



महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 80098851297

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

गाव/पेठ : चारकोप	तालुका/न.मू.का. : नगर मूमापन अधिकारी, बोरीवली	जिल्हा : मुंबई उपनगर			
नगर मूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
३/अ/२/१			२७२४७.२०	सी	-

सुविधाधिकार :	-
हक्काचा मूळ धारक :	
वर्ष :	
पट्टेदार :	-
इतर मार :	-
इतर श्रे :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(घ) किंवा मार (इ)	साक्षांकन
07/02/1990	SFM.रा.महसूल व वन विभाग यांचेकडील क्र. LND/१०८२/२०८२/२३९२७७/LR/१८५७ व G.S. dt.३०.६.८३ व १८.१.८४ आणि मे उपविभागीय अधिकारी मुं.उ.जि.यांचेकडील पोटविभाजन व विनशेती आदेश क्र. LND/LND.B.C.७२५८ dt.१६.९.८७ चे लागत इकडील आदेश क्र. न.मू.चारकोप/जा.बॉ.प्र./न.मू.३अ/९० दि.७.२.९० अन्वये निवास प्रकल्पासाठी हे आर चौ.मी.११७.८८.७५ इतके क्षेत्र प्रदान केलेने व त्यापैकी ४,४०,५३६.८९ क्षेत्र विनशेती कडे वर्ग केलेने मंजूरअभिन्ध्यासनुसार व मोजणीनुसार पोटविभाजन केले व त्यानुसार न.मू.क्र.३अ/१,३अ/२ असे पोटविभाग केले न.मू.क्र.३अ मधून न.मू.क्र.३अ/२ चे क्षेत्र १३४४६३.२ चौ.मी वजा करून मुळ मिळकत पत्रिकेस न.मू.क्र.३अ/१ अशा शेज दिला न.मू.क्र.३अ/२ ची नविन मिळकत पत्रिका उघडुन तीस क्षेत्र १३४४६३.२ चौ.मी दाखल केले.		जागतिक बँक प्रकल्प महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण मुंबई	सही- 15/03/1990 न.मू.अ.६ मुंबई उपनगर, मुंबई
07/02/1990	मा.न.मू.अ.क्र.६ यांचे आदेश क्र.चारकोप/जा.बॉ.प्र./न.मू.३अ/९० दि.७.२.९० अन्वये न.मू.क्र.३अ/१यातील जागतिक बँक प्रकल्पातील भाग १ च्या मंजूरअभिन्ध्यास नुसार पडलेल्या पोट विभागाच्या मोजणी प्रमाणे न.मू.क्र.३अ/२ या मधून नवीन पोटविभागाचे क्षेत्र ९१९८६.०वजा करून न.मू.क्र.३अ/२ चे मिळकत पत्रिकेस न.मू.क्र.३अ/२/१ अशा शेज दिला व शिल्लक क्षेत्र ४३२७७.२ चौ.मी दाखल केले व न.मू.क्र.३अ/२/२ते१३९ अशा मिळकत पत्रिका उघडल्या.			सही- 15/03/1990 न.मू.अ.६ मुंबई उपनगर मुंबई
16/11/1990	मा.जिल्हा निरीक्षक भूमि अभिलेख तथा न.मू.क्र.६ यांचेआदेश क्र. न.मू.चारकोप/जा.बॉ.प्र./न.मू.३अ/२/१/९० दि.१६.११.९० अन्वये न.मू.क्र.३अ/२/१४० ते ३अ/२/१४८ एकुण ९ मुखंडाच्या नविन मिळकत पत्रिका उघडल्या क्षेत्र ११,१७६.५ चौ.मी सबब मुळ न.मू.क्र.३अ/२/१मधून क्षेत्र वजा केले शिल्लक क्षेत्र ३२१००.७ चौ.मी असे.			सही- 16/11/1990 न.मू.अ.६ मुंबई उपनगर, मुंबई
19/09/1991	मा.अपर जिल्हाधिकारी मुंबई उपनगर मु.यांचेकडील आदेशक्र.६७/३क/३-१८८ दि.२१.९.९० ने क्षेत्र मा जागतिक बँक प्रकल्पमहाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण बांदे यांचेकडेवर्ग करणेबाबतचे आदेशान्वये व इकडील आदेश क्र. न.मू.चारकोप/जा.बॉ.प्र./न.मू.क्र.३अ/२/१ व ५०/९१ दि.१९.९.९०अन्वये न.मू.क्र.३अ/१ पैकी ४१९७०.७ चौ.मी क्षेत्र व ५० पै ४२३५.०चौ.मी एकुण ४६,२०५.७ चौ.मी.क्षेत्र सामिल केले.			सही- 19/09/1991 न.मू.अ.६ मुंबई उपनगर, मुंबई
19/09/1991	कार्यालयीन आदेश क्र. न.मू.चारकोप/जा.बॉ.प्र./न.मू.क्र.३अ/२/१ व ५०/९१ दि.१९.९.९० अन्वये न.मू.क्र.३अ/२/१यात नविन न.मू.क्र.३अ/२/१४९ते२३९ क्षेत्र ५१०५९.२ चौ.मी. चे नविन उपविभाग पाडलेने क्षेत्र कमी केले.			सही- 19/09/1991 न.मू.अ.६ मुंबई, उपनगर मुंबई
14/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१ /मिळकत पत्रिका अक्षरी नोंद / २०१५ पुणे दिनांक १६/२/२०१५ व न.मू.अ. बोरीवली यांचे आदेशान्वये सदर मिळकत पुत्रिकेवर अक्षरी सत्तापिस हजार दोनशे सत्तेचाळीस पुर्णाक दोन दशांश मात्र क्षेत्राची नोंद केली.			फेरफार क्र. १४७ प्रमाणे सही- 14/12/2015 न.मू.अ. बोरीवली

CS

हि मिळकत पत्रिका (दिनांक 21/07/2018 12:07:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

Digitalsatbara Mahabhumisatbara

मिळकत पत्रिका डाउनलोड दिनांक 05/06/2023 03:06:26 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumisatbara.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2201100001543360 हा क्रमांक वापरावा.





Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-76/1287/2023/CC/1/New

Date : 17 July, 2023

To

Charkop Bhairav Co-op. Hsg.
Soc. Ltd.

Cluster No. 810, RSC - 5, S. no.
41, MHADA Layout at Charkop,
Kandivali (West), Mumbai.

Sub : Proposed development on Cluster No. 810, RSC - 5, S. no. 41, MHADA Layout, at Charkop, Kandivali (West), Mumbai. For Charkop Bhairav Co-op. Hsg. Soc. Ltd.

Dear Applicant,

With reference to your application dated 19 June, 2023 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed development on Cluster No. 810, RSC - 5, S. no. 41, MHADA Layout, at Charkop, Kandivali (West), Mumbai. For Charkop Bhairav Co-op. Hsg. Soc. Ltd.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-76/1287/2023/IOA/1/Old dt. 26 May, 2023 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall

be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 16 July, 2024

Remarks : This Commencement Certificate is issued upto top of Plinth Level as per approved plan dated. 26.05.2023

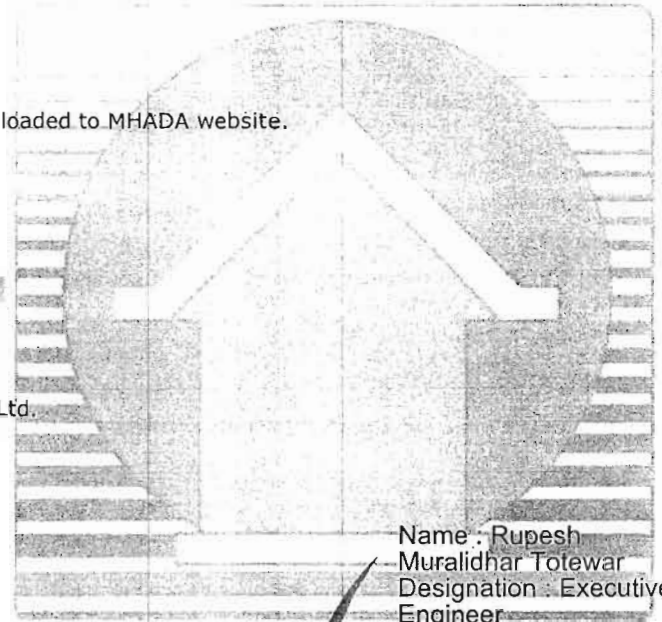
Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner R Central Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R Central Ward MCGM.
7. A.A. & C R Central Ward MCGM
8. Architect / LS - Chandan Prabhakar Kelekar.
9. Secretary Charkop Bhairav Co-op. Hsg. Soc. Ltd.

MHADA



Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 17-Jul-2023 14:

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

S. M. 17



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 :
P51800053078

Project: **OCEAN BREEZE** , Plot Bearing / CTS / Survey / Final Plot No.: **CLUSTER NO 810, RSC 5, S NO 44t**
Charkop, Borivali, Mumbai Suburban, 400067;

1. **Bhairav Smile Infracore** having its registered office / principal place of business at Tehsil: **Borivali**, District: **Mumbai Suburban**, Pin: **400067**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **12/10/2023** and ending with **30/09/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



SPM

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhoo
(Secretary, MahaRERA)
Date:12-10-2023 14:53:21

Dated: 12/10/2023
Place: Mumbai

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

C

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BRIHANMUMBAI
DEVELOPERS ASSOCIATION

BRIHANMUMBAI DEVELOPERS ASSOCIATION

Together We Can Make A Difference

Tax Invoice

Date: September 15, 2023
Invoice #: BDA/SRO/701
Membership no: SRON1182
SAC No: 999599

Bill To:

Phairav Smile Infraprojects
Room No. D-11, Charkop Sailochan Co. Op.
Hsg. Soc. Ltd, Plot No. 804, Sector - 8,
Charkop, Kandivali West, Mumbai, Mumbai
Suburban, Maharashtra 400067.

GST No: 27AAZFB8050G1Z0

Description	Fees	No. of Company/ies	Amount
SRO RERA Project Membership Fees Project Name: Ocean Breeze	10000.00	1	10,000.00

Payment Received Details
Payment of Rs 11800/- received vide Cheque No. 000045 dated 14/09/2023 drawn on HDFC Bank

Subtotal Rs. 10,000.00
CGST 9% Rs. 900.00
SGST 9% Rs. 900.00
Total Rs. 11,800.00

Address: 201,2nd floor, 63 Gold Medal Avenue, Next to Patel Petrol Pump, S.V Road, Goregaon (W), Mumbai 400104.

Contact: +91 9324465672

Email: contact@bdamumbai.com

GST No: 27AAGAB7266A1ZX

PAN: AAGAB7266A

This is a system generated Invoice, hence does not require any signature

○

○



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre
Form 16

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

Certificate of Incorporation

LLP Identification Number: **ACA-0429**

The Permanent Account Number (PAN) of the LLP is **AEYFS0654N***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **MUMS26679J***

It is hereby certified that Sanghavi Smile Properties LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this TWENTY SECOND day of FEBRUARY TWO THOUSAND TWENTY THREE

Signature Not Verified

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 10
Date: 2023.03.07 17:34:21 IST

Shivraj Ranjeri
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

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

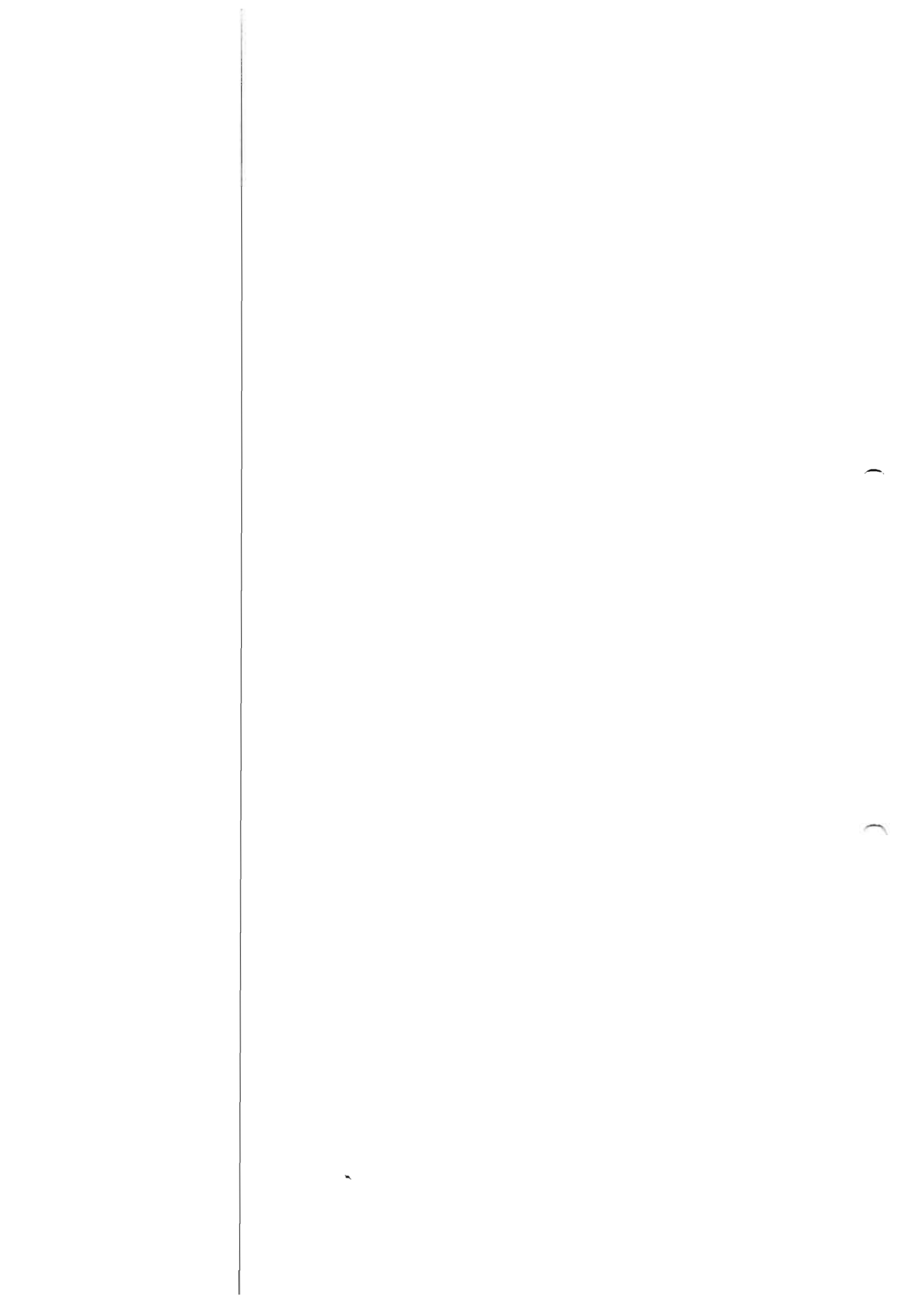
Mailing Address as per record available in Registrar of Companies office:
Sanghavi Smile Properties LLP

02 Bldg A Kapadia Com Plot Nr Palkeshwar Apt,56th Road TPS3 Opp Veer Sawarkar Udyan,Borivali West,Borivali Police Station,Borivali West,Mumbai-400092,Maharashtra,India

*as issued by Income tax Department

SS







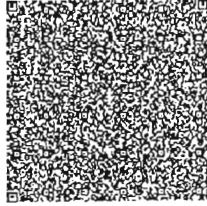
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2821/27203/08166

To
समीर प्रवीण सघवी
Samir Pravin Sanghavi
1802, Green Ridge Tower-2
link road
chikuwadi
borivali west
Mumbai
Mumbai Suburban Maharashtra - 400092
9987735999

Validly unknown
Date: 25/03/2017
Auth: 1802/27203/08166
Doc: 70732163/0931



आपला आधार क्रमांक / Your Aadhaar No. :

8173 1253 5057

VID : 9159 0290 4915 3142

माझे आधार, माझी ओळख



भारत सरकार
Government of India



समीर प्रवीण सघवी
Samir Pravin Sanghavi
जन्म तारीख/DOB: 27/11/1968
पुरुष/ MALE

Issue Date: 25/03/2017

8173 1253 5057

VID : 9159 0290 4915 3142

माझे आधार, माझी ओळख



Government of India



माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाइन XML/ ऑनलाइन प्रमाणीकरण वापरून ओळख सात्यापित करा.
- आधार कार्ड, पीव्हीसी कार्ड्स, ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ अंकी आधार क्रमांकाच्या जागी व्हर्चुअल आधार ओळख (VID) देखील वापरली जाऊ शकते
- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar ॲप डाउनलोड करा
- सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार या वैशिष्ट्यांचा वापर करा.
- आधारची मागणी करणाऱ्या योग्य संमती संस्थांनी शोध घेणे बंधनकारक आहे .
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



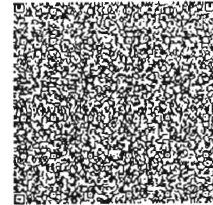
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
1802, ग्रीन रीज टावर-2, लिंक रोड, चिक्वडी, बोरीवली
वेस्ट, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400092

Address:
1802, Green Ridge Tower-2, link road,
Likuwadi, borivali west, Mumbai, Mumbai
Suburban,
Maharashtra - 400092

Download Date: 14/03/2023



8173 1253 5057

VID : 9159 0290 4915 3142

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAGPS5369G



नाम / Name
SAMIR PRAVIN SANGHAVI

पिता का नाम / Father's Name
PRAVIN SHANTILAL SANGHAVI

जन्म की तारीख /
Date of Birth
27/11/1968


हस्ताक्षर / Signature

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PERMANENT ACCOUNT HOLDER IDENTIFICATION NUMBER
AAEPS7440J


नाम / NAME
PRAKASH HANUMANTRAO SURVE

पिता का नाम / FATHER'S NAME
HANUMANTRAO DHONDUJI RAO SURVE

जन्म तिथि / DATE OF BIRTH
21-05-1955

आयकर / SIGNATURE

आयकर निदेशक (पदविवेक)
DIRECTOR OF INCOME TAX (P)



Prashant

10

11



भारत सरकार
GOVERNMENT OF INDIA

प्रकाश मणुमन्त्राच सुर्वे
Prakash Manumantrao Surve
जन्म वर्ष Year of Birth: 1955
पुलंग Male



3434 9507 0264

आधार - सामान्य माणसाचा अधिकार

Prakash Surve



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: सी-001, कृष्णा सीएचएस लिमिटेड,
शान्तिवन कॉम्प्लेक्स, सोना टॉर्किस बॉन्वेल ईस्ट,
पुणे-वर्ली रोड, कोलकाता-१, मुंबई
संस्थापकीय इलस्ट्रेशन नंबर: 400066

Address: C-001, Krishna CHS
LTD., Shantivan Complex, Opp
Sona Talkies, Bonvill East,
Pune-Vorli Road, Mumbai, Kolkata
Ese, Maharashtra, 400066

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1200 180 1947

helpline@uai.gov.in


www.uai.gov.in

PO Box No. 1947
Bengaluru-560 001


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भारत सरकार
GOVERNMENT OF INDIA



नाम - सुंदे
Tejas Prakash Sunde
 जन्म वर्ष - Year of Birth - 1989
 पत्नी - Maie



4122 4233 2687

- सामान्य भाणसाचा अधिकार




भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p> कार्यालय - C-001 शिवाजी भवन कृष्ण भवन, शांतीनगर, कोल्हापूर विशेष प्रयोग, कोल्हापूर, महाराष्ट्र 415 005 </p>	<p> Address: C-001 Krishna Building Sant Gyaneshwar Marg, Santyan Complex, Opp Sona Theater, Boriva East, Boriva East, Mumbai, Boriva East, Maharashtra - 400068 </p>
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BSSPS4534E



नाम/ Name
TEJAS PRAKASH SURVE

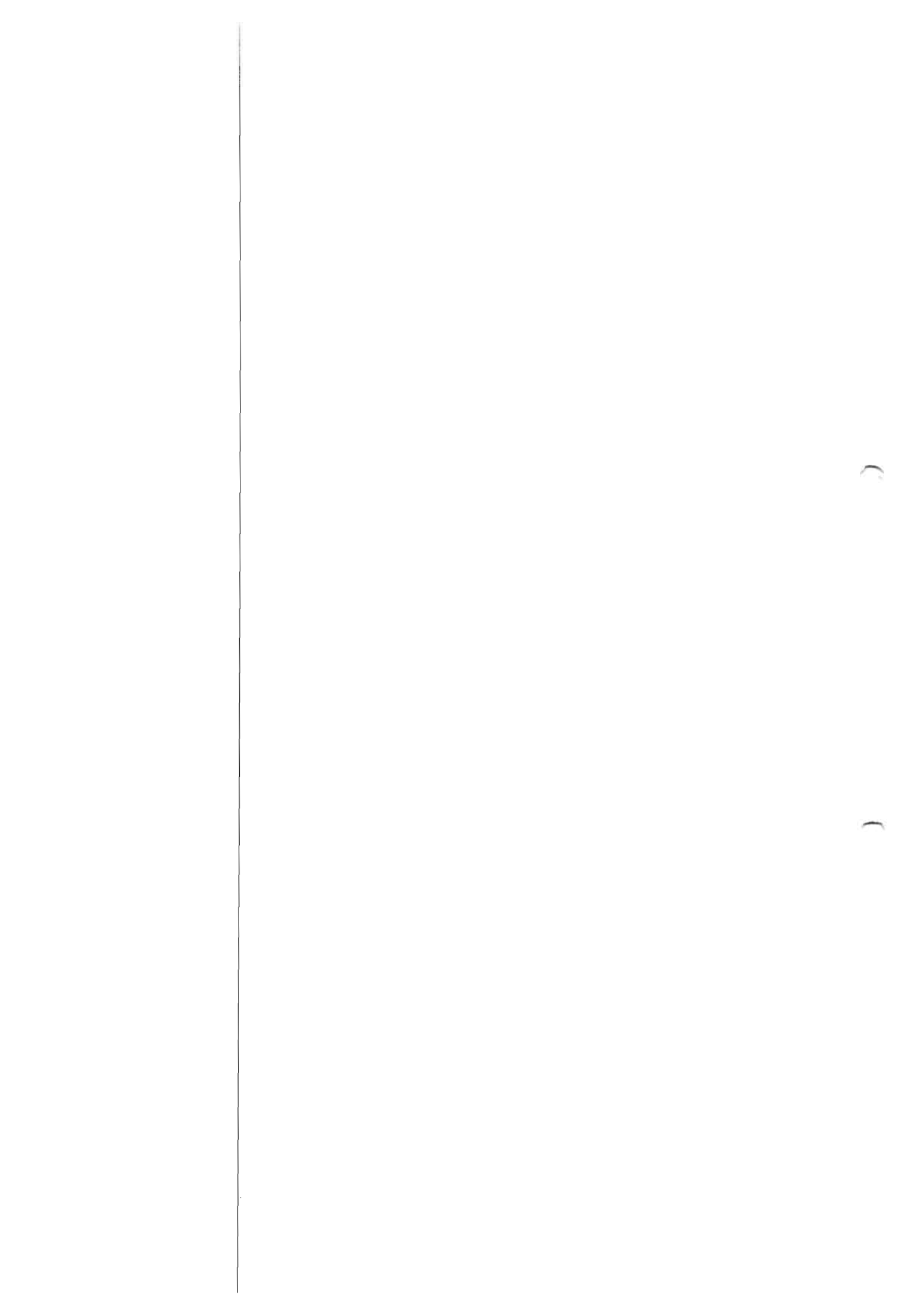
पिता का नाम/ Father's Name
PRAKASH SURVE

जन्म की तारीख
Date of Birth
31/10/1989

24122019

PAN Application Digitally Signed. Card Not Valid unless Physically Signed.

SS



भारत सरकार
GOVERNMENT OF INDIA

निर्दिष्ट व्यक्ति का
Nikhil Prakash Surve

जन्म वर्ष / Year of Birth: 1982
पुरुष / Male



9405 0993 1451

आवक — सामान्य माणसाचा अधिकार

Mr



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता सी-001 कृष्णा भवन, गंग
आवेश्वर मार्ग, शान्तिवन कॉम्प्लेक्स, मंगला
चिपेंद्र मॉड्युल, शंकरिकी ईस्ट, कोरिवली
एस्ट, पुणेई, बोरिवली ईस्ट, महाराष्ट्र,
400066

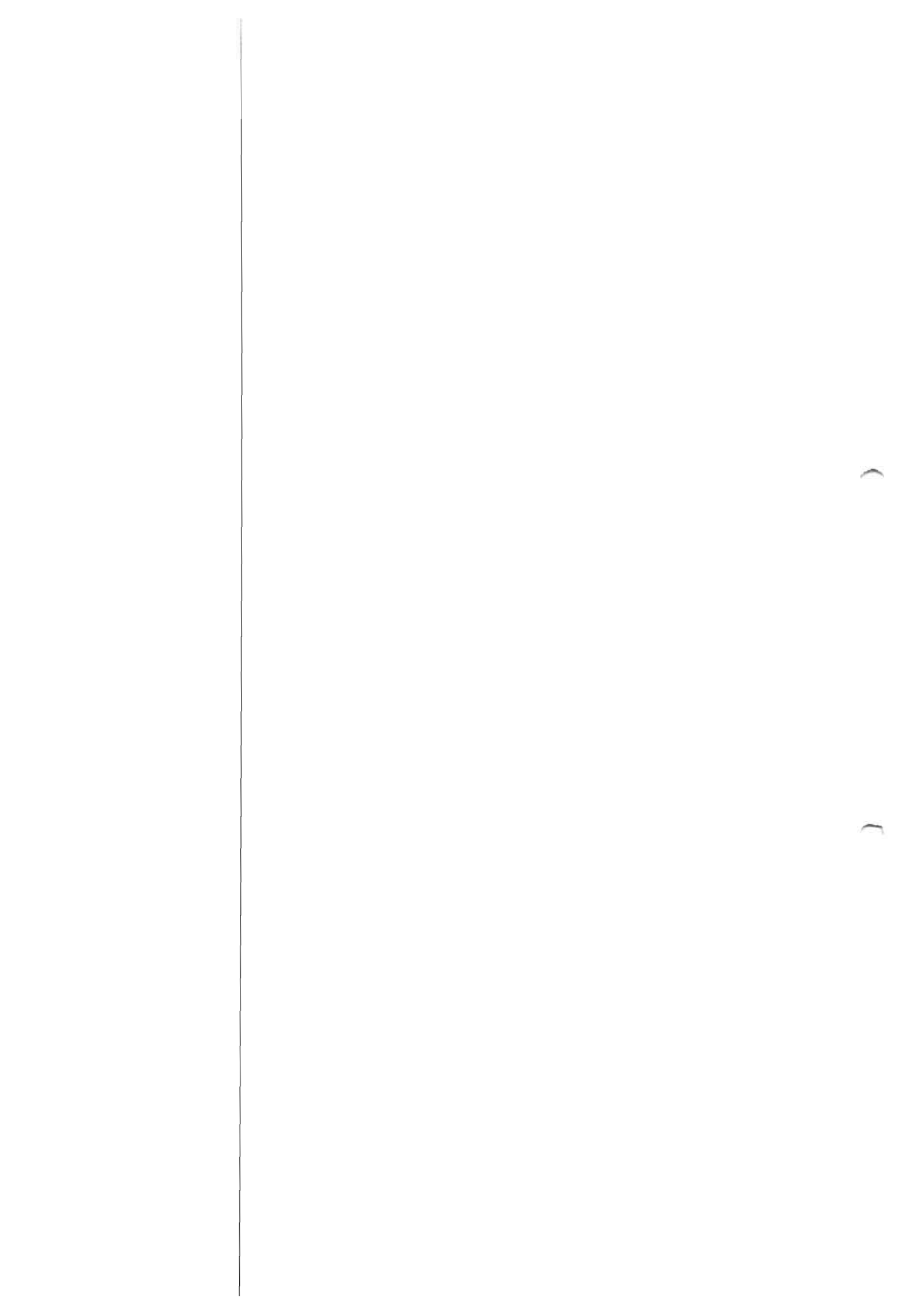
Address: C-001 Krishna Building
Sant Gyaneshwar
Marg, Shantivan Complex, Opp
Sena Theater, Borivali East
Borivali East, Mumbai, Borivali
East, Maharashtra 400066

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1940 160 1947

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P.O. Box No. 1947,
Bengaluru-550 001





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIKHIL PRAKASH SURVE
PRAKASH HANUMANTRAO SURVE

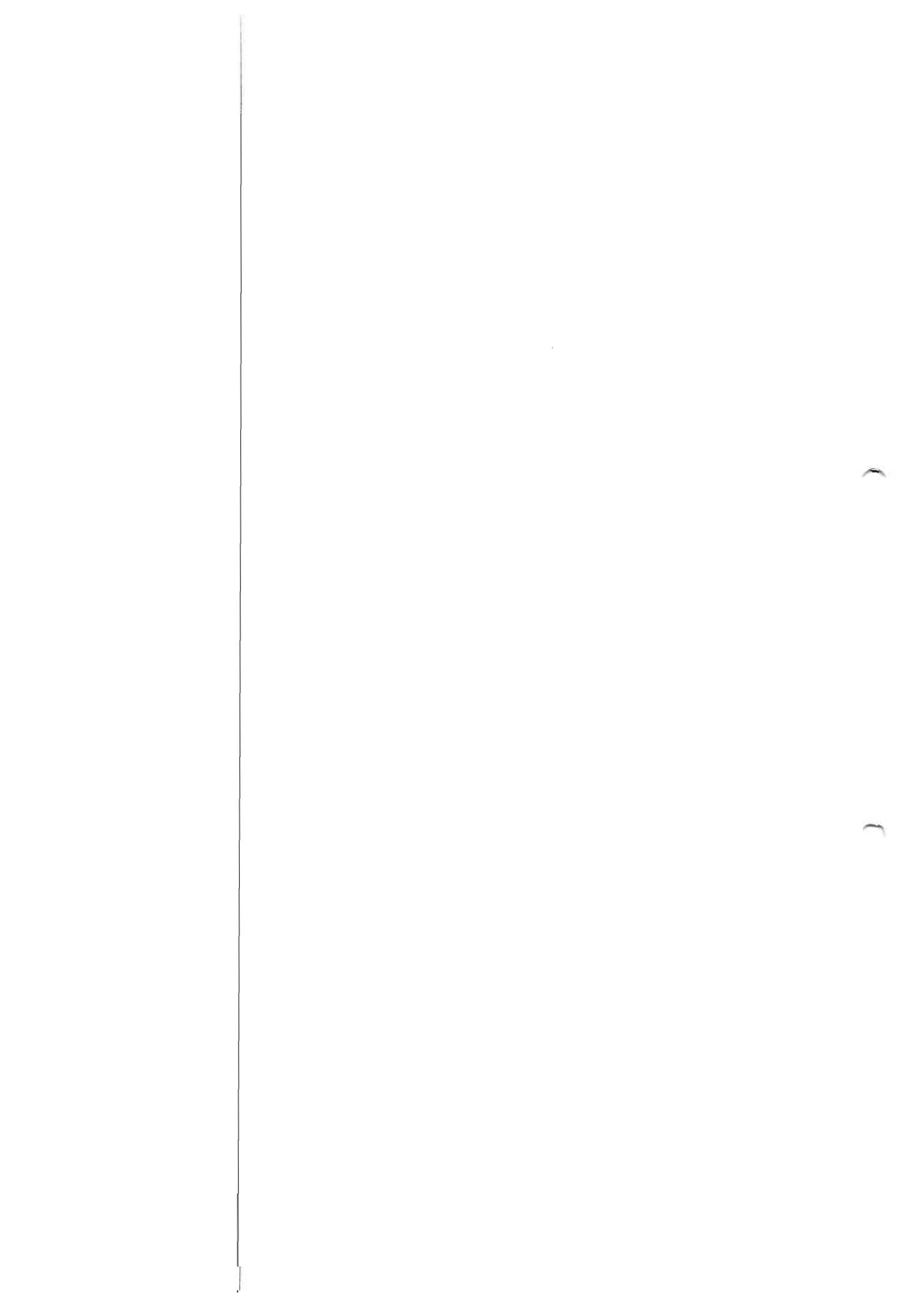
10/10/1982
Permanent Account Number
BBLPS3847Q

Mr. N. S.
Signature



07002011

Mr. N. S.





**BHAIRAV
SMILE**
INFRA PROJECTS



bhairavsmileinfraprojects@gmail.com



D-11, PLOT NO 804, CHARKOP SAI LOCHAN CHS LIMITED,
SECTOR NO 8, CHARKOP, NEAR TARZAN POINT,
KANDIVALI WEST, MUMBAI 400067.

Details of expected Business to SBI in this project:

Total No. of Flats:	212
Total No. of Flats Sold :	NIL
Total No. of Registrations :	NIL
Total No. of Home Loans by SBI :	NIL
Total No. of Home Loans by Other Banks :	NIL
Remaining Units where bookings are done & loan is required :	
Expected % Of Business which will given to SBI :	212

Mr

[Signature]

SPM

[Signature]

(

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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/033022/663658

मालिक का नाम एवं पता Shri. Bhaskar Kisanrao Dhage दिनांक/DATE: 23-05-2022
OWNERS Name & Address Opp. Pooja Hotel, Kamraj Nagar, Room No.14, Priyadarshani Chawl No.36/37, Vasantnao Naik Marg. Ghatkopar (East). Mumbai-400 077. वैधता/ Valid Up to: 22-05-2030

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।

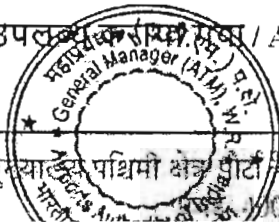
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

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	JUHU/WEST/B/033022/663658 ✓
आवेदक का नाम / Applicant Name*	Pratima C. Kelekar
स्थल का पता / Site Address*	Cluster No. 810, RSC - 5, S. No. 41, MHADA Layout at Charkop, Kandivali (West). Mumbai., Village Charkop, Mumbai, Maharashtra ✓
स्थल के निर्देशांक / Site Coordinates*	19 13 00.47N 72 48 50.27E, 19 12 58.92N 72 48 50.45E, 19 13 00.83N 72 48 51.66E, 19 12 59.07N 72 48 51.88E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर). (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	4.35 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	104.35 M ✓

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



देशीय मुख्यालय, पश्चिमी क्षेत्र, पीटी केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले इस्ट
Mumbai-400 099 दूरभाष संख्या : 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/033022/663658

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। सम्बन्धित 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 सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

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

छ) कोई भी रेडियो/ टीवी एन्टीना साइटिंग, अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर, प्रस्तावित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/033022/663658

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

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

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

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

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

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक 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 I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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

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.



20/5/2021
श्रेणी 2021/5/2021
पेटा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले एस्टेट
महानगर मुंबई-400099 दूरभाष संख्या : 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/033022/663658

क्षेत्र का नाम Region Name: पश्चिम/WEST

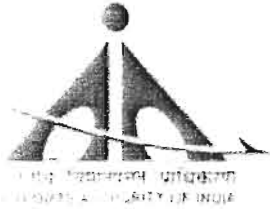
पदनामित अधिकारी/Designated Officer नाम पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	<p>गिरीश श्रीवास्तव / 20/12/2022</p> <p>गिरीश श्रीवास्तव / GIRISH SRIVASTAV संयुक्त महाप्रबंधक (ए.टी.एम.-डी.ओ.ए.एस.) पश्चिम Jt. General Manager (ATM-DOAS) WR एरोड्रोम सुरक्षा विभाग/Dept. of Aerodrome Safeguarding, भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India मुंबई-400 099. / Mumbai-400 099.</p>
द्वारा तैयार Prepared by	<p>Mukul 23/05/2022</p> <p>MIRAJ GUPTA MANAGER (MM-DOAS)</p>
द्वारा जांचा गया Verified by	<p>P.K. Singh</p> <p>23/05/2022</p> <p>AGM (ATM-DOAS)</p>

ईमेल आईडी / EMAIL ID : nocwr@aai.aero
फोन Ph: 022-28300656

ANNEXURE/अनुलग्नक

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

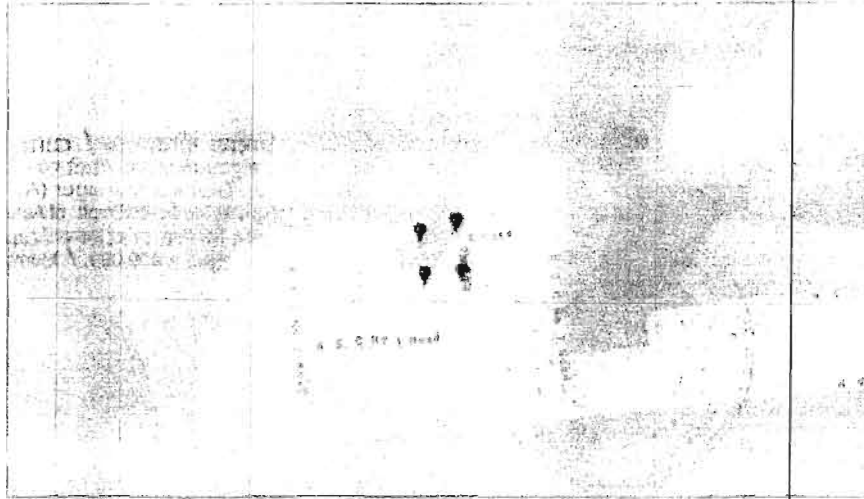
Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	13319.93	351.83
Navi Mumbai	36459.53	313.06
Santa Cruz	14850.21	339.28
NOCID	JUHU/WEST/B/033022/663658	



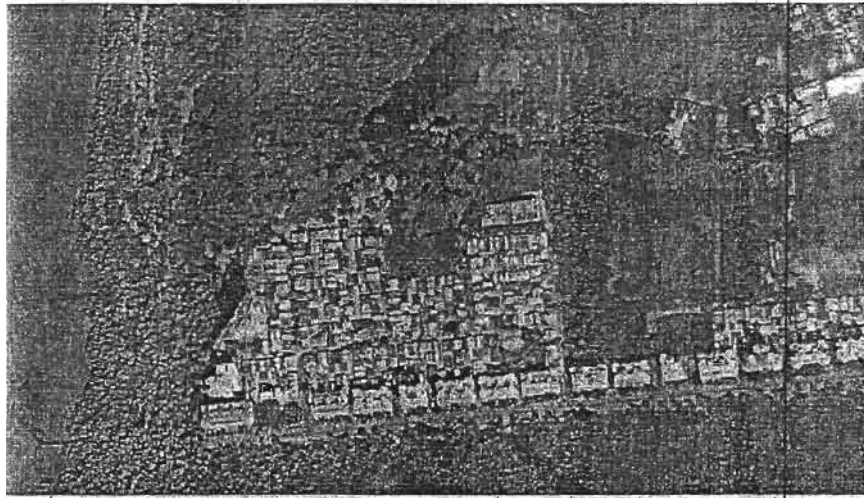
भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/033022/663658

Street view



Satellite View



March 31, 2022

Scale: 1:25000
0 200 400 600 800 1000
0 100 200 300 400
Scale in feet: 0 100 200 300 400 500 600 700 800 900 1000



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र, अहमदाबाद, गुजरात
पार्टी केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान गेड के सामने, जिल्हापालके ठेके
400099 दूरभाष संख्या . 91-22-28300605

BHRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

No. FB/HR/R-4/165
Date: 23/09/2022

MUNICIPAL CORPORATION
 BURNWELL (WEST), MUMBAI
 ROAD X CHARKOP
 OFFICE OF THE CHIEF FIRE OFFICER
 MUNICIPAL CORPORATION
 BURNWELL (WEST), MUMBAI

Sub: Revised fire safety requirements for the proposed construction of High-rise residential building (Proposed development on Cluster No. 810, RSC -5, S. No. 41, MHADA layout, At Charkop, Kandivali (West), Mumbai. For Charkop Bhairav Co-op Hsg. Soc. Ltd.

- Ref:** i) Letter from Ms. Pratima Kelekar of M/s. Space Moulders, Architect dated 13/09/2022.
ii) M. F. B. No. HR/R-IV/165 dated 22/09/2022.

Ms. Pratima Kelekar of M/s. Space Moulders, Architect

In this case, please refer to NOC issued by this office vide no. FB/HR/R-4/93 dated 16/12/2020 for the construction of a High-rise residential building comprising of three wings designated as Wing 'A', 'B' & 'C'. Each Wing having common ground floor part on still + 1st to 22nd upper residential floors with a total height of 68.30 mtrs measured from general ground level to terrace level with part basement in Wing 'A' for pump room & U.G. water storage tank and mechanized car parking tower having total height of 68.45 mtrs measure from ground level with 1,00 mtrs wide platform with railing at alternate car parking level & 1.00 mtrs wide staircase.

Now, Architect has changed the entire planning & submitted revised plans for approval and proposed to the construct High-rise residential building comprising of three wings designated as Wing 'A', 'B' & 'C'. Each Wing having ground floor + 1st to 23rd upper residential floors with a total height of 69.95 mtrs measured from general ground level to terrace level along with mechanized car parking tower (Annexed to building at south side of Wing 'C') having total height of 69.80 mtrs measure from ground level to top of car parking tower with 0.90 mtrs wide platform with railing at alternate car parking level & 0.95 mtrs wide staircase as shown on the plan. The said mechanized car parking tower & proposed building shall be segregated from the building by 04 hrs. fire resistant wall as shown on the plans

The floor wise users are as under:

WING 'A', 'B' & 'C'

Floors	Users		
	Wing 'A'	Wing 'B'	Wing 'C'
Ground floor	Double height entrance lobby for each wing + Entrance lobby for fitness centre + Substation + Pump room + society office + space for D.G. set + Electric meter room for each wing + Surface car parking in still area		
1 st floor	02 nos. of Residential flat + part void for double height entrance lobby	Fitness centre + part void for double height entrance lobby	02 nos. of Residential flat + part void for double height entrance lobby
	Common Fitness centre with separate internal staircase leading from ground floor to 1 st floor		

2 nd to 7 th , 9 th to 14 th & 16 th to 23 rd floor	04 nos. of Residential flats on each floor	05 nos. of Residential flats on each floor	03 nos. of Residential flats on each floor
8 th floor	03 nos. of Residential flats	03 nos. of Residential flats	02 nos. of Residential flats
Common Refuge area for Wing 'A', 'B' & 'C' (in two part)			
15 th floor	03 nos. of Residential flats	03 nos. of Residential flats	02 nos. of Residential flats
Common Refuge area for Wing 'A', 'B' & 'C'			
Terrace floor	Open to sky (to be treated as refuge area)		

The staircase provided for building (i.e. Wing 'A', 'B' & 'C') as under:

No. of staircases	Width	From - To	Type of staircase
01 No. in each wing	1.50 mtrs. in each wing	Each leading from ground floor to terrace floor level in each wing	Enclosed type in each wing
01 No.	1.20 mtrs.	Leading from ground floor to 1 st floor fitness centre	Open type

All the above proposed main staircases are internally & externally located & adequately ventilated to outside air as shown on the plan.

The lifts provided in building (i.e. Wing 'A', 'B' & 'C') as under:

No. of lifts	Type of lifts	Profile
02 Nos. of lifts (in Wing 'A')	Passenger lifts	Each leading from ground floor to top floor level
03 Nos. of lifts (in Wing 'B')	Passenger lifts	Each leading from ground floor to top floor level
02 Nos. of lifts (in Wing 'C')	Passenger lifts	Each leading from ground floor to top floor level

One of the passenger lift in each wing will be converted into fire lift. The lift lobby/ common corridor at each floor level are mechanically ventilated to outside air as shown on plans.

The details of open space;

The plot abuts on 9.00 mtrs wide Existing Road on East side as shown on the plan by Architect. Architect has also provided 6.00 mtrs wide Access for fire engine on South side as shown on the plan.

The side open space all around the building as follows;

Wing 'A', 'B' & 'C'	
Side	Building line at ground level to plot Boundary
North	3.00 mtrs to 4.06 mtrs
South	9.90 mtrs + R.G. + 6.00 mtrs wide Access for fire Engine & 1.52 mtrs from car parking tower
East	4.09 mtrs from Wing 'A' & 12.11 mtrs from Wing 'B' + R.G. + 9.00 mtrs wide Existing Road
West	3.72 mtrs from building line & 1.51 mtrs from car parking tower

Refuge areas provided for building (i.e. Wing 'A', 'B' & 'C') are as under:

Floor	<u>Common refuge area In Sq.mtrs For Wing 'A', 'B' & 'C'</u>		<u>Height of the refuge area from general ground level</u>
	<u>(Required)</u>	<u>(Proposed)</u>	
8 th floor	165.68	167.51	23.55 mtrs
15 th floor	214.96	215.26	43.85 mtrs

In addition to above, terrace of the building shall be treated as refuge area. E.E.B.P. CELL (MHADA) shall verify the refuge area calculation. Excess refuge area, shall be counted in F.S.I. as per DCPR 2034.

The proposal has been considered favorably due to following:

- i) The NOC for the above said building is already issued by this department u/no. FB/HR/R-4/93 dated 16/12/2020 and same shall be treated as cancelled.
- ii) The plot abuts on 9.00 mtrs wide Existing Road on East side as shown on the plan by Architect.
- iii) There shall be no compound wall on 9.00 mtrs wide Existing Road on East side as shown on the plan by Architect.
- iv) The Architect has proposed refuge area facing wider open space of mini. 9.00 mtrs as shown on the ground floor plan from where specialized fire appliances of this department can be operated in case of emergency.
- v) As per norms, 3rd refuge area is to be provided on 22nd floor of each wing in addition to refuge area on 8th & 15th floor of each wing. But due to planning constraint, Architect has not proposed refuge area on 22nd floor of each wing. However, Architect has included refuge area calculations for 22nd floor of each wing in refuge area calculations on 15th floor of each wing and has requested this department to consider common terrace above 23rd floor to be treated as refuge area in addition to the refuge area provided on 8th & 15th floor of each wing. However, the same is considered by this department and necessary approval of Hon'ble V.P. (MHADA) sir shall be obtained for the same.
- vi) Automatic sprinkler system will be provided in entire building in car parking area on ground floor covering each level of car parking, in each fitness centre, Society office, in each habitable room of each residential flat on each floor in each wing and in lift lobby/common corridor of each floor in each wing as per relevant I.S. standards laid down.
- vii) 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 fire safety requirement letter is issued from fire safety point of view for the proposed construction of a High-rise residential building comprising of three wings designated as Wing 'A', 'B' & 'C'. Each Wing having ground floor + 1st to 23rd upper residential floors with a total height of 69.95 mtrs measured from general ground level to terrace level along with mechanized car parking tower (Annexed to building at south side of Wing 'C') having total height of 69.80 mtrs measure from ground level to top of car parking tower with 0.90 mtrs wide platform with railing at alternate car parking level & 0.95 mtrs wide staircase, as per details shown on the enclosed plans signed in token of approval, subject to satisfactory compliance with the following requirements.

Approved

[Signature]

1) All the requirements stipulated in earlier NOC issued by this office u/no. FB/HR/R-4/93 dated 16/12/2020 shall be treated as cancelled.

2) **ACCESS:**

- a) There shall be no compound wall on 9.00 mtrs wide Existing Road on East side. However, removable bollard chain link may be permitted on road side.
- b) All access & fire tender access should be free of encumbrances.
- c) The courtyards shall be flushed with the road level.

3) **COURTYARD / OPEN SPACES:**

- i) The entire open spaces shall be sufficiently hardened to bear the weight of fire engine weighing up to 58 M.T. each with a point load of 10 kgs/sq.cm.
- ii) All the open spaces shall be in one plane and shall be clear of any obstructions including tree.
- iii) Open spaces around the building shall be maintained free from encumbrances / encroachments at all time.

4) **STAIRCASE (FOR EACH WING):**

- i) The layout of each 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.
- ii) The flight width of main staircase in each wing of shall be maintained not less than 1.50 mtrs. as shown in the enclosed plans.
- iii) Staircases shall be internally & Externally located & adequately ventilated to outside air as shown on the plan.
- iv) 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.

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

- I) The top of portion of the doors shall be provided with louvers.
- II) The single latch lock shall be installed from the terrace side at the height of not more than one mtrs.
- III) 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.
- IV) The door shall either be fitted with magnetic lock or shall be synchronize with fire detection and alarm system.

5) **CORRIDOR / LIFT LOBBY (FOR EACH WING):**

- i) Corridor / lift lobby at each floor level shall be mechanically ventilated.
- ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- iii) Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape.
- iv) Portable lights / instant lights or Battery/UPS operated lights shall be provided at strategic locations in the staircase and lift lobby of each floor.

6) **SURFACE CAR PARKING:**

- a) Car parking shall be permitted in the designated area.
- b) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- c) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- d) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/ flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- e) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- f) The drive way shall be properly marked & maintained unobstructed.
- g) Automatic sprinkler system conforming to the standards laid down by relevant I.S. specification shall be provided in car parking area and same shall be coupled with wet riser system of the building.

7) **MECHANIZED CAR PARKING TOWER:**

- iii) All the structural steel members of the car parking tower / block i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification.
- iv) The cars shall be separated by perfect partition of steel pallets between two Cars, to prevent spread of fire from one level to next level.
- v) The car parking block has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
- vi) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.
- vii) Emergency Stop switch shall be installed inside the auto parking system, at the top of the tower, near the driving unit, outside the tower on operation panel & on the main control panel for activation in case of any emergency, for the power cut off to the main motor and all operations to stop.
- viii) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.
- ix) Lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car.
- x) Fire detectors (Heat) shall be installed below each pallet to detect any increased temperature beyond 80 degrees centigrade control panel on the ground floor.
- xi) A 0.90 mtrs. width platform having railing, shall be provided from separate staircase of 0.95 mtrs. flight width at alternate level for access to the car parking tower as shown on the plan.
- xii) Water spray projector system conforming to the standards laid down by relevant I.S. specification shall be provided covering each level of car parking.
- xiii) Wet riser of internal diameter of 10 cms. G.I. 'C' class pipe shall be provided on external platform on alternate level with hydrant outlet and connected to the fire service outlet on the external face of the building directly fronting the

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courtyards shall be provided to connect the mobile pump of the fire service to the wet riser.

- xiv) The car engine shall be shut off at ground level before parking at higher level.
- xv) Only trained operator certified by company installing car tower shall operate automatic car parking.

8) STAIRCASE AND CORRIDOR LIGHTINGS (FOR EACH WING):

- i) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any.
- ii) Staircase and corridor lighting shall also be connected to alternate supply

9) LIFTS (FOR EACH WING):

A. PASSENGER LIFT (FOR EACH WING):

- i) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- ii) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine-room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
- iv) One of the lift in each wing shall be converted into fire lift as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.
- v) Threshold of non-combustible material shall be provided at the entrance of each landing door.

B. FIRE LIFT (FOR EACH WING):

- i) To enable fire services personnel to reach the upper floor with the minimum delay, One fire lift in each wing shall be provided & shall be available for the exclusive use of the firemen in an emergency and shall be directly accessible to every dwelling of each floor.
- ii) Walls enclosing lift shafts shall have two hours fire resistance.
- iii) The shafts shall have permanent vent equal 0.2 sq. mtrs. clear area under the Lift Machine room.
- iv) Landing doors and lift car doors shall be of steel shuttered type with one-hour fire resistance. No collapsible shutters shall be provided.
- v) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. It shall have loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors.
- vi) There shall be an alternate electric supply of an adequate capacity apart from the normal electric supply the building and the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
- vii) The operation of fire lift should be by a simple toggle or two button switches situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. It can be used by the occupants in normal

- times.
- viii) The words 'Fire lift' shall be conspicuously displayed in florescent paint on the lift landing door at each floor level & Threshold of non-combustible material shall be provided at the entrance of each landing door.
- 10) **ENTRANCE & KITCHEN DOORS (FOR EACH WING):**
- i) All entrance doors including flat entrance, kitchen door (if provided), fitness centre, society office etc shall be of solid core having fire resistance of not less than one hour.
- ii) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors shall be as per N.B.C. provisions.
- 11) **ELECTRIC CABLE DUCT & METER ROOM (FOR EACH WING):**
- i) Electric cable duct shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Inspection doors for duct shall have two hours fire resistance.
- iii) Electric ducts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- iv) Electric wiring/ cable shall be non-toxic, non-flammable, fire retardant, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- v) Electric meter room shall be provided at location marked on the plan. It shall be adequately ventilated & easily accessible.
- vi) Automatic smoke detector system shall be provided in each electric shaft on each floor along with response indicator which shall be connected to main console panel board on ground floor level and each floor level
- vii) Master switches controlling essential service circuits shall be clearly labeled in building.
- 12) **FALSE CEILING (if provided) (FOR EACH WING):**
- False ceiling if provided in the building shall be of non-combustible material. The suspenders of the false ceiling shall be of non-combustible materials.
- 13) **MATERIALS FOR INTERIOR DECORATION/FURNISHING (FOR EACH WING):**
- The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.
- 14) **ESCAPE ROUTE LIGHTING (FOR EACH WING):**
- Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules
- 15) **FIRE FIGHTING REQUIREMENTS: -**
- A) **UNDER GROUND WATER STORAGE TANK (Common for all wings):**
- Underground water storage tank of 3,00,000 liters capacity shall be provided at location marked on the plan, as per the 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

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be designed to bear 58 metric tonnes of vehicular load & point load of 10 kg/cm².

B) OVERHEAD WATER STORAGE TANK (for each staircase):

A tank of 30,000 liters capacity shall be provided on the terrace level for each staircase of each wing, the layout of which shall be got approved from H. E.'s departments prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve gate valve.

C) WET-RISER (FOR EACH WING):

Wet riser of internal dia. of 15 cm of G.I. 'C' Class pipe shall be provided in duct as shown on the plan with double hydrant outlet & hose reel at each floor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms.

D) FIRE SERVICES INLET:

- i) 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, wet risers etc.
- ii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E) AUTOMATIC SPRINKLER SYSTEM (FOR EACH WING):

Automatic sprinkler system shall be provided in car parking area on ground floor covering each level of car parking, in each fitness centre, Society office, in each habitable room of each residential flat on each floor in each wing and in lift lobby/common corridor of each floor in each wing as per relevant I.S. standards laid down.

E) WATER SPRAY PROJECTOR SYSTEM -FOR CAR PARKING TOWER:

- a) Water spray projector system conforming to the standards laid down by relevant I.S. specification shall be provided with sprinkler head for car parking tower.
- b) One fire service inlet for Water spray projector system shall be provided at the ground of the mechanized car parking tower.

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

Automatic smoke detection system shall be provided, in each fitness centre, in society office, in each electric meter room & lift machine room as per IS specification. Automatic smoke detection system shall also be provided in lift lobby/ common passage on each floor in each wing & in each electric duct at each floor in each wing with response indicator & same should be connected to main console panel on ground floor level as per IS specification.

G) FIRE PUMP, SPRINKLER PUMP & JOCKEY PUMP (COMMON FOR WING ALL WINGS) & BOOSTER PUMP (SEPARATE FOR EACH WING):

- i) Wet-risers 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 fire pump shall be coupled with jockey pump of sufficient capacity.

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

I) **EXTERNAL HYDRANTS :**

Courtyard hydrants shall be provided at distance of every 30.00 mtrs around the building within the confines of the site of the wet riser on ground floor.

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

Two Hose Box, each with two hoses of 15mts length of 63mm dia. along with branch shall be provided shall be kept on ground floor & on each floor at easily accessible places.

K) **ALTERNATE SOURCE OF POWER SUPPLY (COMMON FOR ALL WINGS):**

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

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

- i. One Dry chemical powder type fire extinguisher of 09 kgs. Capacity each having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept in each fitness centre, in pump room, in substation, D.G. set, in each electric meter room & in each lift machine room of the building.
- ii. One Dry chemical powder type fire extinguisher of 06 kgs. capacity having I.S. certification mark shall be kept in each lift lobby/ common corridor on each floor level in each wing & in each refuge area in each wing.
- iii. Two chemical powder type fire extinguishers of 06 kgs. capacity each having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept for every 100 sq. mtrs of car parking area on ground floor & shall be kept near car parking tower on ground floor.

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

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

Amended

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N) FIRE ALARM SYSTEM (FOR EACH WING):

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

S) SIGNAGES (FOR EACH WING):

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

16) FIRE DRILLS / EVACUATION DRILLS:

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

18) TRAINED STAFF/ SECURITY GUARDS:

- a) A trained staff / security guards / supervisor shall be appointed.
- b) The staff / security guards / supervisor having basic knowledge of fire-fighting & fire-fighting installation shall be provided / posted in the building round the clock.

19) DISASTER MANAGEMENT PLAN (FOR EACH WING):

- i) Disaster management plan for fire & other emergency shall be prepared and kept ready at the control room.
- ii) 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.

21) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING (FOR EACH WING):

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.

22) ELEVATION FEATURE:

As shown on plan, elevation feature/treatment shall be given as per the MCGM guidelines, DCPR-2034 and circular u/no. u/no. Ch. Eng./D.P./30449/Gen. Dtd.03.01.2017 and Ch. Eng./D.P./110/Gen. Dtd. 30.01.2020.

23) ELECTRIC SUB STATION (Dry type only):

- 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 extinguishers 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.

24) D.G. SET:

- a) For proposed D.G. Set acoustic enclosure will 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.

25) **REFUGE AREA (FOR EACH WING):**

The refuge area as shown on the plan and shall be conforming to the following requirements:

i) **Manner of refuge area**

- a) The refuge area shall be so located that it shall preferably face the 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) **Common terrace of all wing 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 (if any) shall be counted in FSI as per DGPR 2034.**

26) **OTHER NOC / PERMISSIONS:**

Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

Necessary approval of Hon'ble V.P. (MHADA) shall be obtained for the following;

- a) Open space deficiency, if any.
- b) Non provision of 3rd refuge area on 22nd floor of each wing.

Earlier the party has paid scrutiny fees of Rs. 10,43,120/- vide receipt no. 5366825, 5366826 & 5366827 (Sap Doc No. 1003953051) dated 14/12/2020 on total gross built up area of 17,680.00 sq. mtrs as certified by the Architect vide his letter dated 10/12/2020.

Now, the Architect vide his letter dated 13/09/2022 has certified the total gross built-up area as 18,580.00 sq. mtrs. for the proposed high-rise building & the party has paid additional scrutiny fee of Rs. 73,800/- vide receipt no. 2248307, 2248308 & 2248309 (Sap Doc No. 1004427170) dated 23/09/2022 on additional gross built up area of 900.00 sq. mtrs.

However, E.E.B.P. CELL (MHADA) is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional scrutiny fees, if required.

As per MFS & LA 2006, u/s. 11(1) & as certified by the Architect in the classification of building stated in schedule II/part I/ part III, the party has paid fire service fees of Rs. 2,78,700/- vide receipt No. 2248304, 2248305 & 2248306 (Sap Doc No. 1004427167) dated 23/09/2022 on the total gross built-up area of 18,580.00 sq. mtrs. as certified by the Architect vide his letter dated 13/09/2022

Note:

- 1) The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- 2) The width of abutting road & open spaces are mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
- 3) E.E.B.P. CELL (MHADA) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
- 4) 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.
- 5) The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
- 6) 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.
- 7) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
- 8) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/Architect, etc.
- 9) The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- 10) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

11) This approval is issued without prejudice to legal matters pending in court of law, if any.

- sd -

Dy. Chief Fire Officer
Mumbai Fire Brigade.

Copy to:

1) E.E.B.P. CELL (MHADA)

(D) Daral
23/09/22

Dy. Chief Fire Officer
Mumbai Fire Brigade.

Prabade
Dfo
23/9/22



KIRTI NAGDA & ASSOCIATES
(ADVOCATES & NOTARY)

+91 98672 45256 / 8591128386 022-35746169 / 2610 1747 / 48 / 55

Kirti K. Nagda B.com,LLM

Shubhangi S. Chaudhari B.com,LLB

Bhavin M. Chheda B.com,LLB

Rajesh Nair B.com,LLM

Rasika R. Aneao LLB

Supriya Chheda BMS, LL.B, LL.M, IPRM

FORMAT – A
(Circular No.28/2021)

Date:25/08/2023

To
MahaRERA
Housefin Bhavan,
Near Reserve Bank of India, "E" Block,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece or parcel of plot bearing Cluster Plot No.810, RSC-5, Survey No. 41, admeasuring about 2173.50 Sq.mtrs. of Village - Charkop, Taluka – Borivali, District - Mumbai Suburban situate at Sector -8, Kandivali (West), Mumbai – 400 067 (Hereinafter referred to as **"the said Property"**).

1. On request of M/S. BHAIKAV SMILE INFRAPROJECTS, a registered partnership Firm having its registered office address at D-11, Plot No.804, Charkop Sailochan Co-operative Housing Society Ltd., Sector -8, Charkop, Near Tarzan Point, Kandivali (West), Mumbai – 400 067 (Hereinafter referred to as **"the Developers"**), we have investigated their title to develop the said property.



- 1) **Description of the Property :** All that piece or parcel of plot bearing Cluster Plot No.810, RSC-5, Survey No. 41, admeasuring about 2173.50 Sq.mtrs. of Village - Charkop, Taluka - Borivali, District - Mumbai Suburban situate at Sector -8, Kandivali (West), Mumbai - 400 067.
 - 2) The documents of allotment of the property (As per **Annexure "A"** attached)
 - 3) Public notice in two newspapers namely Free Press Journal in English and Navshakti in Marathi on 21/07/2023.
 - 4) Search Report for 41 years carried out by search clerk S.D.Jadhav, as per his Search Report dated 22/07/2023.
2. On perusal of the above-mentioned documents relating to the said property we are of the opinion that the title of M/S. BHAIKAV SMILE INFRAPROJECTS to develop the said property is clear and marketable
- (1) **Lessees of the land :** Charkop Bhairav Co-operative Housing Society Ltd., a Co-operative Society duly registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. MUM/MHAD/HSG/(TC)/ 13489/ Year 2019-2020 Dt.13/12/2019 and having its registered office at Cluster Plot No.810, RSC-5, Survey No. 41, situate at Sector -8, Kandivali (West), Mumbai - 400 067



(Hereinafter referred to as "**the Society**") being Lessees of MHADA with respect to all that piece or parcel of plot bearing Cluster Plot No.810, RSC-5, Survey No. 41, admeasuring about 2173.50 Sq.mtrs. of Village - Charkop, Taluka - Borivali, District - Mumbai Suburban situate at Sector -8, Kandivali (West), Mumbai - 400 067.

- (2) Qualifying comments/remarks (As per **Annexure "B"** attached)
- (3) The report reflecting the flow of the title of M/S. BHAIKAV SMILE INFRAPROJECTS to develop the said property is enclosed herewith as **Annexure "C"**

Encl: Annexures A to C


Advocate

Date: 25/08/2023



Annexure A: Title Documents of the property

- i. Allotment Letter Dt.29/01/2020 bearing No. MB/Dy.C.O.(W)/89/2020 issued by Deputy Chief Officer (W) M.H. & A.D. Board, Mumbai
- ii. Indenture of Lease Dt.30/03/2022 duly registered with the Sub Registrar of Assurances at Borivali Taluka on 04/07/2022 under serial no. BRL-7-9438-2022.
- iii. Development Agreement Dt.11/08/2022 duly registered with the office of Sub-Registrar of Assurances at Borivali Taluka on 11/08/2022 under Serial No. BRL-7-11273-2022 on 11/08/2022.
- iv. Power of Attorney Dt.11/08/2022 duly registered with the office of Sub-Registrar of Assurances at Borivali Taluka on 11/08/2022 under Serial No. BRL-7-11274-2022 on 11/08/2022.
- v. Intimation of Approval (IOA) issued by MHADA bearing No. MH/EE/BP CELL/GM/MHADA-76/1287/2023 Dt.26/05/2023.
- vi. Commencement Certificate issued by MHADA bearing No. MH / EE / (BP) / GM / MHADA-76 / 1287 / 2023 /CC/1/NEW Dt.17/07/2023
- vii. Public notice in two newspapers namely Free Press Journal in English and Navshakti in Marathi on 21/07/2023.
- viii. Search Report for 41 years carried out by search clerk S.D.Jadhav, as per his Search Report dated 22/07/2023.


Advocate
(Stamp)

Date: 25/08/2023



Annexure B : Qualifying comments/remarks :

1. It appears that, the Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") being owner and seized and possessed of all that piece and parcel of developed land bearing Cluster Plot No.810, RSC-5, Survey No. 41, admeasuring about 2173.50 Sq.mtrs. of Village - Charkop, Taluka - Borivali, District - Mumbai Suburban situate at Sector -8, Kandivali (West), Mumbai - 400 067.
2. It appears that, the said property consisted 38 developed plot of "C" type admeasuring 30 sq.mtrs. each and 10 developed plots of "D" Type admeasuring 40 sq.mtrs. each which has been provided with necessary infrastructure common facilities and amenities etc.
3. It appears that, the said developed plots have been allotted by the MHADA under its sites and services scheme prepared under the Mumbai Urban Development Project which was aided by the World Bank to the specified persons.
4. It appears that, MHADA had by advertisement published in the news papers, had invited applications from the Allottees for allotment of the said developed plots in the Authority's land to the successful drawees in the drawal of plots for the purpose of constructing, maintaining and locating a building for bonafide residential use and occupation.
5. It appears that, the said Allottees had on allotment of the developed plots to them formed and registered themselves in to a co-operative housing society i.e. the Society herein.



6. It appears that, the Deputy Chief Officer (W) M.H. & A.D. Board, Mumbai issued Allotment Letter Dt.29/01/2020 bearing No. MB/Dy.C.O.(W)/89/2020 to the Society and also confirmed having received lease premium of Rs. 8,51,000/- (Rupees Eight Lakhs Fifty One Thousand only) for the period of 30 years.
7. It appears that, under Indenture of Lease Dt.30/03/2022 executed by and between Maharashtra Housing and Area Development Authority, therein referred to as "the Authority" and The Charkop Bhairav Co-operative Housing Society Ltd., therein referred to as "the Society" the Authority granted to the society lease in respect of the said property for 30 years. The said Indenture of Lease Dt.30/03/2022 is duly registered with the office of Sub-Registrar of Assurance at Borivali under reference no. BRL-7/9438/2022 Dt.04/07/2022.
8. It appears that, thereafter under Development Agreement Dt.11/08/2022, duly registered with Sub-Registrar of Assurance - Kurla Taluka on 11/08/2022 under Sr. No. KRL-7/11273/2022, the Society has granted development rights of the said property to the Developers for the consideration and on the terms and conditions mentioned therein.
9. It appears that, simultaneously with the said Development Agreement the Society also executed a Power of Attorney in favour of the Developers to carry on various acts of development as enumerated therein. The said Power of Attorney Dt.11/08/2022 is also duly registered with the office of Sub-Registrar of



Assurances at Borivali Taluka on 11/08/2022 under Serial No. BRL-7-11274-2022 on 11/08/2022.

10. It appears that, accordingly MHADA had approved plans for construction on the said property and had issued an Intimation of Approval (IOA) bearing No. MH/EE/BP CELL/GM/MHADA-76/1287/2023 Dt.26/05/2023.
11. It appears that, the MHADA has also issued a Commencement Certificate issued by MHADA bearing No. MH / EE / (BP) / GM / MHADA-76 / 1287 / 2023 /CC/1/NEW Dt.17/07/2023 and thereby has permitted the Developers to commence construction upto the top of Plinth level.
12. We had published Public Notice in two newspapers namely Free Press Journal in English and Nav Shakti in Marathi on 21/07/2023 inviting objection from any person having any share, right, title and interest in the said Property which affects the development rights acquired by the Developers and to be submitted to us within fourteen days from the date of publication of the said Public Notice. In response to the said Public Notice we have not received objection from any person.
13. We refer to and rely upon the search carried out by search clerk S.D.Jadhav and as per his search report Dt.22/07/2023 no charge or encumbrance is found on the said property which affects the development rights of the said Developers.
14. In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, the prima facie title of M/S.



BHAIRAV SMILE INFRAPROJECTS to develop the said Property, subject to the rights of the members of Society in respect of their existing and new flats, is marketable, free from all encumbrances and charges and that the said M/S. BHAIRAV SMILE INFRAPROJECTS is entitled to develop the said property. This Title Certificate has been issued on the strict understanding and agreement that the same is for the limited purpose of prima facie certification of title for the development of the said Property and for no other purpose, it being clearly agreed and understood that the certification for any other purpose shall be issued after due investigation of title, as such advocate may deem fit.

15. Further it being clearly agreed and understood that this Title Certificate is issued on perusal of the photocopies of documents and averments made in Agreements, Papers and Documents referred above and that no original documents are produced before us and we have relied upon the photocopies of documents produced before us.

IT MAY BE NOTED THAT:

- (a) We have not visited/inspected any part of the Demised property or any part thereof;
- (b) We have barely seen copies of documents furnished to us and referred herein.
- (c) The aspects of zoning, permitted use, reservation/set back (if any), development potential/Floor Space Index and developability



of the Demised Property fall within the scope of an architect review and we express no views about the same; and

(d) The following has been assumed by us:

- i.** Copies of documents/papers provided to us are precise and genuine copies of originals
 - ii.** Each document/paper has been signed/executed by persons purporting to sign/execute the same and such person has full authority and power to do so; and
 - iii.** Save and except the Documents referred to in Annexure "A" none of the other Documents referred in this Certificate has been submitted to us and the averments herein are made in respect of such documents from the above Documents received by us and that we have not seen or inspected either the originals or the photo copies of such Documents and this Certificate is based on presumption that such documents referred as precise and genuine.
- (b)** In no circumstances, shall the cumulative liability, if any, of our firm viz. Messrs. Kirti Nagda & Associates, Advocates & Notary, its Associates or employees, in connection with the preparation or issue of this Report on Title, exceed the professional fees paid by M/S. BHAIKAV SMILE INFRAPROJECTS to us in that behalf.

Date: 25/08/2023

Yours Truly,


(Advocate)



Annexure "C"

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars	Particulars
1	Search Report	Search Report for 41 years carried out by search clerk S.D.Jadhav, as per his Search Report dated 22/07/2023.
2	Any other relevant title	<ul style="list-style-type: none"><li data-bbox="655 1011 1398 1152">i. Allotment Letter Dt.29/01/2020 bearing No. MB/Dy.C.O.(W)/89/2020 issued by Deputy Chief Officer (W) M.H. & A.D. Board, Mumbai.<li data-bbox="655 1197 1398 1390">ii. Indenture of Lease dated 30/03/2022 duly registered with the Sub Registrar of Assurances at Borivali Taluka on 04/07/2022 under serial no. BRL-7-9438-2022.<li data-bbox="655 1435 1398 1685">iii. Development Agreement dated 11/08/2022 duly registered with the office of Sub-Registrar of Assurances at Borivali Taluka on 11/08/2022 under Serial No. BRL-7-11273-2022 on 11/08/2022.<li data-bbox="655 1730 1398 1871">iv. Power of Attorney dated 11/08/2022 duly registered with the office of Sub-Registrar of Assurances at Borivali Taluka on 11/08/2022



		<p>under Serial No. BRL-7-11274-2022 on 11/08/2022.</p> <p>v. Intimation of Approval (IOA) issued by MHADA bearing No. MH/EE/BP CELL/GM/MHADA-76/1287/2023 Dt.26/05/2023. .</p> <p>vi. Commencement Certificate issued by MHADA bearing No. MH / EE / (BP) / GM / MHADA-76 / 1287 / 2023 /CC/1/NEW Dt.17/07/2023.</p> <p>vii. Public Notice Dt.21/07/2023 issued in newspapers Free Press Journal (English) and Navshakti (Marathi)</p>
5	Litigations if any:	N.A.

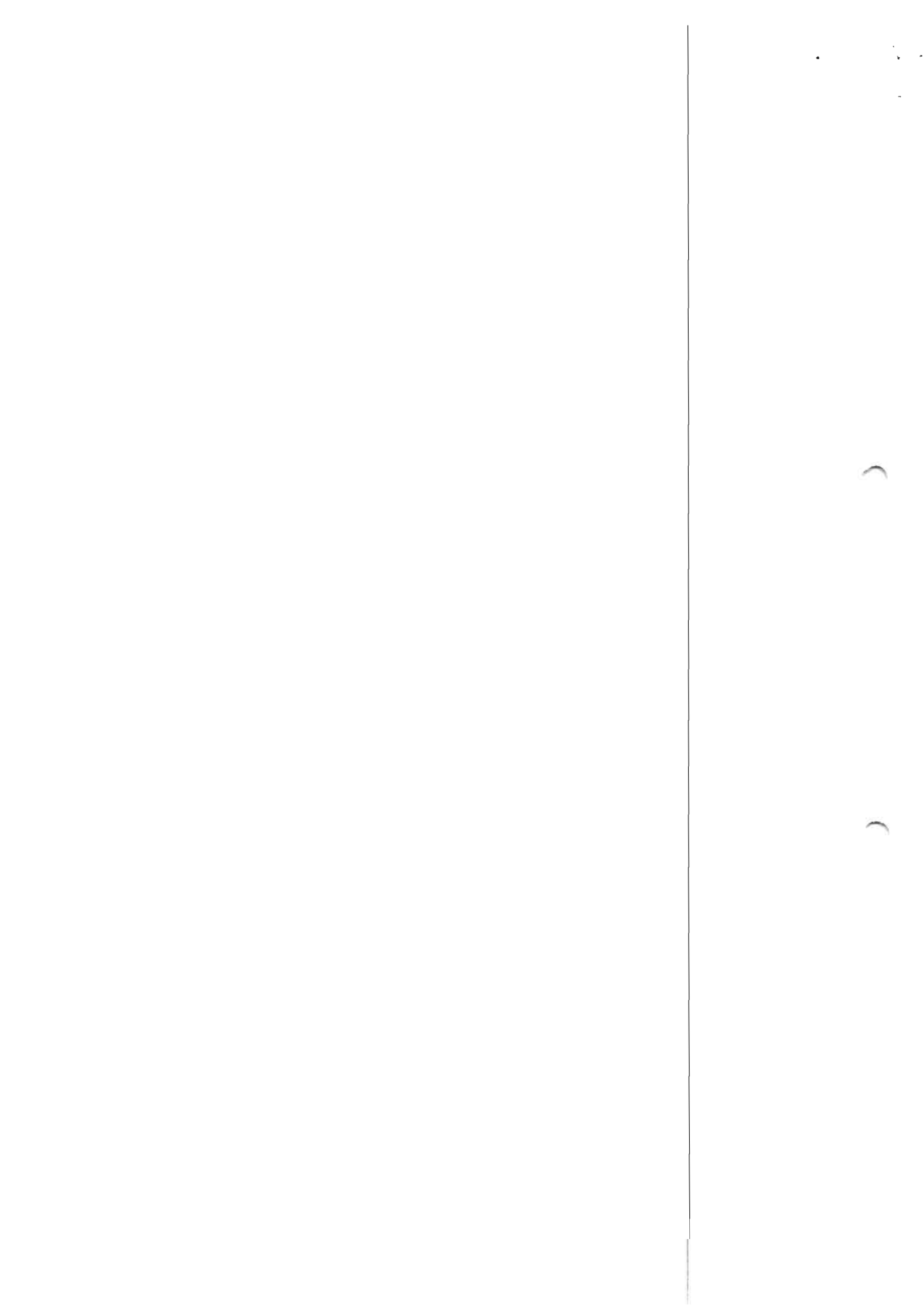
Yours Truly,



(Advocate)



Date: 25/08/2023





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

Registration Certificate

Registration Number : 27AEYFS0654N1Z3

1.	Legal Name	Sanghavi Smile Properties LLP			
2.	Trade Name, if any	Sanghavi Smile Properties LLP			
3.	Additional trade names, if any				
4.	Constitution of Business	Limited Liability Partnership			
5.	Address of Principal Place of Business	02, Bldg A Kapadia Com Plot, Nr-Palkeshwar Apt, 56th Road TPS3, TPS3, Opp Veer Sawarkar Udyan, Borivali West, Mumbai, Mumbai Suburban, Maharashtra, 400092			
6.	Date of Liability				
7.	Period of Validity	From	08/05/2023	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving				
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.05.08 00:30:31 IST			
Name					
Designation					
Jurisdictional Office					
Date of issue of Certificate		08/05/2023			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 08/05/2023 .

Stamp
Sign



Goods and Services Tax Identification Number: 27AEYFS0654N1Z3

Details of Additional Place of Business(s)

Legal Name	Sanghavi Smile Properties LLP
Trade Name, if any	Sanghavi Smile Properties LLP

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

SS
SAR



Goods and Services Tax



Goods and Services Tax Identification Number: 27AEYFS0654N1Z3

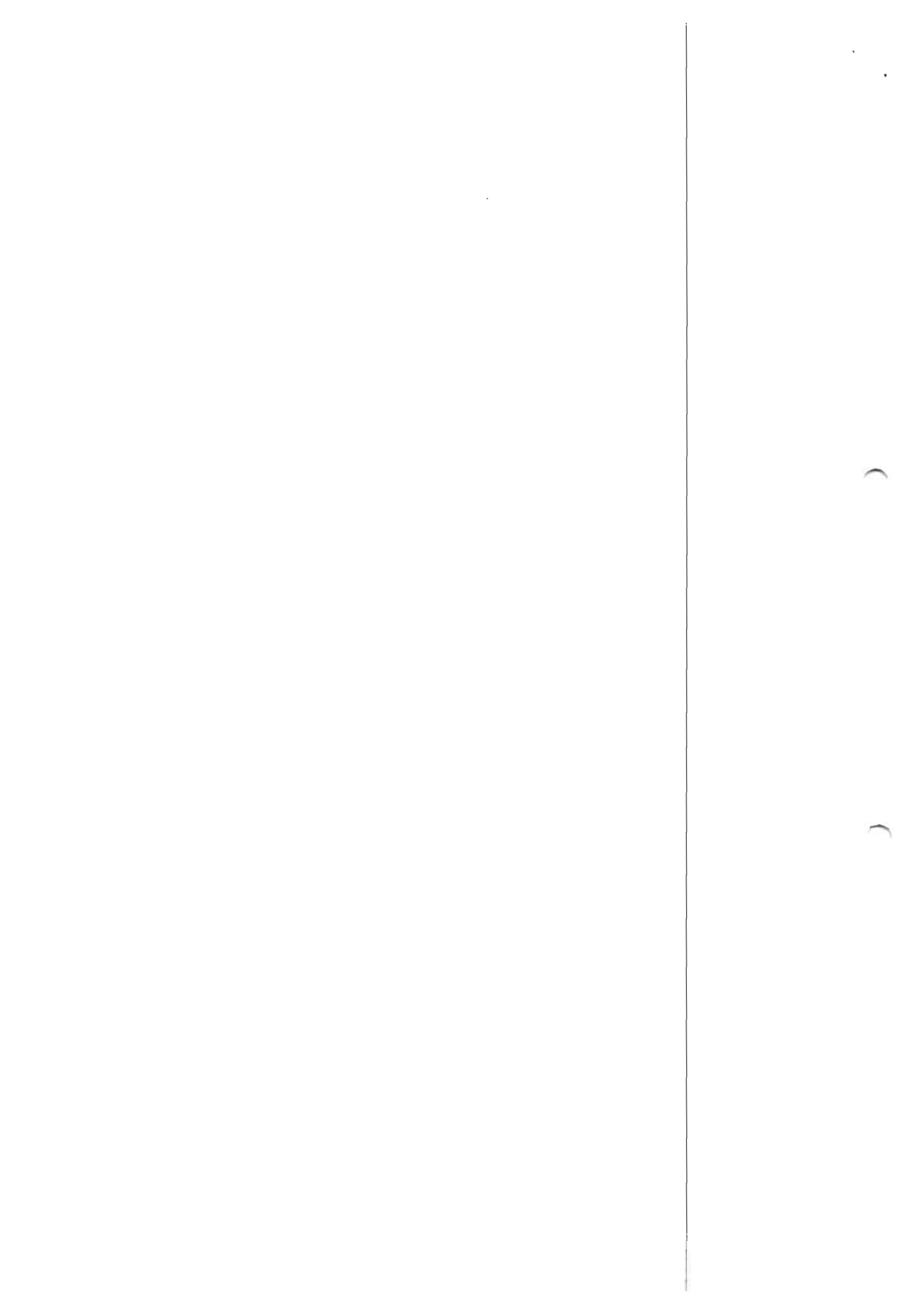
Legal Name Sanghavi Smile Properties LLP
Trade Name, if any Sanghavi Smile Properties LLP

Details of Designated Partners

1		Name	Samir Pravin Sanghvi
		Designation/Status	Designated Partner
		Resident of State	Maharashtra
2		Name	Shivam Kapil Sanghavi
		Designation/Status	Designated Partner
		Resident of State	Maharashtra

Samir

SS



(Amended)



Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :27AAZFB8050G1Z0

1.	Legal Name	Bhairav Smile Infracprojects			
2.	Trade Name, if any	Bhairav Smile Infracprojects			
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	Room No. D-11, Charkop Sailochan Co.Op. Hsg. Soc. Ltd, Plot No-804, Sector-8, Charkop, Kandivali West, Mumbai, Mumbai Suburban, Maharashtra, 400067			
6.	Date of Liability				
7.	Date of Validity	From	18/11/2022	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Maharashtra Goods and Services Tax Act, 2017			
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.05.26 14:30:27 IST			
Name		PANDHARINATH RAMCHANDRA KUMBHAR			
Designation		State Tax Officer			
Jurisdictional Office		KANDIVALI-WEST_701			
Date of issue of Certificate		26/05/2023			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 26/05/2023 by the jurisdictional authority.

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Goods and Services Tax Identification Number: 27AAZFB8050G1Z0

Details of Additional Place of Business(s)


Legal Name Bhairav Smile Infraprojects

Trade Name, if any Bhairav Smile Infraprojects

Additional trade names, if any

Total Number of Additional Places of Business(s) in the State

0

SS 





Goods and Services Tax



Goods and Services Tax Identification Number: 27AAZFB8050G1Z0

Legal Name Bhairav Smile Infraprojects
 Trade Name, if any Bhairav Smile Infraprojects
 Additional trade names, if
 any

Details of Managing / Authorized Partners

1		Name	Samir Pravin Sanghavi
		Designation/Status	Partner
		Resident of State	Maharashtra
2		Name	Nikhil Prakash Surve
		Designation/Status	Partner
		Resident of State	Maharashtra
3		Name	Tejas Prakash Surve
		Designation/Status	Partner
		Resident of State	Maharashtra
4		Name	Prakash Hanumantrao Surve
		Designation/Status	Partner
		Resident of State	Maharashtra

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**BHAIRAV
SMILE**
INFRAPROJECTS



bhairavsmileinfraprojects@gmail.com



D-11, PLOT NO 804, CHARKOP SAI LOCHAN CHS LIMITED,
SECTOR NO 8, CHARKOP, NEAR TARZAN POINT,
KANDIVALI WEST, MUMBAI 400067.

FORMAT OF REQUEST LETTER TO BE OBTAINED FROM THE BUILDER FOR PROJECT TIE-UPS

The Assistant General Manager (HL SALES)
State Bank of India,
RBO/LHO/Branch,

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: OCEAN BREEZE

We, M/s. Bhairav Smile Infraprojects, Partnership Firm, having its registered office at D-11, Plot No. 804, Charkop SailoChan Co-operative Housing Society Ltd., Sector – 8, Charkop, Near Tarzan Point, Kandivali (West) Mumbai 400 067; are willing to enter into a Tie-up arrangement with your Bank for our Project "Ocean Breeze", situated at Developed Cluster Plot No. 810, RSC-5, Survey No. 41, Charkop Village, at Sector 8, Kandiali (W) Mumbai 400 067.

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,

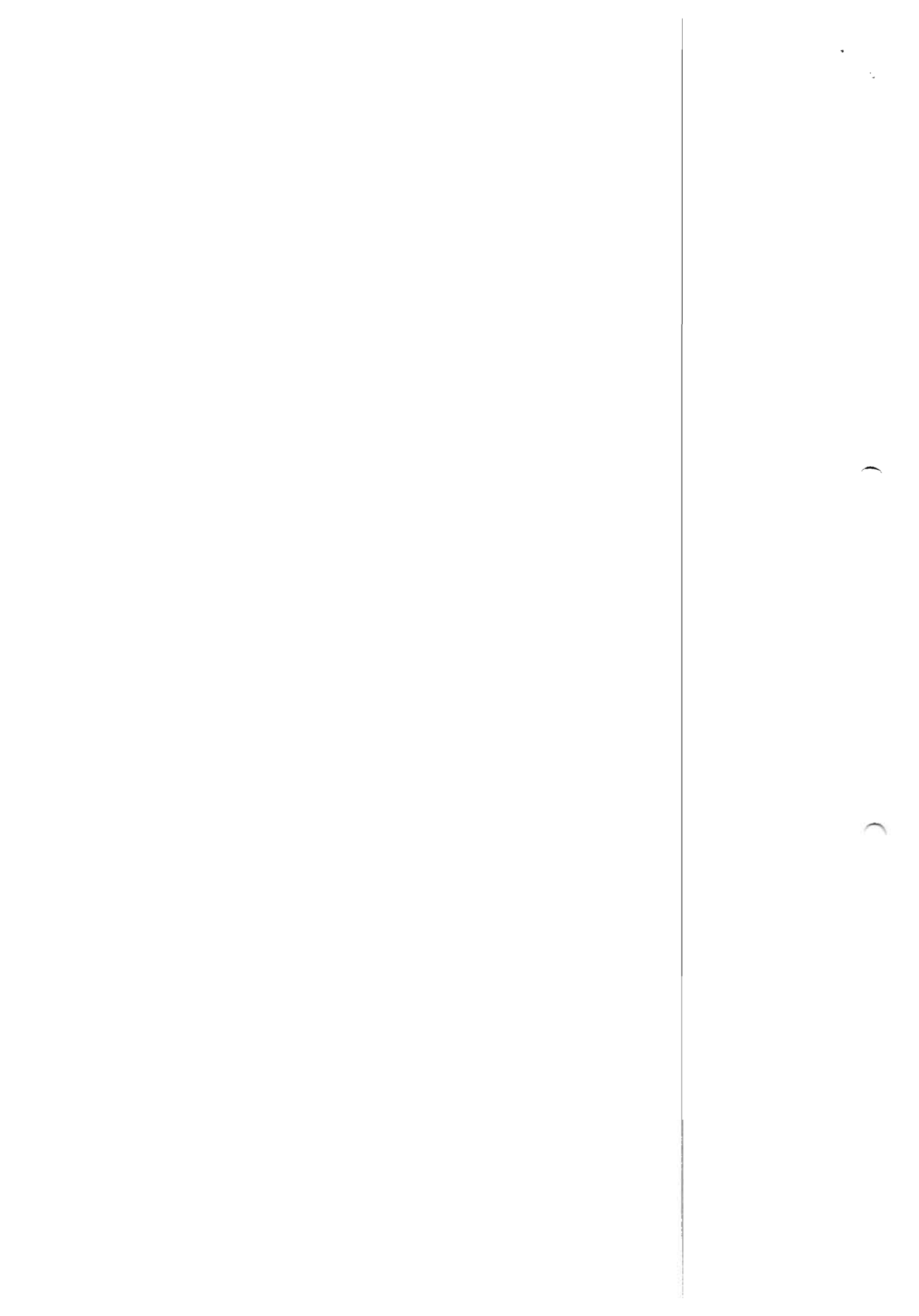
(b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and

(c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,

For M/s. Bhairav Smile Infraprojects

Authorised Signatory





**BHAIRAV
SMILE**
INFRA PROJECTS

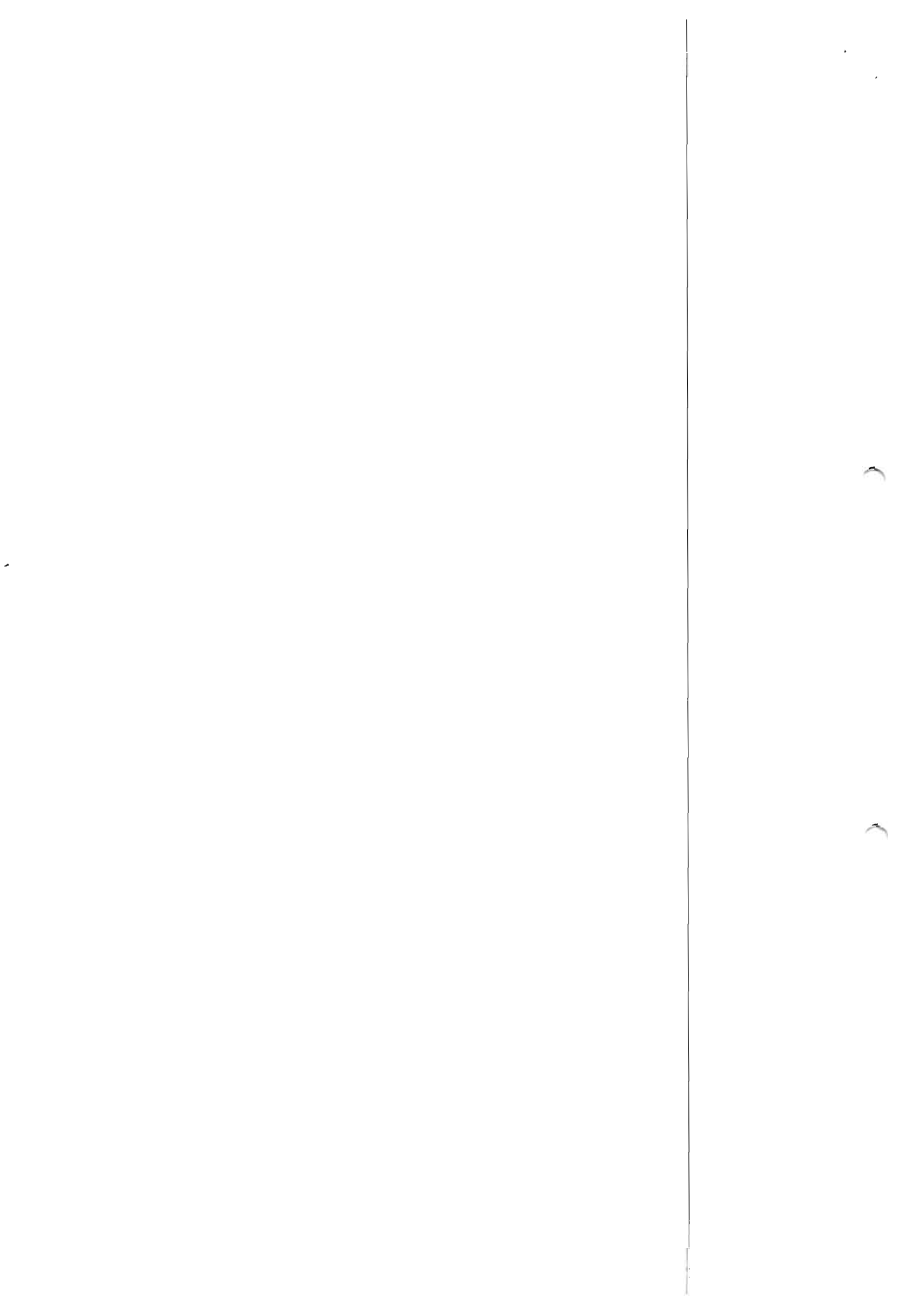
✉ bhairavsmileinfraprojects@gmail.com

📍 D-11, PLOT NO 804, CHARKOP SAI LOCHAN CHS LIMITED,
SECTOR NO 8, CHARKOP, NEAR TARZAN POINT,
KANDIVALI WEST, MUMBAI 400067.

INFORMATION FOR TIE UP REQUIRED FROM BUILDER

Sr. No.	Parameter	Particulars
1	Name of the Builder (Company/firm Name)	M/s. Bhairav Smile Infraprojects
2	Registered Address	D-11, Plot No. 804, Charkop Sailochan Co-operative Housing Society Ltd., Sector – 8, Charkop, Near Tarzan Point, Kandivali (West) Mumbai 400 067.
3	Address for correspondence	Same as above
4	Contact Person Name, Mob.No. Email id	Nikhil Prakash Surve 9920555655 bhairavsmileinfraprojects@gmail.com
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	No
5	Website url, if any	N.A.
6	Date of establishment (MM/DD/YYYY)	11 th July, 2022
7	Constitution(Proprietor/Partnership, Company)	Partnership
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	BRIHANMUMBAI DEVELOPERS ASSOCIATION – MEMBERSHIP NO SRON1182
9	Ratings from CRISIL/ICRA etc.	N.A.
10	Profile of the partners/directors	

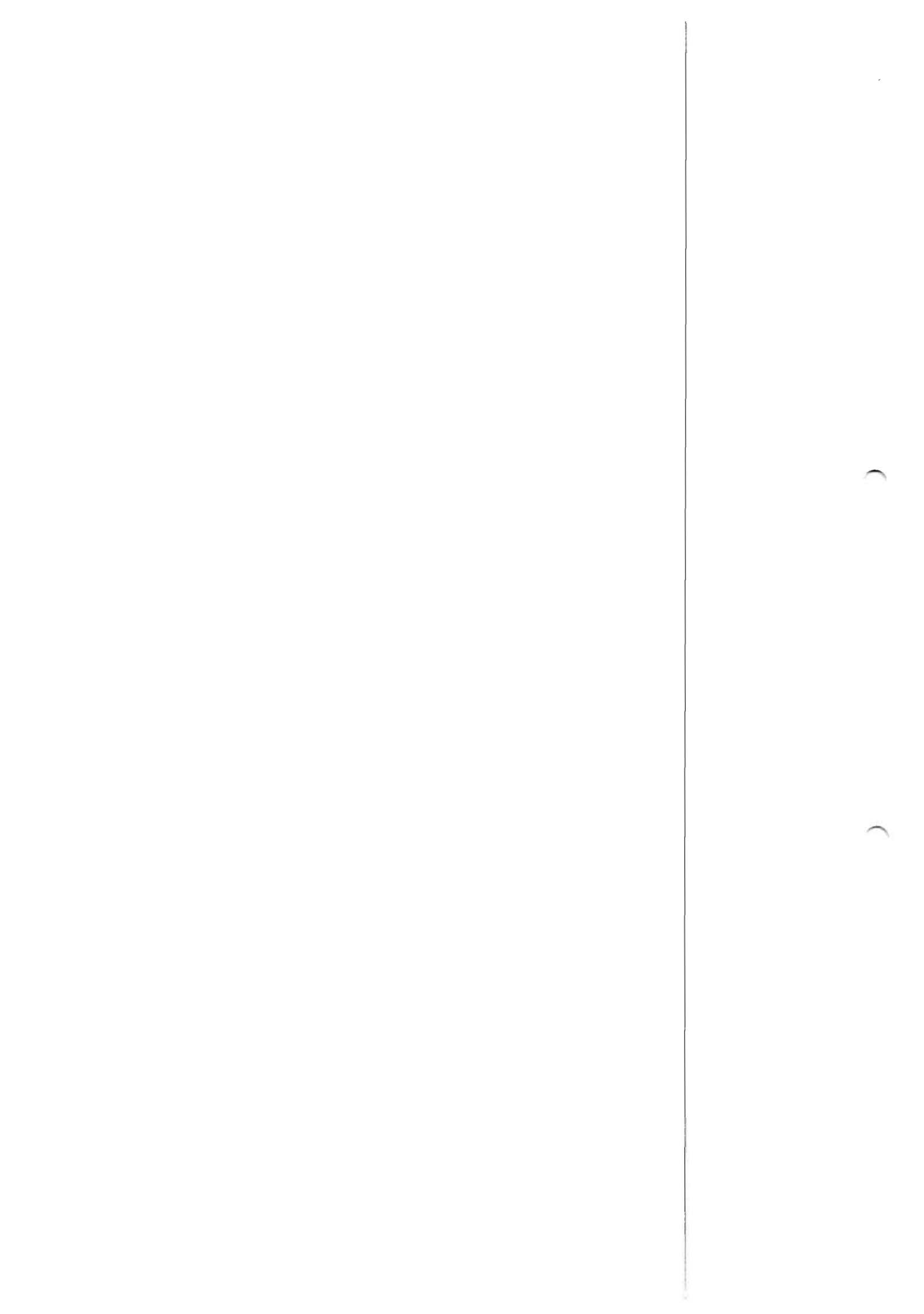
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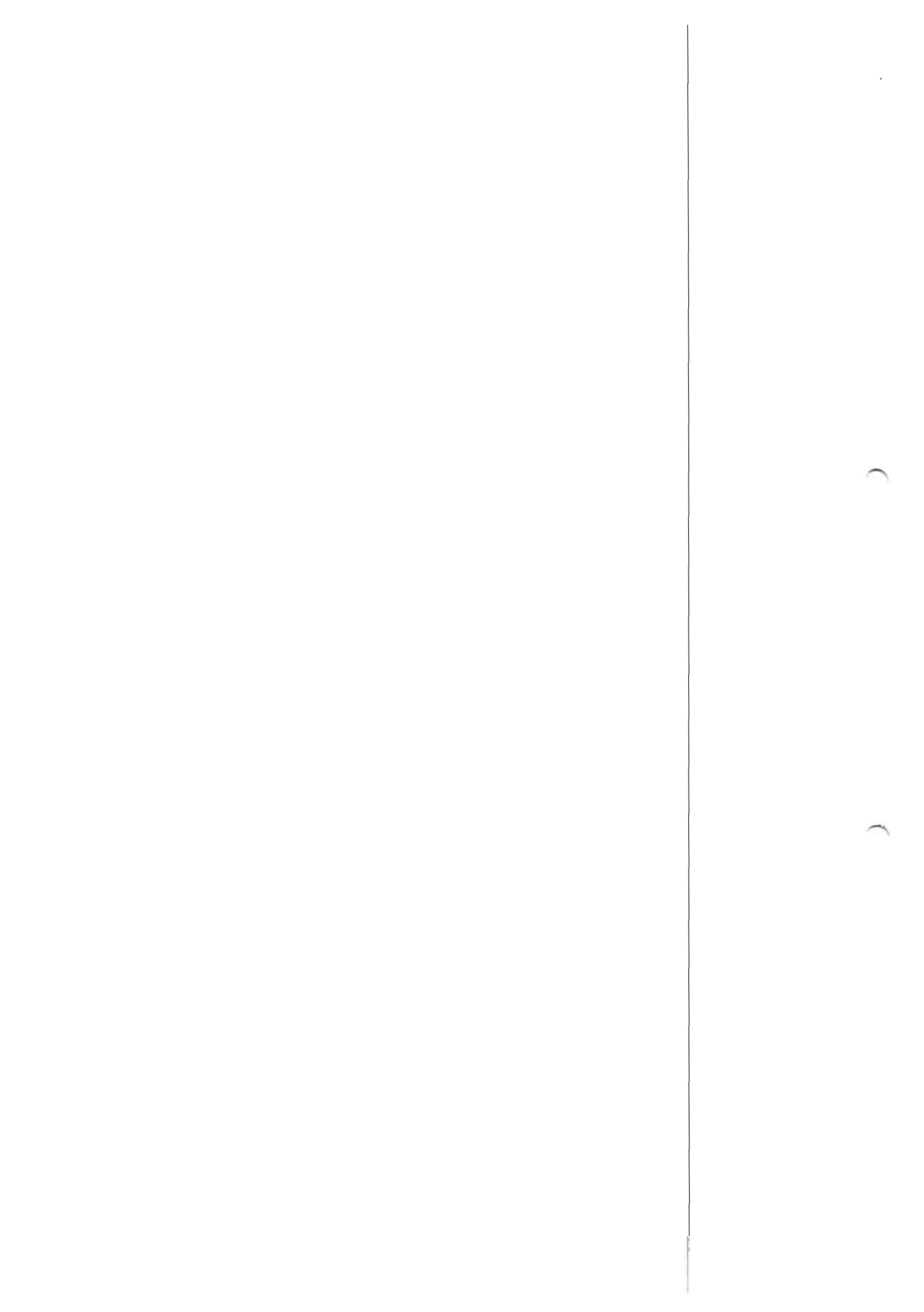
	Mr. Tejas Prakash Surve		Graduate	He is having an expertise and experience of 4 years in construction of residential/commercial building and other structures
	Mr. Prakash Hanumant Surve		12 Th standard	He is having an expertise and experience of 5 years in construction of residential/commercial building and other structures
	M/s. Sanghavi Smile Properties LLP	-	-	Partnership firm having an expertise and experience of 1 year since inception and one of its Partner Mr. Samir Sanghvi is having an experience of more than 10 years in the real estate sector particularly in construction of residential/commercial building and other structures.

11 Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters

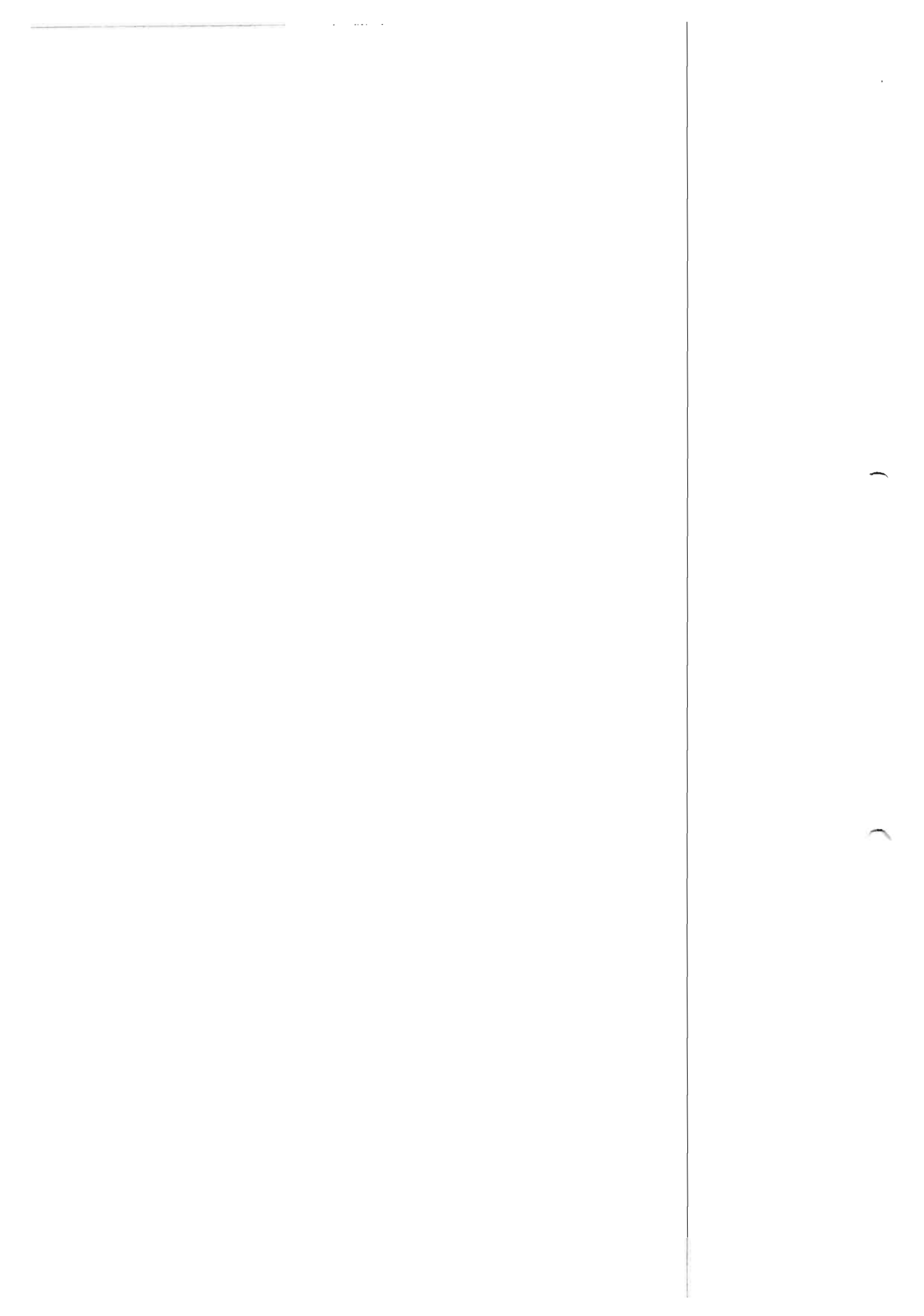
Project Name	N.A.		
Location			
Whether approved by SBI?			
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction			
Present Status (Completed Projects)	Completed on <u> </u> (Month& Year)	Completed on <u> </u> (Month& Year)	Completed on <u> </u> (Month& Year)
	<u> </u> Phases completed.	<u> </u> Phases completed.	<u> </u> Phases completed.



Total built up area of the project, in Sq.Mtr.			
Number of floors			
No. of Dwelling Units in the project			
No. of units sold in the project			
Hsg. Loan taken Through SBI (No. of flats)			
Date of Occupancy Certificate			
Date of conveyance	N.A.		
Total units Financed by SBI			
12	Details of the Present Project		
Project Name	"Ocean Breeze"		
Location with Survey Nos.	Developed Cluster Plot No. 810, RSC-5, Survey No. 41, Charkop Village, at Sector 8, Kandiali (W) Mumbai 400 067.		
<p>Details of construction finance / loan, if any, availed by the builder</p> <p>For this project If any construction finance available then please Fill details as mentioned. (*Mandatory)</p> <ul style="list-style-type: none"> - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* <p>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</p>			
Status of encumbrance of the project land			
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of	17 th July, 2023		



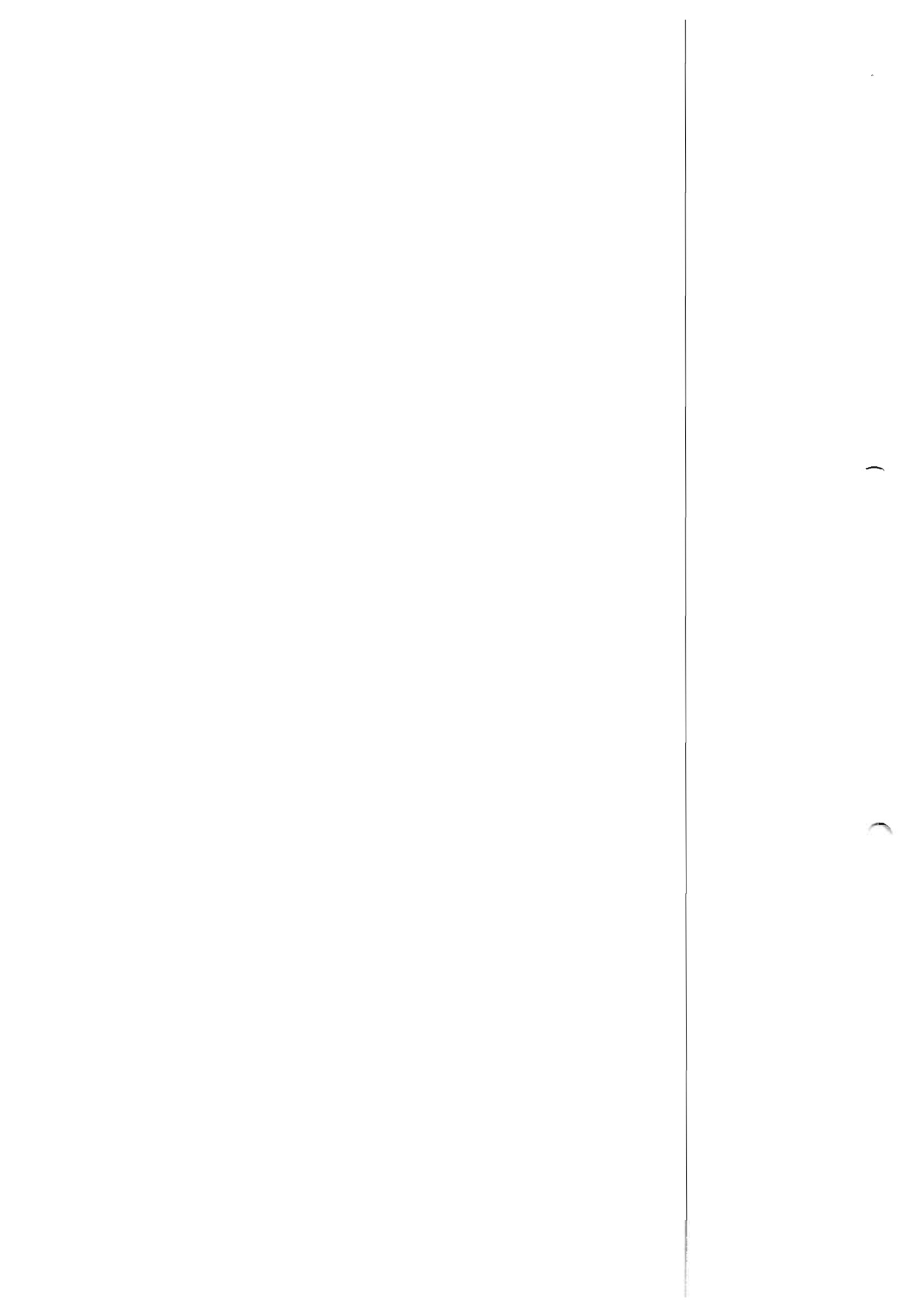
Construction			
Present Stage of Construction			
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	One Building with 3 No of wings,all wings Ground + 23 storey, Total 260 Flats, Planned schedule of completion 30/09/2028		
Total built up area of the project, in Sq. Mt.	10446 sq.m.		
No. of Dwelling Units in the project	48		
No. of units sold in the project	NIL		
No. of units Funded by SBI in this project and			
Expected business from this project			
Details of Development Agreement and POA if any	Development Agreement dated 11 th February, 2022 (duly registered) Power of Attorney dated 11 th February 2022 (duly registered)		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	Plinth Commencement certificate received		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1BHK 423 SQ.FT.	110	8037000	88,40,70,000
2BHK 561 SQ.FT.	15	1,06,59,000	15,98,85,000
2BHK 572 SQ.FT.	22	1,08,68,000	23,90,96,000
2BHK 610 SQ.FT.	18	1,15,90,000	20,86,20,000
2BHK 619 SQ.FT.	9	1,17,61,000	10,58,49,000
2BHK 661 SQ.FT.	8	1,25,59,000	10,04,72,000
2BHK 594 SQ.FT.	8	1,13,43,000	9,07,44,000
3BHK 930 SQ.FT.	22	1,76,70,000	38,87,40,000
Total Project Value		Rs.2,17,74,76,000	
14 Whether credit facility enjoyed With any bank	- Name Of Bank* - Loan Account No*		



Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	- Loan Amount* - Last date of Loan disbursement*
15. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code	BHAIRAV SMILE INFRAPROJECTS Account No : 50200071877114 BORIVALI WEST IFSC : HDFC0000145

Mr. SA S...

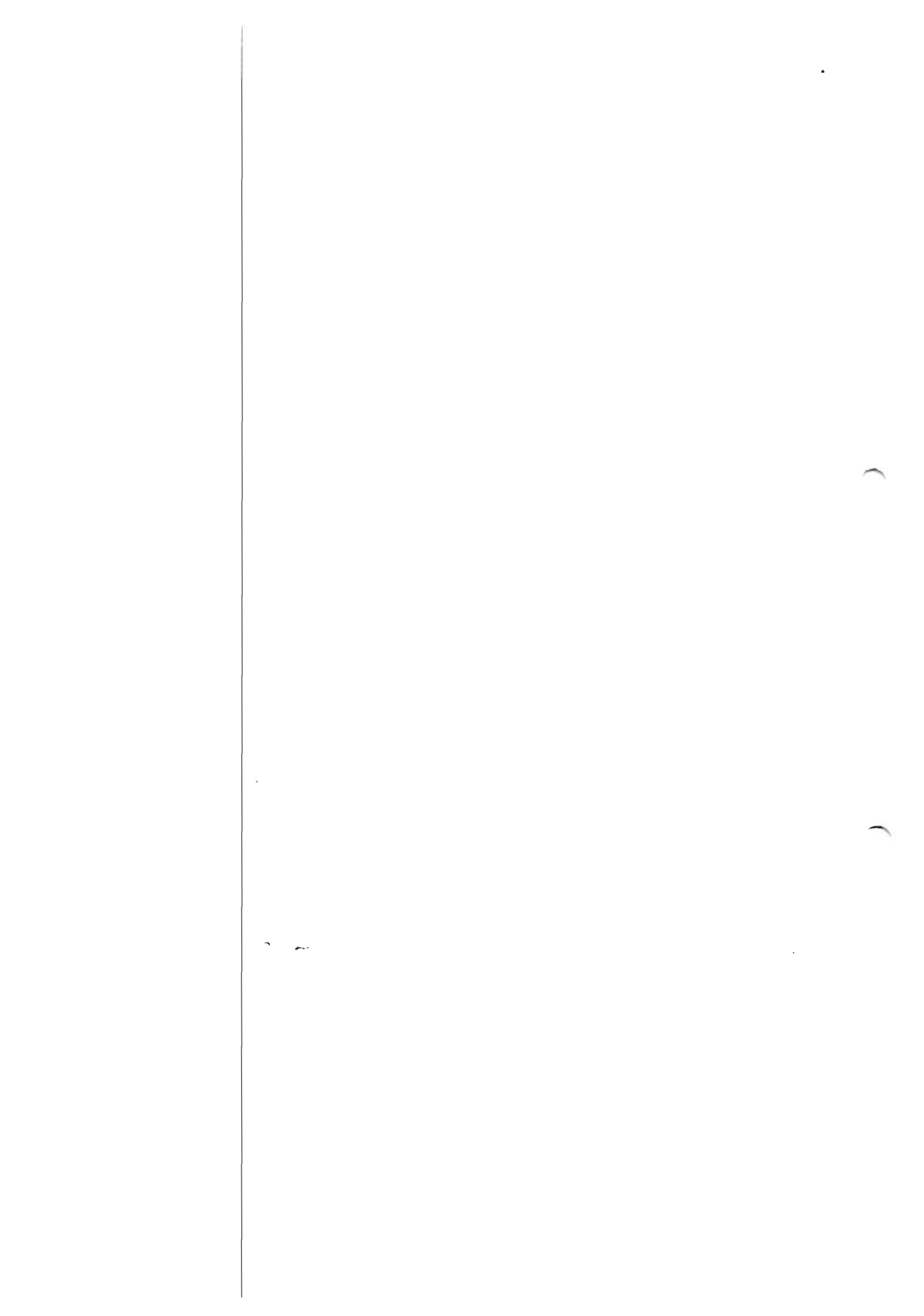
* Signature with stamp of Authorized person



INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

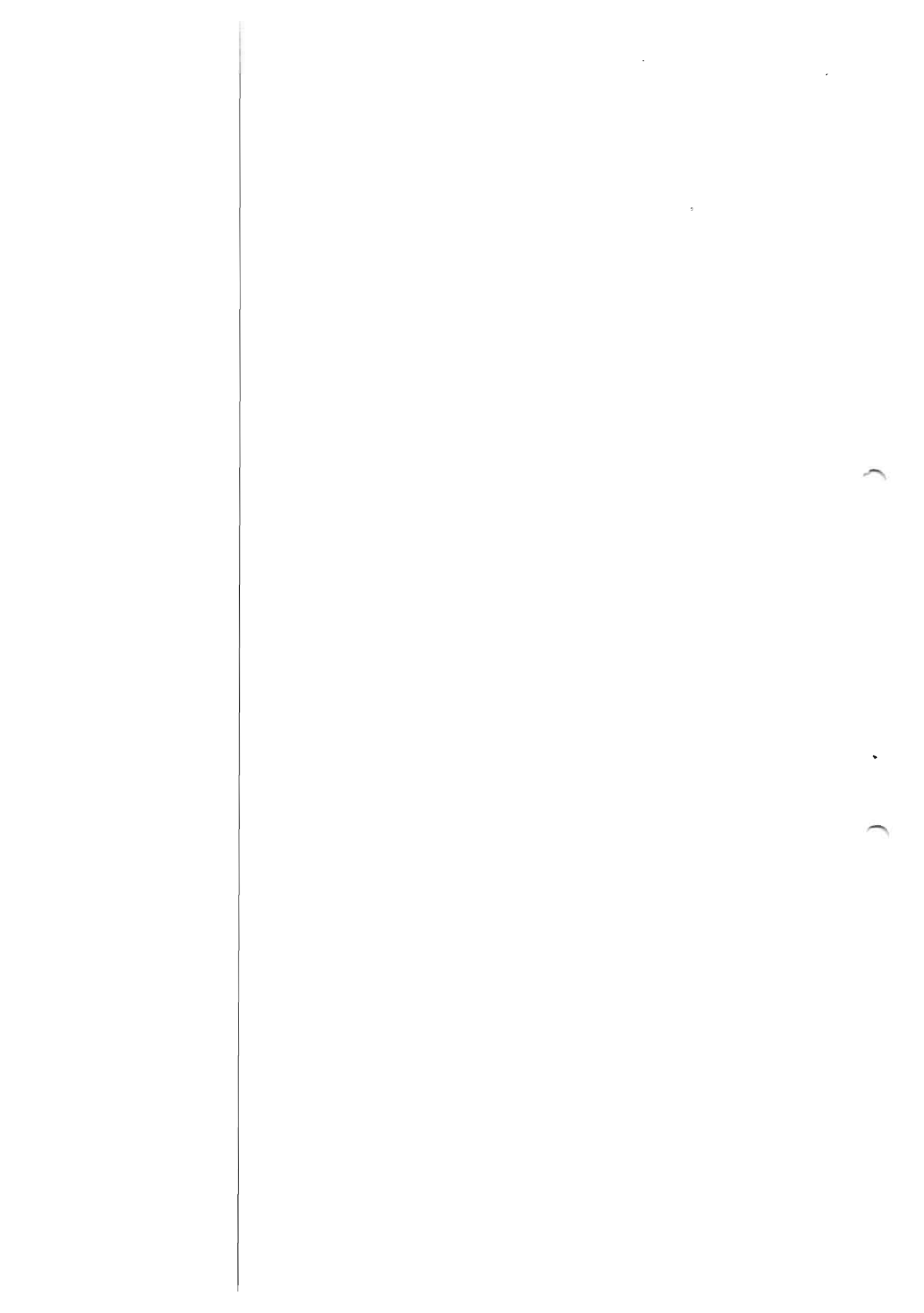
Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	M/s. Bhairav Smile Infraprojects		
2	Registered Address	D-11, Plot No. 804, Charkop Sailochan Co-operative Housing Society Ltd., Sector – 8, Charkop, Near Tarzan Point, Kandivali (West) Mumbai 400 067.		
3	Address for correspondence	Same as above		
4	Contact Person Name, Mob.No. Email id	Nikhil Prakash Surve 9920555655 bhairavsmileinfraprojects@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	No		
5	Website url, if any	N.A.		
6	Date of establishment (MM/DD/YYYY)	11 th July, 2022		
7	Constitution (Proprietor/Partnership, Company)	Partnership		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	BRIHANMUMBAI DEVELOPERS ASSOCIATION – MEMBERSHIP NO SRON1182		
9	Ratings from CRISIL/ICRA etc.	N.A.		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
	Mr. Nikhil Prakash Surve		Diploma In electronics	He is having an expertise and experience of 5 years in construction of residential/commercial building and other structures.

Mr.   



	Mr. Tejas Prakash Surve		Graduate	He is having an expertise and experience of 4 years in construction of residential/commercial building and other structures
	Mr. Prakash Hanumant Surve		12 Th standard	He is having an expertise and experience of 5 years in construction of residential/commercial building and other structures
	M/s. Sanghavi Smile Properties LLP	-	-	Partnership firm having an expertise and experience of 1 year since inception and one of its Partner Mr. Samir Sanghvi is having an experience of more than 10 years in the real estate sector particularly in construction of residential/commercial building and other structures.

11	Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters		
Project Name	N.A.		
Location			
Whether approved by SBI?			
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction			
Present Status (Completed Projects)	Completed on <u> </u> (Month& Year)	Completed on <u> </u> (Month& Year)	Completed on <u> </u> (Month& Year)
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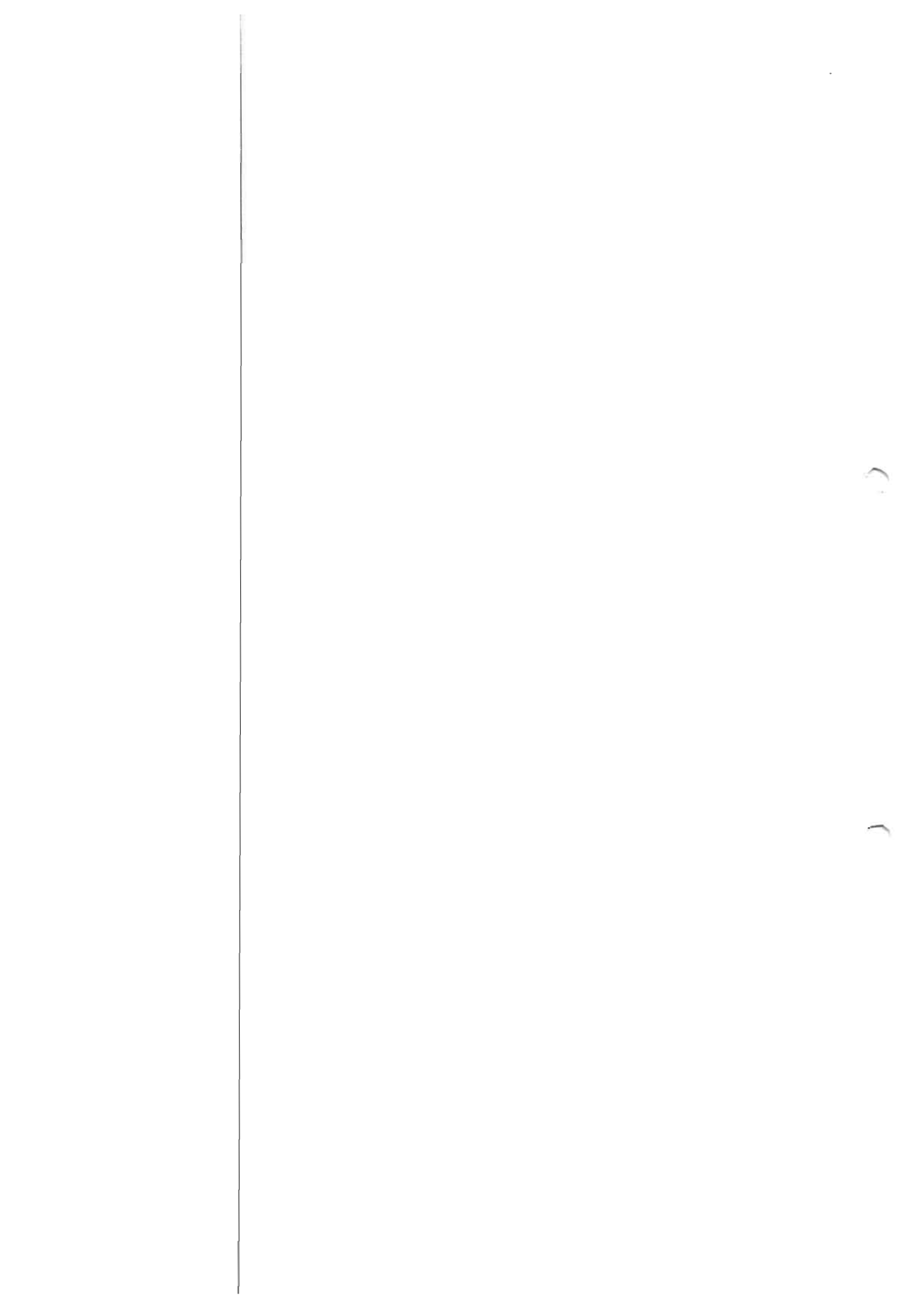
Total built up area of the project, in Sq.Mtr.			
Number of floors			
No. of Dwelling Units in the project			
No. of units sold in the project			
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Status of encumbrance of the project land			
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of	17 th July, 2023		

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Construction			
Present Stage of Construction			
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	One Building with 3 No of wings,all wings Ground + 23 storey, Total 260 Flats, Planned schedule of completion 30/09/2028		
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2BHK 594 SQ.FT.	8	1,13,43,000	9,07,44,000
3BHK 930 SQ.FT.	22	1,76,70,000	38,87,40,000
Total Project Value		Rs.2,17,74,76,000	
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<p>Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</p>	<ul style="list-style-type: none"> - Loan Amount* - Last date of Loan disbursement*
<p>15. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code</p>	<p>BHAIRAV SMILE INFRAPROJECTS Account No : 50200071877114 BORIVALI WEST IFSC : HDFC0000145</p>

 *[Handwritten signature]*

Signature with stamp of Authorized person

