENGINEER	...	SCALE	...
MECHANICAL ENGINEER	...	PROJECT LOCATION	...
MECHANICAL ENGINEER	...	PROJECT DESCRIPTION	...

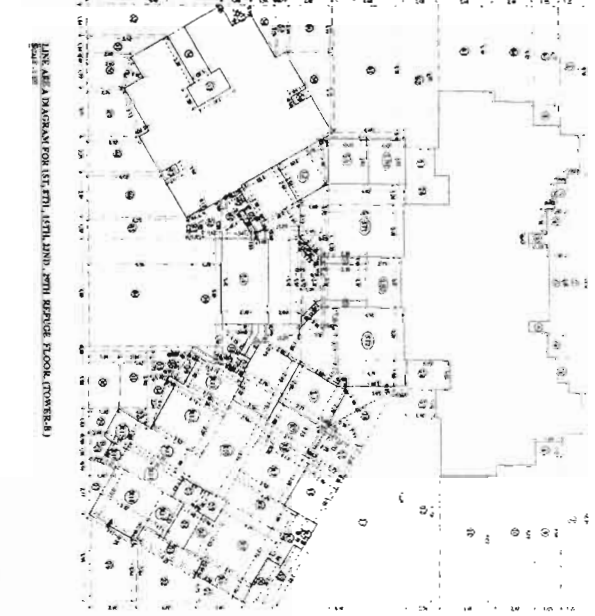
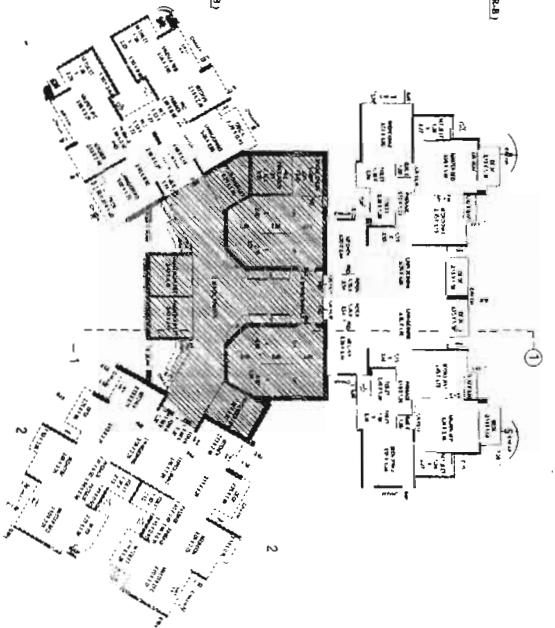
LINE AREA DIAGRAM FOR 15TH, 16TH, AND 17TH FLOORS



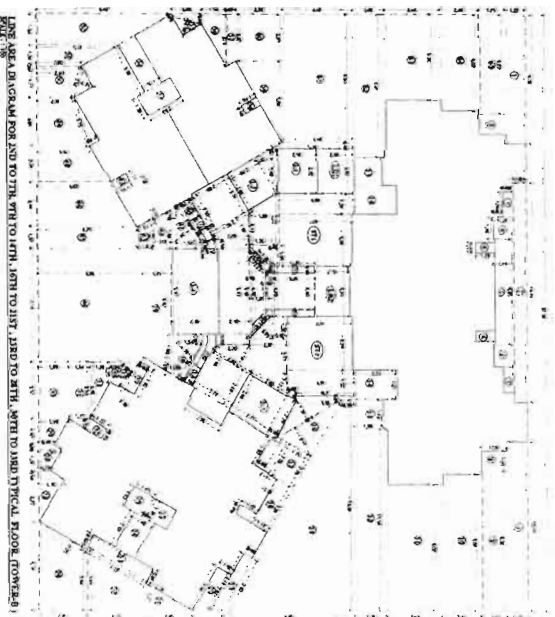
LINE AREA DIAGRAM FOR 15TH, 16TH, AND 17TH FLOORS

GENERAL INFORMATION		DATE: 11/11/11	
PROJECT NAME	...	DATE	...
OWNER	...	DESIGNER	...
ARCHITECT	...	ENGINEER	...
MECHANICAL ENGINEER	...	DATE OF ISSUE	...
MECHANICAL ENGINEER	...	PROJECT NO.	...
MECHANICAL ENGINEER	...	SCALE	...
MECHANICAL ENGINEER	...	PROJECT LOCATION	...
MECHANICAL ENGINEER	...	PROJECT DESCRIPTION	...

LINE AREA DIAGRAM FOR 15TH, 16TH, AND 17TH FLOORS



LINE AREA DIAGRAM FOR 15TH, 16TH, AND 17TH FLOORS



LINE AREA DIAGRAM FOR 15TH, 16TH, AND 17TH FLOORS

PROFORMA-B FORM A 100

THIS FORM IS TO BE FILLED OUT BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. IT IS TO BE FILLED OUT AT THE TIME OF THE BIDDING PROCESS.

GENERAL INFORMATION

Project Name: _____

Owner: _____

Architect: _____

MECHANICAL ENGINEER: _____

DATE OF ISSUE: _____

PROJECT NO.: _____

SCALE: _____

PROJECT LOCATION: _____

PROJECT DESCRIPTION: _____

MECHANICAL ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of New York, do hereby certify that I am the duly Licensed Professional Engineer in charge of the design of the mechanical system for the above project, and that the design of the mechanical system is in accordance with the applicable laws and regulations of the State of New York.

Signature: _____

Date: _____

MECHANICAL ENGINEER'S LICENSE

NO. _____

EXPIRES _____

MECHANICAL ENGINEER'S FIRM

ARCHITECTURAL MECHANICAL ENGINEERS

29 Bank Street, Brooklyn, NY 11201

41027 22861920

PROFORMA - B TOWER B 1820

CONTENTS OF SHEET
TERRACES & LAIR PLAN
(TOWER B)

STAMP AND DATE OF PLAN

PLAN FOR APPROVAL

Dhiraj Narayan Ghorpade
 I.E.R.(A/P)

Shivshant Sudhakarrao Dole
 Digitally signed by Shivshant Sudhakarrao Dole
 DN: cn=Shivshant Sudhakarrao Dole, o=2023.12.27 15:11:19 +05'30'

A.E.P.(A/P)

HANUMANT SADASHIVRAO BURE
 Digitally signed by HANUMANT SADASHIVRAO BURE
 DN: cn=2023.12.27 15:11:19 +05'30'

STAMP OF DATE OF RECEIPT OF PLAN

PLAN FOR CONSIDERATION

I.E.R.(A/P) A.E.P.(A/P)

STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY
 Proposed development of plot bearing C.T.S no. 174w/3 of Village Aharli situated at Aharli road, Kandivli (east), Mumbai - 400101.

NORTH JOB NO. DWG. NO. DRAWN BY

SCALE DATE CHECKED BY
 (As Specified)

REVISIONS

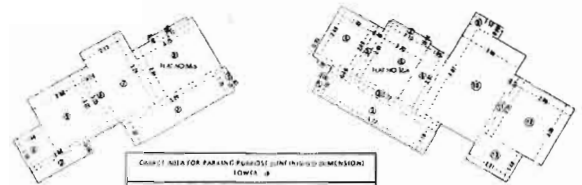
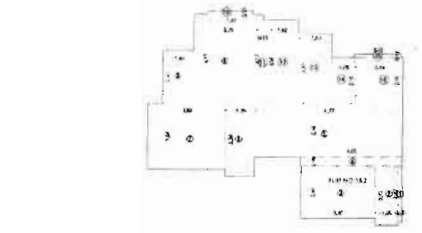
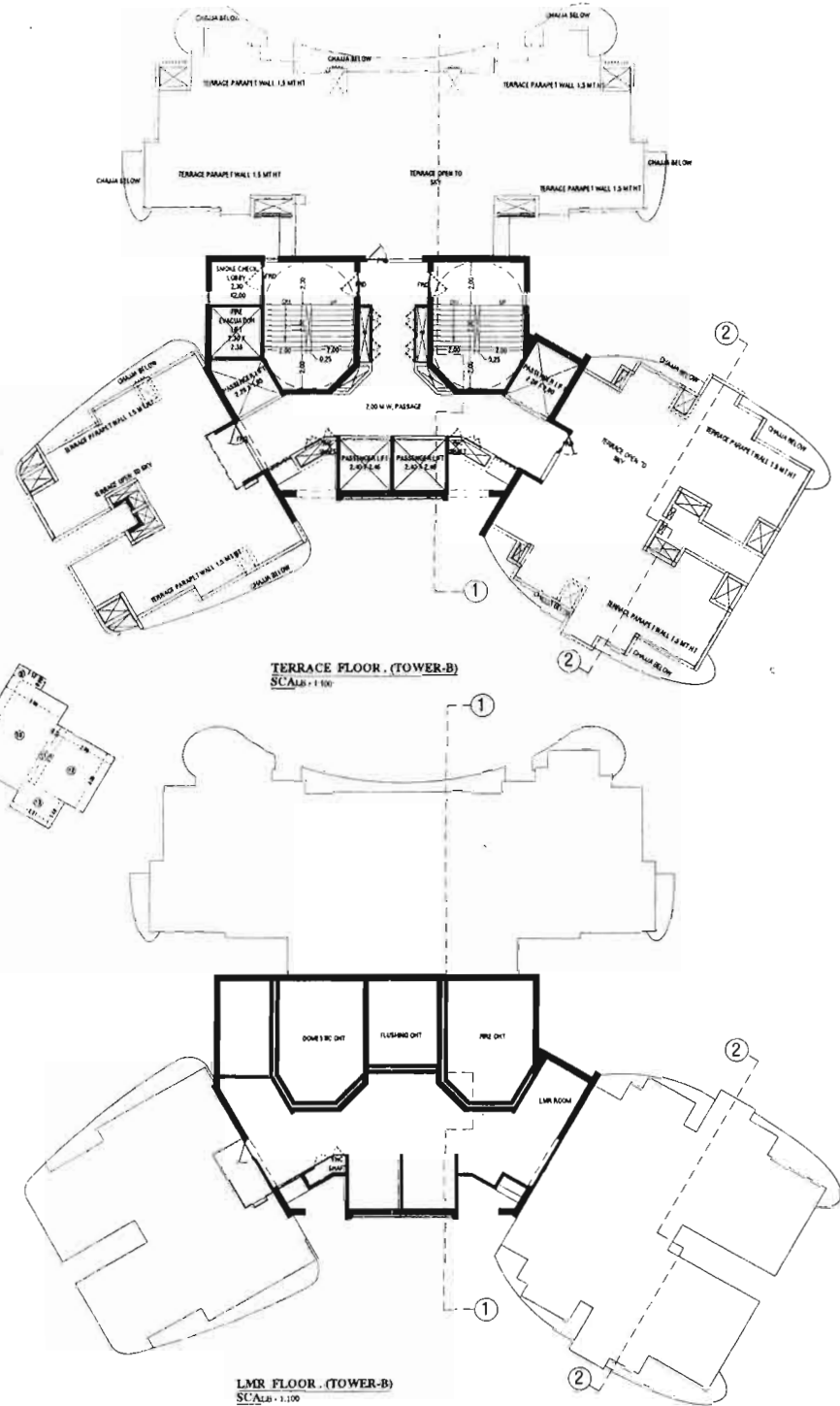
NAME & ADDRESS OF RCC CONSULTANT

NAME OF THE OWNER
 M/s. Mahindra Lifespaces Developers Ltd.
 Mahindra Towers, Dr. C.M. Shinde Marg, worli, Mumbai - 400 018 India.

NAME AND ADDRESS OF DESIGN ARCHITECT
 Architect Hafeez Contractor
 29 Bank Street, Bombay 23.
 Tel:022 22801920

NAME AND ADDRESS OF LICENSED CONTRACTOR

Signature blocks for Owner, Architect, and Contractor.



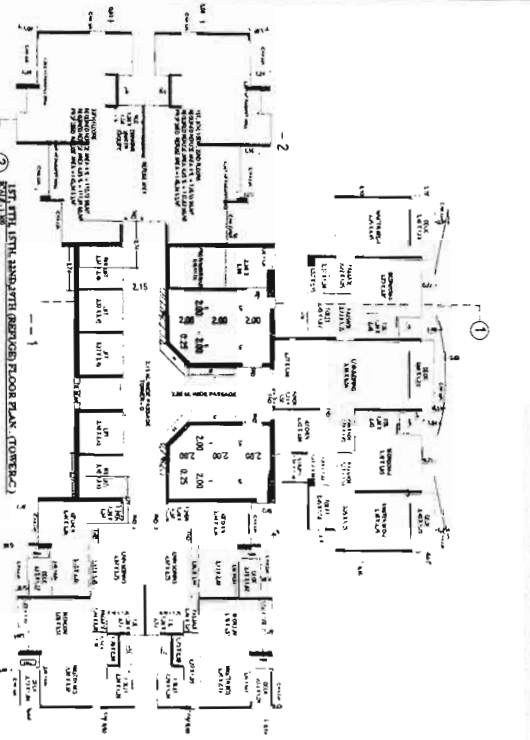
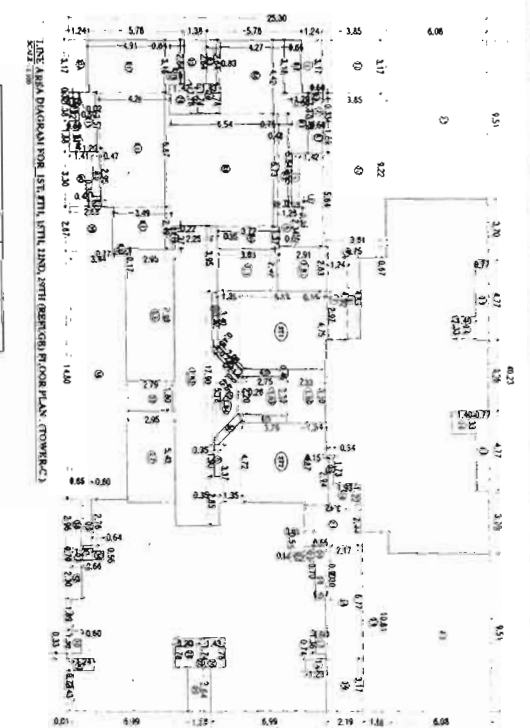
COUNT AREA FOR PARAPET WALLS (UNIT IN DIMENSION)		Tower B	
TERRACE FLOOR			
Sl. No.	Area (sq. m)	Unit	Total
1	0.00	A	0.00
2	0.00	A	0.00
3	0.00	A	0.00
4	0.00	A	0.00
5	0.00	A	0.00
6	0.00	A	0.00
7	0.00	A	0.00
8	0.00	A	0.00
9	0.00	A	0.00
10	0.00	A	0.00
11	0.00	A	0.00
12	0.00	A	0.00
13	0.00	A	0.00
14	0.00	A	0.00
15	0.00	A	0.00
16	0.00	A	0.00
17	0.00	A	0.00
18	0.00	A	0.00
19	0.00	A	0.00
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21	0.00	A	0.00
22	0.00	A	0.00
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25	0.00	A	0.00
26	0.00	A	0.00
27	0.00	A	0.00
28	0.00	A	0.00
29	0.00	A	0.00
30	0.00	A	0.00
31	0.00	A	0.00
32	0.00	A	0.00
33	0.00	A	0.00
34	0.00	A	0.00
35	0.00	A	0.00
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74	0.00	A	0.00
75	0.00	A	0.00
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80	0.00	A	0.00
81	0.00	A	0.00
82	0.00	A	0.00
83	0.00	A	0.00
84	0.00	A	0.00
85	0.00	A	0.00
86	0.00	A	0.00
87	0.00	A	0.00
88	0.00	A	0.00
89	0.00	A	0.00
90	0.00	A	0.00
91	0.00	A	0.00
92	0.00	A	0.00
93	0.00	A	0.00
94	0.00	A	0.00
95	0.00	A	0.00
96	0.00	A	0.00
97	0.00	A	0.00
98	0.00	A	0.00
99	0.00	A	0.00
100	0.00	A	0.00
TOTAL	0.00	A	0.00

PROFORMA - B
 1. This form is to be filled out by the contractor and submitted to the client.
 2. It is to be filled out for every item of work on the bill of materials.
 3. It is to be filled out for every item of work on the bill of materials.
 4. It is to be filled out for every item of work on the bill of materials.

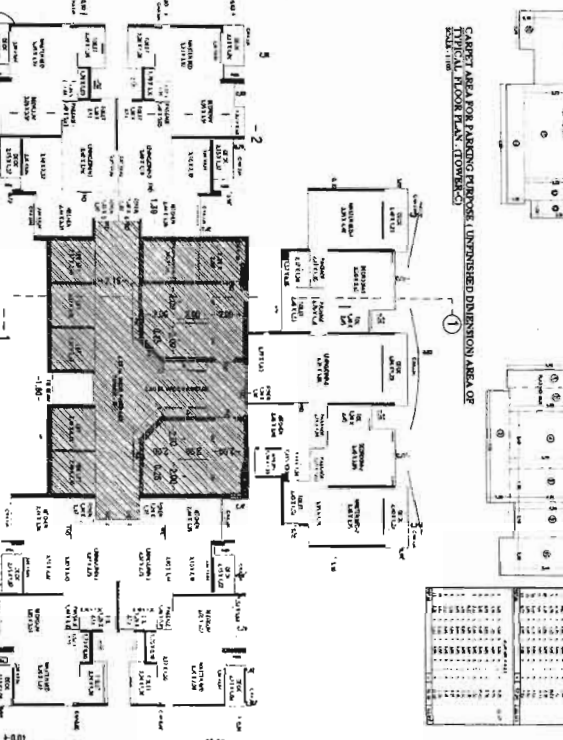
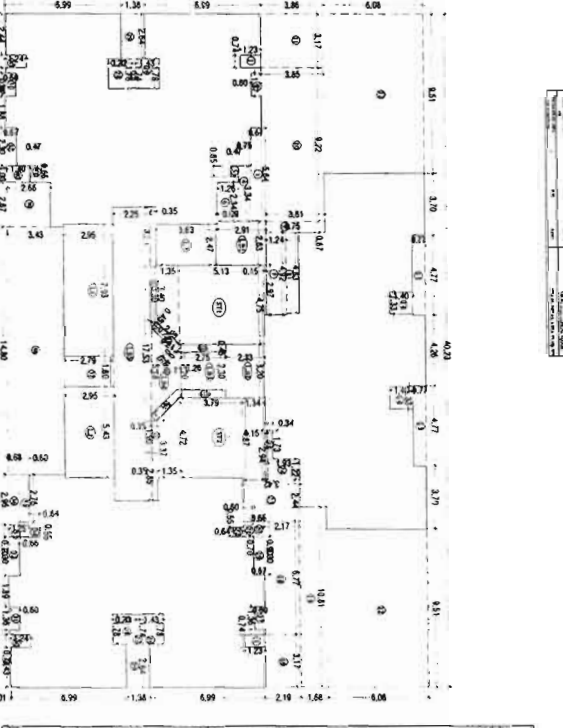
PROFORMA - B
 1. This form is to be filled out by the contractor and submitted to the client.
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 3. It is to be filled out for every item of work on the bill of materials.
 4. It is to be filled out for every item of work on the bill of materials.

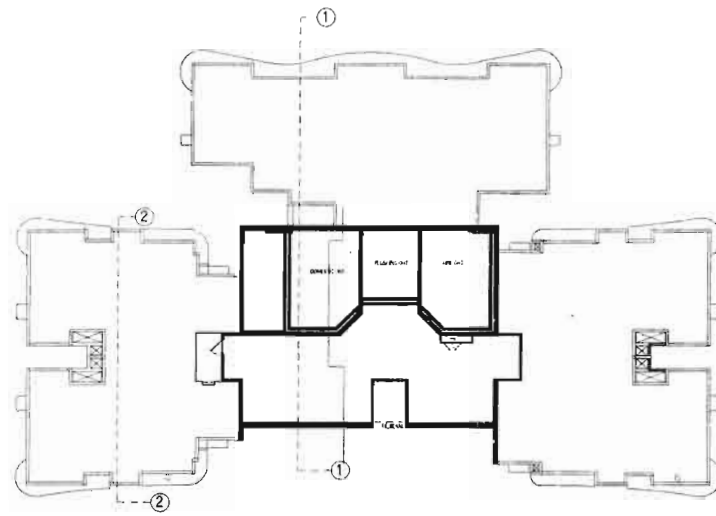
PROFORMA - B
 1. This form is to be filled out by the contractor and submitted to the client.
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PROFORMA - B
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 3. It is to be filled out for every item of work on the bill of materials.
 4. It is to be filled out for every item of work on the bill of materials.

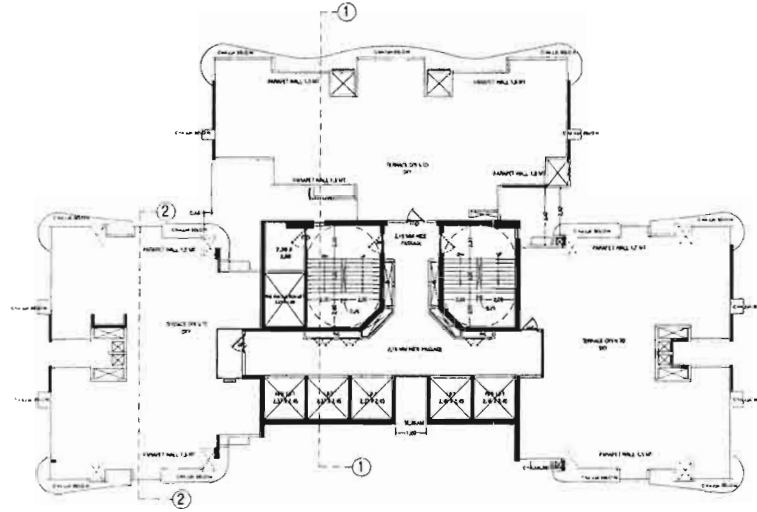


NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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LAYOUT FLOOR PLAN (TOWER C)
SCALE: 1/50



TERRACE FLOOR PLAN (TOWER C)
SCALE: 1/50

PROFORMA - B Tower C 2000

CONTENTS OF SHEET
TERRACE & LAYOUT PLAN (TOWER C)

STAMP AND DATE OF PLAN

PLAN FOR APPROVAL

Divraj Narayan
Ghorpade
E&A/P/E

Shreshth
Sudhakarao Dhole
E&A/P/E

HANUMANT
SADASHIVRAO
BURE
E&A/P/E

Digitally signed by
HANUMANT SADASHIVRAO
BURE
Date: 2023.12.27 16:11:37
+05'30'

STAMP OF SEAL OF ARCHITECT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY
Proposed development of plot bearing C.T. 3 on 174/2 of Village Anand located at Anand Road, Kamdar (East), Mumbai - 400015.

NO.	DATE	REVISION
1		

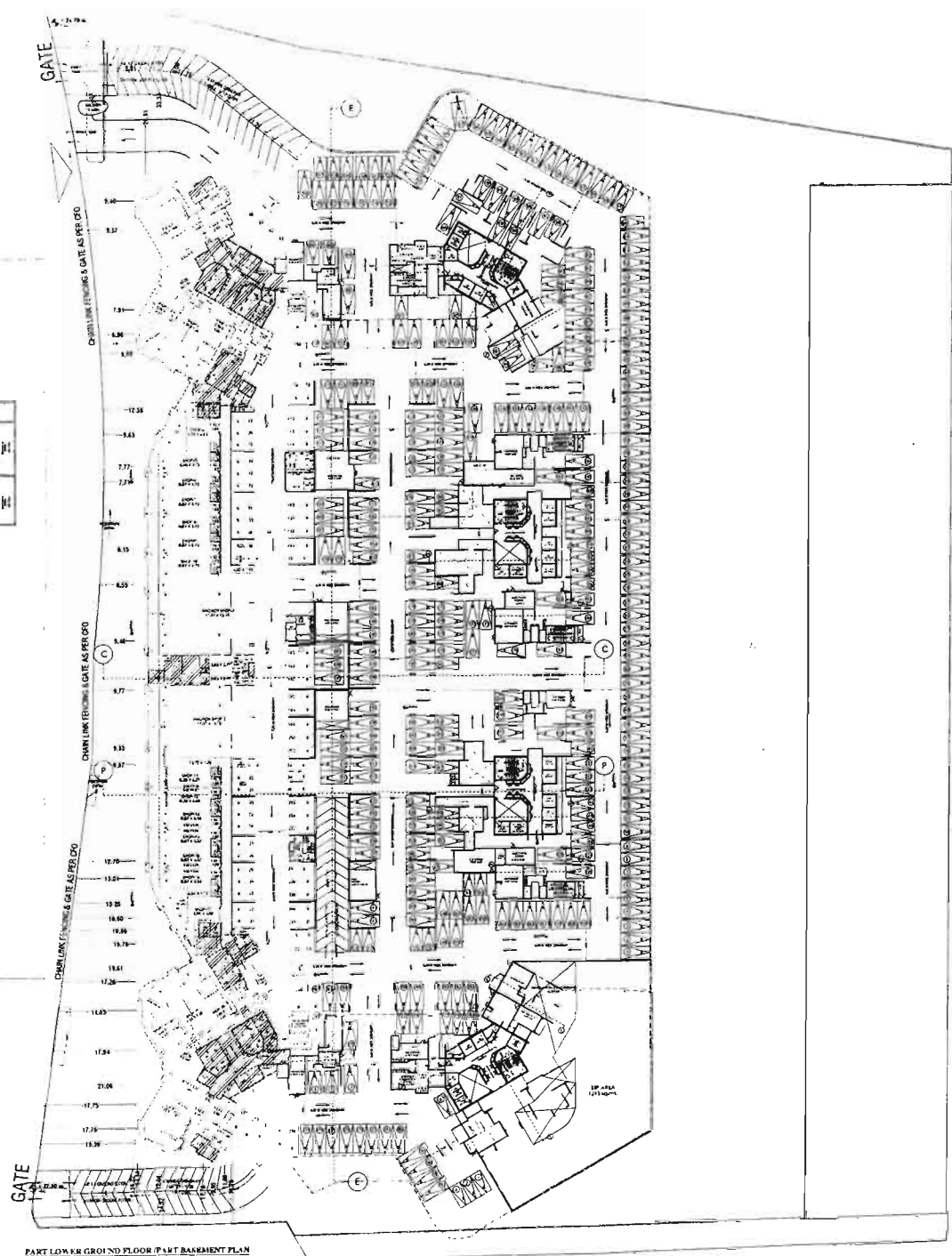
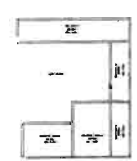
NAME & ADDRESS OF E&A CONSULTANT

NAME OF THE OWNER
M/s Mahindra Lifespaces Developers Ltd.
Mahindra Towers, Dr. D.S. Bhoole Marg, West
Mumbai - 400 018 India.

NAME AND ADDRESS OF ARCHITECT
Architect: Hafeez Contractor
29 Bank Street, Bombay 23,
Tel: 022 22861920

NAME AND ADDRESS OF GENERAL CONTRACTOR

REGISTERED ARCHITECT



PART LOWER GROUND FLOOR / PART BASEMENT PLAN
SCALE: 1:50

18.30 M WIDE AKURLI ROAD

PART LOWER GROUND FLOOR / PART BASEMENT PLAN	
BIG CAR	= 286
SMALL CAR	= 107
TOTAL	= 393

Project Information and Specifications

Client: [Redacted]

Project Name: [Redacted]

Location: [Redacted]

Scale: 1:50

Drawn by: [Redacted]

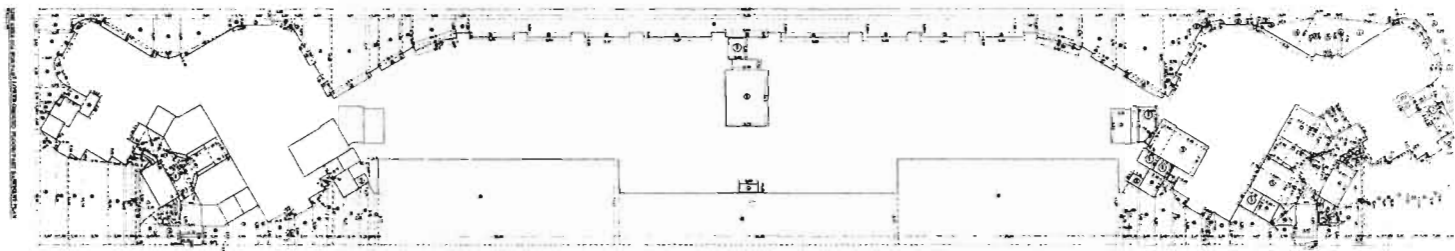
Checked by: [Redacted]

Date: [Redacted]

Project Description: [Redacted]

Site Plan Details: [Redacted]

Notes: [Redacted]



Room No.	Room Name	Area (sq. ft.)	Notes
101	Office	120	
102	Office	120	
103	Office	120	
104	Office	120	
105	Office	120	
106	Office	120	
107	Office	120	
108	Office	120	
109	Office	120	
110	Office	120	
111	Office	120	
112	Office	120	
113	Office	120	
114	Office	120	
115	Office	120	
116	Office	120	
117	Office	120	
118	Office	120	
119	Office	120	
120	Office	120	

PROJECT INFORMATION

Project Name: _____

Client: _____

Architect: _____

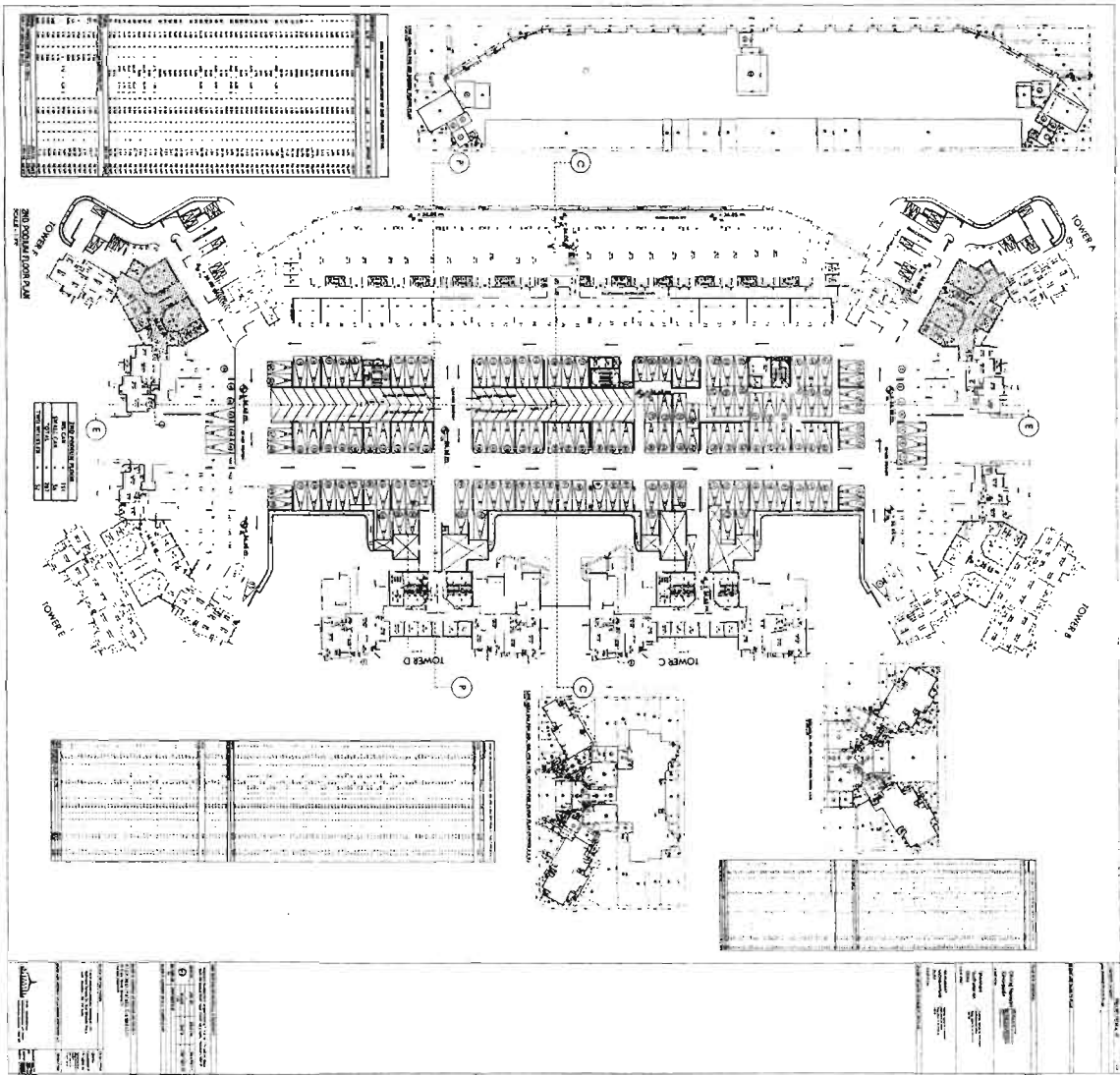
Date: _____

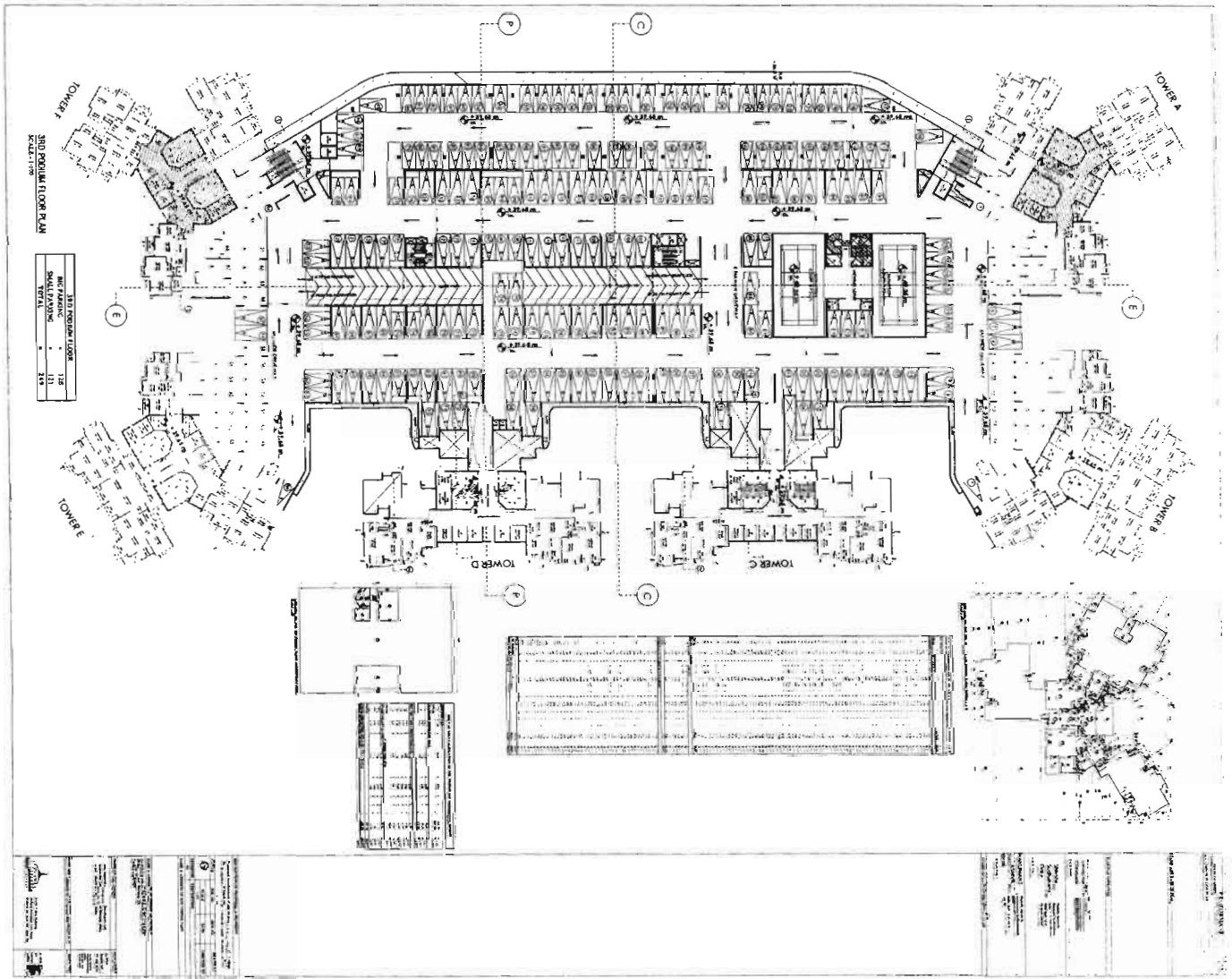
Scale: _____

Sheet No.: _____

REVISIONS

No.	Description	Date
1	_____	_____
2	_____	_____
3	_____	_____



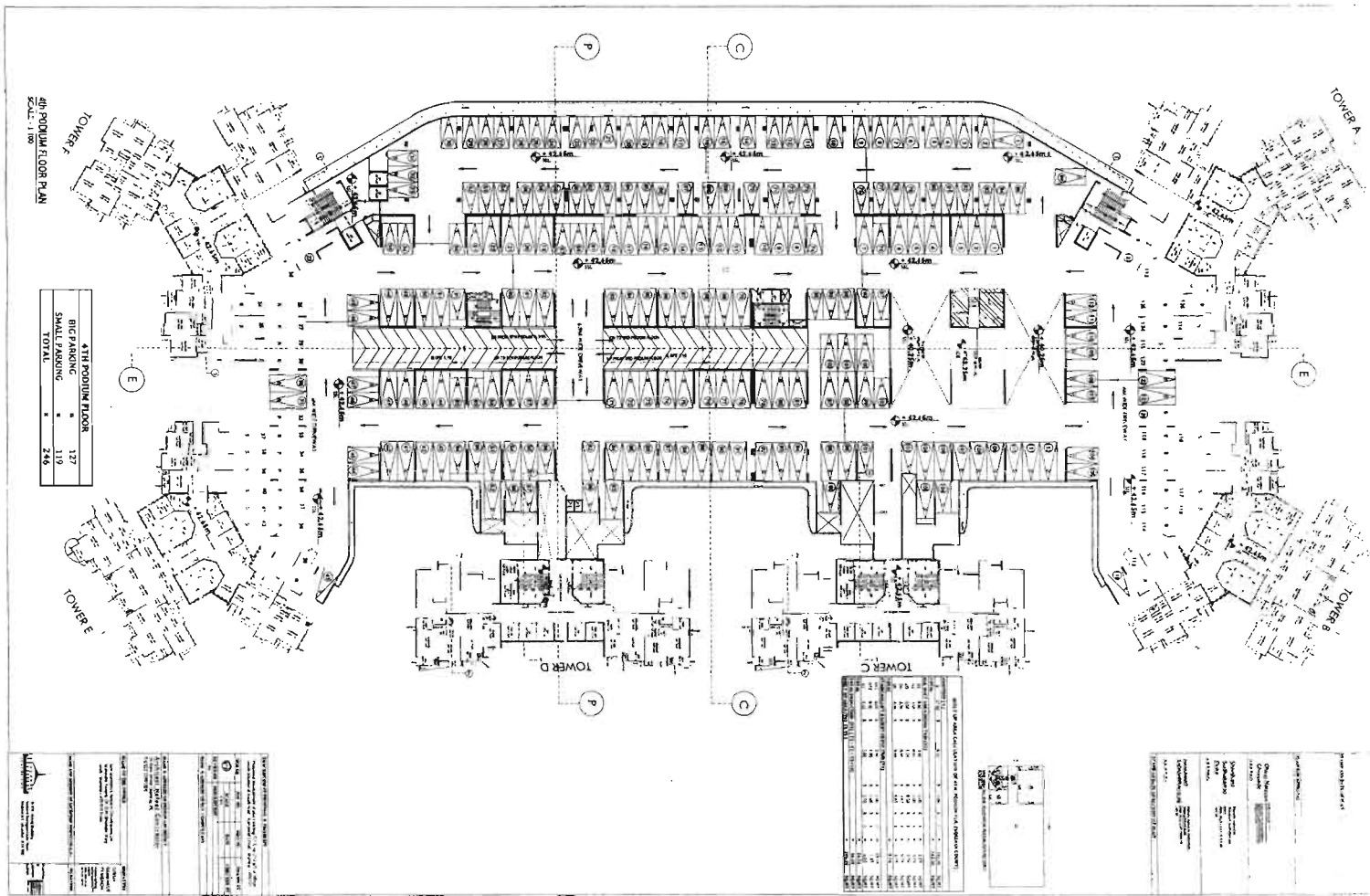


3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

3RD FLOOR PLAN	1/8" = 1'-0"
DATE: 11/11/11	BY: [Signature]
CHECKED: [Signature]	DATE: 11/11/11

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
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<p>PROJECT: [Project Name]</p> <p>DATE: [Date]</p> <p>SCALE: [Scale]</p>	<p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: [Date]</p>	<p>NO. [Number]</p> <p>DATE: [Date]</p> <p>BY: [Name]</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>...</td> <td>...</td> </tr> <tr> <td>2</td> <td>...</td> <td>...</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	2
NO.	DESCRIPTION	DATE										
1										
2										



4TH PODIUM FLOOR PLAN
SCALE: 1:100

4TH PODIUM FLOOR	
BIG PARKING	127
SMALL PARKING	119
TOTAL	246

LOADS ON FLOOR SLAB	
DEAD LOAD	1.5 kN/m ²
LIVE LOAD	2.0 kN/m ²
WIND LOAD	0.5 kN/m ²
SEISMIC LOAD	0.2 kN/m ²
TOTAL LOAD	4.2 kN/m ²



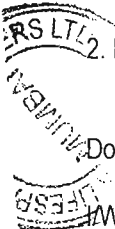
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISIONS
3	REVISIONS
4	REVISIONS

PROJECT INFORMATION	
PROJECT NAME	...
CLIENT	...
ARCHITECT	...
DATE	...

AFFIDAVIT- CUM - DECLARATION

I/We Proprietor / Partners / Directors of M/s.
MAHINDRA LIFESPACE DEVELOPERS LIMITED, a company incorporated and registered under the
Companies Act, 1956 and having its registered office at Mahindra Towers, 5th Floor, Worli, Mumbai -
400018, PAN No. AAACG8904C

1. Mr. Ameet Hariani
2. Mr. Amit Kumar Sinha

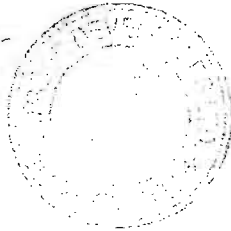


Do hereby declare on oath and solemn affirmation as under:

I/We state and declare that the property bearing Survey No. 174A/3 at Akurli, Borivali. Admeasuring 31,308. C.T.S No. 174A/3 of Village Akurli, Taluka Goregaon, Mumbai Suburban District is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]

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

I know Affiants



Affiants : Stanley Varghese
Date: 26th Feb 2024
Place: Mumbai



महाराष्ट्र MAHARASHTRA

2023

91AA 100091



Handwritten signature

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र ८०००००९
- 6 FEB 2024
कलसु विभागी

श्रीमती लता सांगळे



Handwritten signature



महाराष्ट्र MAHARASHTRA

© 2023 ©

91AA 100090

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००७
- 6 FEB 2024
सकल अधिकारी

श्रीमती लता सांगळे



Handwritten signature