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NAME OF BUILDER	TRICITY REALTY LLP
NAME OF PROJECT	TRICITY BAYVIEW
RERA NUMBER	P52000054513
RERA DATE	25/01/2024 TO 31/12/2027
LOCATION	PLOT NO 76/2, SECTOR- 17, KALAMBOLI, PANVEL, RAIGHARH, MAHARASHTRA- 410218
SOURCE BY	INDRESH KUMAR SINGH MANAGER BUILDER RELATION AO EAST MUMBAI MOD:- 8007259949 Email:- indreshkr.singh@sbi.co.in



प्रशासनिक कार्यालय, आंचल- मुंबईपूर्व, छटी मंज़िल,
टावर क्र: २, सी वी डी बेलपुर रेल्वे स्टेशन कॉम्प्लेक्स,
नवी मुंबई - ४०० ६१४

Administrative Office, Zone- East Mumbai, 5th Floor,
Tower -II, CBD Belapur Rly. Station Complex,
Navi Mumbai - 400 614

Telephone : 02227524321

| Fax : 022 27524302

| E-mail : hlst.zomum2@sbi.co.in

The Assistant General Manager
State Bank of India
REHBU, Local Head Office
Bandra Kurla Complex
Mumbai

Date: 13.03.2024

BUILDER TIE UP: TRICITY REALTY LLP
PROJECT: TRICITY BAYVIEW

Dear Sir,

With respect to the above please find enclosed tie up documents of "Tricity Bayview" project for builder tie up process.


Indresh Kumar Singh
Manager
Builder Relation
AO East Mumbai



SR.NO	DOCUMENTS SBI BANK	Received
	Banker Name :	
1	CC Plan 03 CC certificate	
2	Lease Deed03	
3	Fire Noc 03	
4	AAI Noc 03	
5	Allotment Letter 03	
6	Rera Certificate 03	
7	SEARCH & TITLE REPORT 03	
8	Mortgage Deed-03	
9	KYC 03	
10	Payment Shedule 03	
11	Draft Agreement 03	
12	Propert Tax 03	
13	Partnership Agreement 03	
14	Supplemental Agreement 03	
15	Area Sheet-03	
16	Supplemental mortgage Deed	
17	Builder Profile	
18	CREDAI /ISO certification	
19	CF Sanction Letter And LOD	
20	CA Certiccate	
	Signature	
	Date :	
	Given to Recovery dept person	
	Purpose	
	Given to Banker / Client- Geeta 3 Set	

LETTER FROM THE BUILDER FOR PROJECT TIE UP

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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT
FOR PROJECT: Tricity Bayview

We M/s, Tricity Realty LLP a Firm, having its registered office at 1001/02, Bhumiraj Costa Rica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705 are willing to enter into a Tie arrangement with your Bank for our Project Tricity Bliss, situated at Plot No.340, Sector 26, Pushpak Vahal/Ulwe, Navi Mumbai.

Yours faithfully,



Authorized Signatory
(Mr. Arjun Rekhi)



INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars		
1	Name of the Builder	Tricity Realty LLP		
2	Registered Address	1001/02, Bhumiraj Costa Rica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705.		
3	Address for correspondence	1001/02, Bhumiraj Costa Rica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705.		
4	Contact Person Name, Mob.No. Email id	Rupali Gadhava 022-66766676 rupali@tricityltd.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	www.tricityltd.com		
6	Date of establishment	15/04/2008		
7	Constitution	LLP		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	BANM CREDAI & ISO		
9	Ratings from CRISIL/ICRA etc.	SE-2B (2013)		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1.	Kulbir Singh Rekhi	67	MBA	Tenure in Firm 14 years Total Experience 35 years

2.	Savinder Singh Lamba	48	Commerce Graduate	Tenure in Firm 14 years Total Experience 20 years
3.	Angad Singh Rekhi	39	Masters (Nanotronics)	Tenure in Firm 14 years Total Experience 15 years
4.	Arjun Singh Rekhi	35	Ms. Finance	Tenure in Firm 12 years Total Experience 12 years
5.	Manish Pardasani	45	Commerce Graduate	Tenure in Firm 14 years Total Experience 25 years
6.	Harvinder Singh Lamba	50	Commerce Graduate	Tenure in Firm 12 years Total Experience 20 years
7.	Moksh Pardasani	42	Commerce Graduate	Tenure in Firm 12 years Total Experience 20 years

11 Details of last 3 residential projects executed by the same firm/company/promoters

Project Name	Plot No.5, Sector-38, Nerul, Navi Mumbai 400706	Plot No. 7, Sector-38, Nerul, Navi Mumbai 400706	Plot No. 20A, Sector-38, Nerul, Navi Mumbai 400706
Location	Seawoods, Navi Mumbai	Seawoods, Navi Mumbai	Seawoods, Navi Mumbai
Whether approved by SBI?	Yes	Yes	Yes
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC, SBI, ICICI, IDBI, LIC, State Bank of India	HDFC, ICICI, IDBI, LIC, State Bank of India, PNB, Oriental Bank of Commerce, Federal bank,	HDFC, ICICI, SBI, IDBI, DHFL
Month & Year of Commencement of Construction	June 2017	June 2017	September 2017
Present Status (Completed/Partially completed)	Completed	Completed	Completed
Total built up area of the project, in Sq.Mtr.	2275.729 sq.mtrs As per OC	2689.05 Sq.mtrs As per OC	3158.676 Sq.mtrs. As per OC
Number of floors	G+14	G+15	G+14

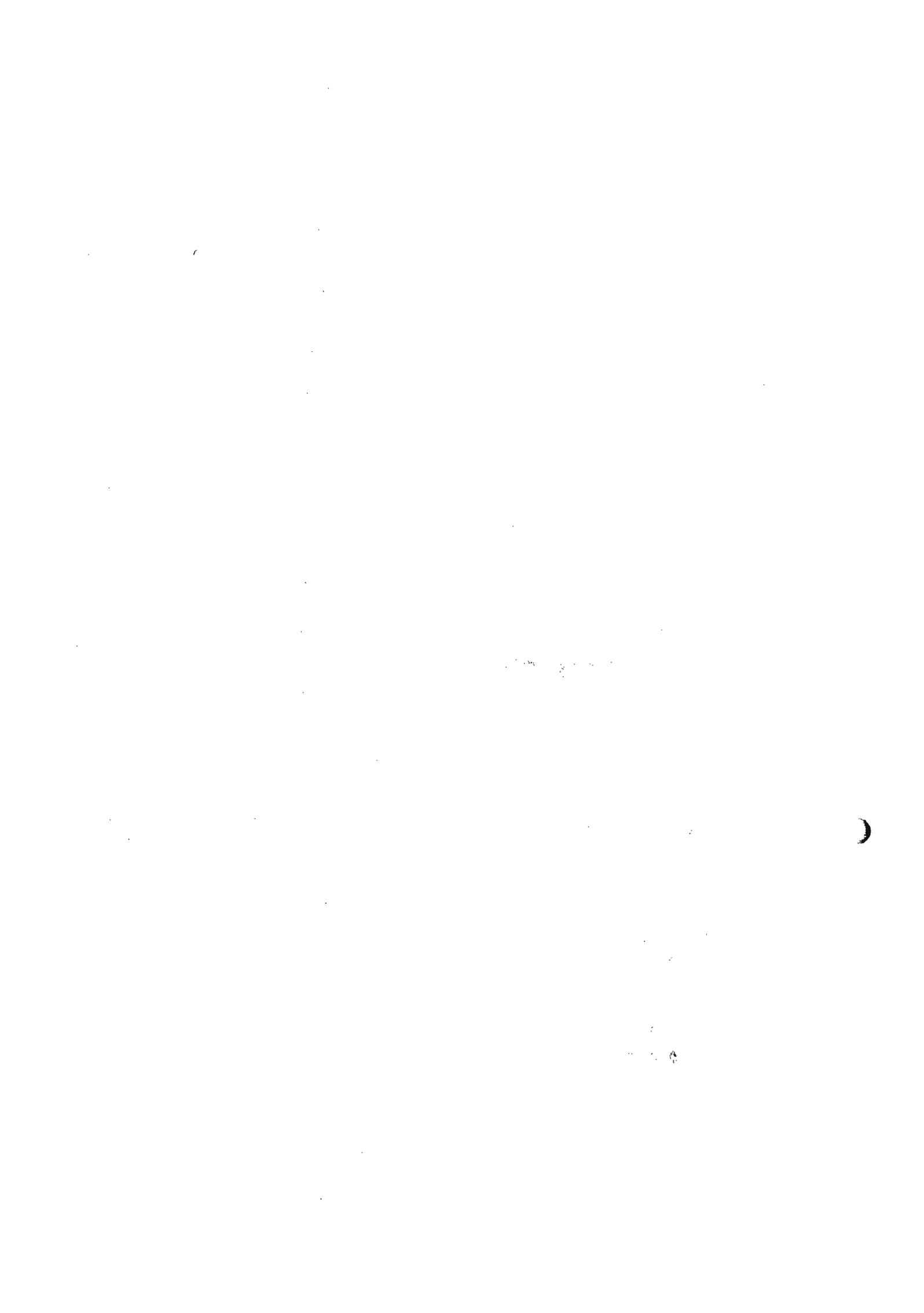
No. of Dwelling Units in the project	Flats 46 Shop 6	Flats 52 Shops 12	Flats 60 Shop 9
No. of units sold in the Project	Flats 46 Shop 6	Flats 52 Shops 12	Flats 60 Shop 9
Hsg.Loan taken Through SBI	Yes	Yes	Yes
Date of Occupancy Certificate	14-10-2019	24-09-2019	30-10-2019
Date of conveyance	08-06-2021	28-10-2021	24-08-2021
12	Details of the Present Project		
Project Name	Tricity Bayview		
Location with Survey Nos.	Plot No.76/2,Sector : 17, Kalamboli, Panvel, Raigharh, Navi Mumbai. 410208		
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by the SBI, then the project will stand Automatically approved.	YES Aaditya Birla Housing Finance Ltd.		
Status of encumbrance of the project land	None		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction	25 January 2024		
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase,project)	G + 20 Flats :- 168 Shops :- 15		

Total built up area of the project, in Sq. Mt.	9916.579 sq.mtrs.		
No. of Dwelling Units in the project	Flats:- 168		
No. of units sold in the project	168 Flats + Shops 15		
Details of Development Agreement and POA if any	Provided (Attached)		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	CC Received (Attached)		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
2 BHK	168	56,95,000/-	956760000/-
Shop	15	63,00,000/-	3,78,00,000/-
Total Project Value		Rs. 994560000/-	
14 Whether credit facility enjoyed With any bank	Bank-NA Branch A/c No.		
15. RERA Registered Escrow Account Details	Bank- HDFC Bank Ltd Branch- Sanpada A/c No. 57500001378117		
16. Disbursement to be made In favour of Account Name: Account Number : Bank / Branch : IFSC code	TRICITY REALTY LLP TRICITY BAYVIEW MASTER COLLECTION ESCROW A/C 57500001378117 Sanpada, Navi Mumbai. HDFC0001029		

Tricity Realty LLP



Name-Mr.Arjun Rekhi
(Designated Partner)



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF Partners OF Tricity Realty LLP. HELD AT Sanpada, Navi Mumbai ON 09/08/2023 AT 11.00 AM

"Resolved that the authorized Partner of the Company **Mr.Arjun Rekhi**, be and is hereby authorized to sign the applications of Bank for APF and other related documents and Applications in respect of project known as "Tricity Bliss" situated at Plot No.340 sector-26,Pushpak vahal/Ulwe,Navi Mumbai.

"Resolved that the authorized Partner of the Company **Mr.Arjun Rekhi**, be and is hereby authorized to sign all such and other documents as shall be required from time to time in respect of the said plot."

"Resolved further that a certified copy of the resolution be given to anyone concerned or Interested in the matter."

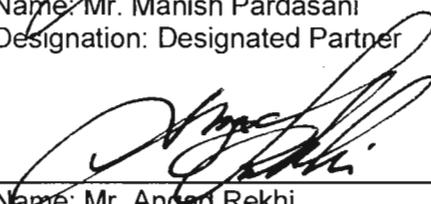
Dated this 2nd date of February 2024.

For TRICITY REALTY LLP


Name: Mr. Kulbir Singh Rekhi
Designation: Designated Partner

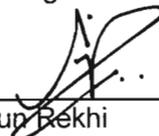

Name: Mr. Manish Pardasani
Designation: Designated Partner


Name: Mr. Harvinder Singh Lamba
Designation: Designated Partner


Name: Mr. Angad Rekhi
Designation: Designated Partner


Name: Mr. Moksh Pardasani
Designation: Designated Partner


Name: Mr. Savinder Singh Lamba
Designation: Designated Partner


Name: Mr. Arjun Rekhi

DECLARATION

To,
State Bank of India

We the Partner of the Company **Tricity Realty LLP** on behalf of the Company undertake and state that during the course of completion of the Project **Tricity Bayview** , the Company shall invest minimum of 15% of the total project cost in the Project **Tricity Bayview** being developed at Pict No. 76/2, Sector . 17, Kalamboli Panvel, Navi Mumbai 410218.

For Tricity Realty LLP (Company)



Name :
Designation : Director



Date : 5/02/2024
Place : Navi Mumbai

Business Commitment

To,
State Bank of India

We the Partner of the Company Tricity Realty LLP on behalf of the Company intent to provide the Bank (State Bank of India) around 15-20% of the total Home Loan Business from the Project **Tricity Bayview**, being developed at Plot No.76/2, Sector-17, Kalamboli, Panvel, Navi Mumbai. 410218

For Tricity Realty LLP



Name: Arjun Rekhi

Designation: Designated Partner

Date: 05/02/2024

Place: Navi Mumbai

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

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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT : TRICITY BAYVIEW

We M/s TRICITY REALTY LLP, a Company/Firm, having its registered office at Office No : 1001/1002, Bhumiraj Costarica, Plot No - 1/2, Sector - 18, Off Palm Beach Road Sanpada, Navi Mumbai. we are willing to enter into a Tie-up arrangement with your Bank for our Project **TRICITY BAYVIEW**, situated at (address) Plot No - 76/2, Sector - 17, Kalambeli, Panvel, Raigharh, Navi Mumbai 410218.

2. On approval of the Tie-up, we agreeing

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

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

Yours faithfully,

Authorised Signatory

(Mr. Arjun Rekhi)



PANVEL MUNICIPAL CORPORATION

Tal. Panvel, Dist. Raigad. Pin No. 410206

Office No. 27452233/1/1.

E-mail-

Fire Office No. 27461500

Fax No-022 27452233

Outward/No/Pmc/Fire/2021 Ref.No.956/3313 Date- 30/11/2022

To,
The ADTP,
Panvel Municipal Corporation,
Panvel.

SUBJECT: Fire brigade provisional NOC Stipulating fire protection requirements for the proposed residential cum commercial high-rise building on Plot No.76/2, Sector.17, Kalamboli, Navi Mumbai.
For M/s. Tricity Realty LLP.

REFERENCE:

- 1) Application from Architect M/s. Atul Patel received to this office on 30/08/2022.
- 2) Certified Area of construction by architect Total Built-up area 17630.899 sq. mtrs.
- 3) Agreement to lease between CIDCO Ltd & M/s. Tricity Realty LLP dated 27/07/2021.
- 4) Notarized Undertaking given for balance 50% of payment of fire fees dated 22/11/2022.
- 5) Three sets of architectural drawings.

Sir,

M/s. Atul Patel architect of the said project, under the instruction of his client M/s. Tricity Realty LLP had applied to this department to obtain provisional fire NOC for their proposed Residential cum Commercial building having Ground + 1st Podium floor (Car Parking) + 2nd Podium floor (Car Parking) + 3rd Podium floor (Amenity) + 4th to 20th upper floor residential with height 68.15 mtrs measured from ground level to the terrace on Plot No.76/2, Sector.17, Kalamboli, Navi Mumbai. for M/s. Tricity Realty LLP.

The details of location, clear open spaces, structure and occupancy are as under.

A] DEMARCATION OF THE PLOT BOUNDRIES.

Sr.no.	Direction	Description of adjoining properties.
1	On Towards North	30.00 Mtrs Wide Road
2	On towards South.	15.00 Mtrs Wide Road
3	On towards East	Plot No.76/A
4	On towards West	Plot No.76/1

10. Direction of wind flow

11. Direction of wind flow

Sr.no	Direction	From building line to plot boundary	REMARKS
1	North	4.50 Mtrs	As per submitted E report
2	South	2.00 Mtrs	As per
3	East	6.00 Mtrs	
4	West	6.00 Mtrs	

C] STRUCTURE DETAILS: -

No. Of building	No. of wings	Floor	Height in mtrs	No. stairs and width	No. of lifts and fire lifts.	U.C. Tank capacity	O.H. Tank capacity	Fire pump room	Fire Duct	Ele. Duct
1	Residential cum Commercial Building									
	1	G+20	68.15	02 nos of staircase s. Width is 1.5 mtrs each	03 Nos of which 1 is fire lift	275000 ltrs	10000 ltrs	Yes	Yes	Yes

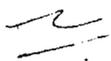
D] OCCUPANCY DETAILS (Residential cum Commercial Building)

Sr.no	Floor	Activity	Proposed area in sq. mtrs (Area in sq.mtrs)
1.	Ground	Commercial & Car parking	1570.503
2.	1st	Car parking	1539.433
3.	2nd	Car parking	1539.433
4.	3rd	Amenity	700.117
5.	4th	Residential	716.119
6.	5th	Residential	716.119
7.	6th	Residential	716.119
8.	7th	Residential	754.505
9.	8th	Residential	716.119
10.	9th	Residential	754.505
11.	10th	Residential	716.119
12.	11th	Residential	754.505
13.	12th	Residential	716.119
14.	13th	Residential	754.505
15.	14th	Residential	716.119
16.	15th	Residential	754.505
17.	16th	Residential	716.119
18.	17th	Residential	754.505
19.	18th	Residential	716.119
20.	19th	Residential	754.505
21.	20th	Residential	431.752
22.	Terrace		123.055
		Total	17630.899 Sqmtr

9. THE DEPT. COMMENTS:

1. The proposed building is situated on Plot No. 76/2, Sector 17, Kalamoli, Navi Mumbai.
2. The proposed building is designed to a height of 68.15 mtrs. The height of 68.15 mtrs.
3. The proposed area is 2400 sq. mtrs.
4. The proposed building is approachable through 7.5 mtrs road from North side, 15 mtrs road from South side.
5. Open and unobstructed drive way of more than 6.00 mtrs. is proposed on three sides and 3.00 mtrs. & 4.5 mtrs. is proposed on two of the building for the fire fighting purpose which can take a load of 45 tons.
6. Party has proposed the Residential cum Commercial building having Ground + 1st Podium floor (Parking) + 2nd Podium floor (Parking) + 3rd Podium floor (Amenity) to 4th to 20th upper floor residential with height 68.15 mtrs. measured from ground level to the terrace level.
7. Party had proposed 1st & 2nd Podium floor for car parking.
8. Party has proposed 02 nos of podium for parking which is accessible through 6 mtrs wide ramp having 1:8 gradient.
9. Party had proposed 3rd Podium floor for Amenity.
10. 4th to 20th upper floor residential units are proposed.
11. 02 nos. of staircases each of 1.5 mtrs wide enough along with fire resistance doors are proposed.
12. Party has proposed 02 nos. of passenger lift and 01 nos. fire lift.
13. Refuge area is proposed on mid landing of 7th -8th , 9th -10th , 11th -12th , 13th - 14th , 15th -16th , 17th - 18th & 19th - 20th floor of 38.386 sq mtrs.
14. Party has also proposed Mechanical Puzzle Car Parking Tower in side of the building having capacity of 57 Nos of car parking.
15. Common Underground tank purely for firefighting purpose is of 275000 ltrs & separate O.H. tank, purely for firefighting propose is of capacity 10000 Ltrs is accepted.
16. Separate fire duct for riser system with proper opening at each floor level is proposed.
17. Residential cum Commercial building, Mechanical Puzzle Car Parking Tower, stilt on ground, covered podium area, lift lobby provided with sprinkler system, detection & alarm system.
18. The wet -riser cum down comer system, detection & alarm system along with proper pumping system is proposed.
19. The submitted proposal is well in order in fire & life safety point of view.

In view of the above noted point and fact, as the submitted proposal is well in order in fire & life safety point of view, hence this department does not have any objection for the said Proposed Commercial building having Ground + 1st Podium floor (Car Parking) + 2nd Podium floor (Car Parking) + 3rd (Amenity) to 4th to 20th upper floor residential with height 68.15 mtrs measured from ground level to the terrace on Plot No.76/2, Sector.17, Kalamoli, Navi Mumbai. for for Residential & Commercial purpose by for M/s. Tricity Realty LLP subject to compliance of UDCPR, approval by your department & satisfactory compliance of following fire brigade requirements. Sign in token of approval subject to requirements given as under.



Fire Safety and Fire Protection Code of Practice

Part B - Commercial and Industrial Buildings

Provision shall be made for fire protection in accordance with the following provisions, installation of the system

SR.NO	FIRE FIGHTING INSTALLATION	REQUIREMENTS	PROVISION	REMARKS.
1.	Hand held fire extinguishers	Required at prominent places	As per IS 2189	At various strategic Location. & near electric meter room, lift room
2.	Hose reel	Required	As per IS 884-1984	At various strategic Location.
3.	Fire -duct (Shall be sealed at each floor level)	Required		At each floor level and provided with: 1) Single Landing valve IS 5290 at each floor level. 2) Hose-reel hose : 30 mtrs IS 884/ 12585. 3) Hose box with a)15 mtrs canvas hose with male & female coupling IS 663 b) nozzle IS 903
4.	Wet riser Down comer	Required		Shall be provide at in the given fire duct .
5.	Yard Hydrant or Ring hydrant	Required At various strategic Location , this shall also be extended on top most podium floor for proper fire protection in addition to this the internal side podium is not accessible for fire engine hence diagonally opposite water monitor shall be provided.		At periphery at distance of 45 meters distance from each other appropriate distance shall be maintained. Internal dia shall not be less than 150 mm.As per guide line IS 3844.
6.	Sprinkler System	Required in entire building 1. In entire building, in car parking area, in podium car parking area, in stilts, common lift lobby area on each floor, in Commercial area in flat &in puzzle car parking area .		Shall be provided as per the guideline given in IS 15105 Design and installation of fixed automatic sprinkler fire extinguishing system.
<p>NOTE : 1) For sr. no.4,5 & 6 License agency shall produce the "TEST CERTIFICATE" OF PIPES use i.e. New brand GI "C" Class heavy duty pipes which confirming IS 1239(part I) 1990. At the time of applying for final Fire NOC</p> <p>2) For sr. no3 , License agency shall produce the "TEST CERTIFICATE" OF complete assembly of landing valve confirming IS 5290 at the time of applying for final fire NOC</p>				
7.	Manually operated Electronic fire Alarm system with talk back system	Required. 1) In entire building 2) Covered Podium	As per IS 2189	Required at each floor at strategic location and indication shall be received at ground floor (with battery back-up for continuous running.)

9.	Fire Pump Room	Required.	Pump room shall be provide to accept / installed the fire pumps & peripheral installation at one place
10.	Under ground water Tank	Required	Common water tank of 275000 ltrs is accepted. Water storage should be used exclusively for fire fighting
11.	Fire pumps (submersible pumps will not be accepted)	Required.	<p>1] Main pump : 2850 L.P.M.</p> <p>2] Stand-by pump : Diesel driven of same capacity that of main pump driven pump.</p> <p>3] Sprinkler Pump : 2850 L.P.M</p> <p>4] Jockey pump : 180 L.P.M (02 Nos)</p> <p>5] Booster pump : 450 L.P.M</p> <p>Lower levels in high rise buildings 60 m or above in height are likely to experience high pressure and therefore, it is recommended to consider multi-stage, multi-outlet pumps (creating pressure zones) or variable frequency drive pumps or any other equivalent arrangement.</p>
<p>NOTE : For sr. no.11 License agency shall produce the "TEST CERTIFICATE" OF FIRE PUMPS ,ITS MOC use i.e. New brand FIRE PUMPS which confirming IS 12469(1988) At the time of applying for final Fire NOC. The Material should be corrosion resistance material equal to or better then the copper alloy like brass & bronze having minimum copper content of 80% & as mentioned in code.</p>			
12.	Firefighting over head tank	Required	Proposed water tanks of 10000 ltrs is accepted. Water storage should be used exclusively for fire fighting
13.	Fire Resistance doors	Required	At each enclosed lobby as per IS 3614 , 2hrs rated. For house Entrance 1 hrs rated as per IS 3164. (please note IS 5509 (2000) Fire rated plywood doors shall not accepted.
14.	Fire brigade connection	Required	At the entrance of main gate.
15.	Public address system.	Required	Required in the entire building
16.	Tube fire Suppression system/ modular fire extinguisher.	Required	Required in electric meter room to provide the fire protection to electric meters at initial stage.
17.	Alternate source of power supply	Required	D.G. set with AMF (auto mode change over facilities) panel for fire essential services and areas such as fire lift, all staircases and common floor passage/ lobby areas/refuge area /utilities services etc.

18.	Sign indicators.	Required at prominent places.	Sign indicator should provided at prominent places as per guideline given in IS: 9457 for safety colour and safety. IS : 12349 for fire protection safety signs. IS : 12407 for graphic symbol for fire protection plan.
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FEES PAID: (RESIDENTIAL CUM COMMERCIAL BUILDING)

- १) अग्निशमन विभागा मार्फत सुरवातीचा ना-हरकत दाखला देताना अग्निशमन कायद्यातील तरतुदीप्रमाणे अग्निशमन सेवा शुल्क (Fire Service Fees) आकारण्यात आलेली आहे.
- २) मा. महासभेने मंजूर केलेला ठराव क्रमांक ३३४ दिनांक १८/०६/२०२१ नुसार Fire Premium Charges व Fire Infrastructure चार्जेस आकारण्यात आलेले असून या मधील ५०% टक्के Fire Premium Charges सुरवातीला नाहरकत दाखला घेताना व उर्वरित ५०% रक्कम पुढील १ वर्षात अथवा अंतिम ना-हरकत दाखला घेताना भरण्यास असलेल्या सुविधेचा वापर संबंधित विकासकाने घेतलेला आहे.
- ३) गोळा करण्यात आलेल्या महसुलाच तपशील खालील प्रमाणे विस्तृत स्वरूपात मांडण्यात येत आहे.

Sr. No.	Type of Fees	Area In sq mtrs	Rate RS	Total fees Payable Rs	Fees paid Rs	Receipt no.	Baland Fees
A	B	C	D	E	G	H	I
1	Fire service	17630.899	15/-	264464/-	264464/-	F104/8080 dated 22/11/2022	Nil
Sr. No	Type of Fees	Area In sq. mtrs	Rate RS	Total fees Payable Rs	Fees paid Rs 50% of payable fees.	Receipt no.	
2	Fire premium (0-35)	9722.972	250/-	2430743/-	1215372/-	F104/8081 dated 22/11/2022	1215371/-
Sr. No	Type of Fees	Area In sq. mtrs	Rate RS	Total fees Payable Rs	Fees paid Rs 50% of payable fees.	Receipt no.	
4	Fire Infrastructure (35-45)	2186.748	100/-	874697/-	1867645/-	F104/8082 dated 22/11/2022	1867645/-
5	Fire Infrastructure (15-35)	5721.188	100/-	2460592/-			
				3745290/-			

NOC (FIRE & LIFE SAFETY) CONDITIONS

1. The issued NOC shall be valid for a year from the date of issue.
2. All fire & life safety systems shall be installed as per NBC-2016.
3. All fire & life safety systems shall be installed as per NBC-2016.
4. All fire & life safety systems shall be painted with glow paint.
5. All fire protection systems jobs must be carried out by the approved Licensed Agency.
6. Sign boards such as No Smoking, Exit, Emergency Telephone Numbers and First Aid etc. shall be provided at prominent places. The 'No Smoking' sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
7. Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
8. The issued NOC shall be valid for a year from dated of issue to obtained C.C.
9. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
10. NOC obtained by misleading this department & producing the forge/ false documents shall be treated as null & void.

The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.


30/11/22
VIJAY S. RANE
CHIEF FIRE OFFICER
PANVEL MUNICIPAL CORPORATION.

- Copy To
- 1] M/s. Atul Patel Architect
 - 2] Office copy.



भारतीय विमानपत्तन
अधिकारिता

NAVI/WEST/B/081921/571620

मालिक का नाम एवं पता TRICITY REALTY LLP

दिनांक/DATE: 02-01-2021

OWNERS Name &
Address

Bhumiraj Costarica, Plot No.1&2, Sector
18, Sanpada (East), Navi Mumbai-
400705.

वैधता/ Valid Up to: 01-01-2031

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

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	NAVI/WEST/B/081921/571620
आवेदक का नाम / Applicant Name*	Sneha Dhanawade
स्थल का पता / Site Address*	Plot No. 76/2, Sector 17, Kalamboli, Navi Mumbai, Maharashtra.,Kalamboli,Navi Mumbai,Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 02 34.22N 73 05 45.50E, 19 02 34.91N 73 05 46.59E, 19 02 32.42N 73 05 46.79E, 19 02 33.12N 73 05 47.87E
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*	5.45 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	98.3 M (Restricted)

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

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

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

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विले पार्क ईस्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

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

25

NATIONAL AVIATION AUTHORITY

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

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

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

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

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

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

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

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

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

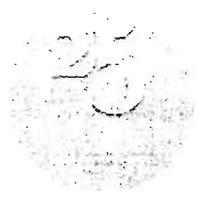
e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

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

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

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

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



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 ऊंचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- 1), अनुसूची- IV (भाग-2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट

मुंबई- 400099 दूरभाष संख्या 91-22-28300606



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

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

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

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

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

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

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

ध) यह एनओसी पहले जारी किए गए एनओसी का स्थान लेता है।

q. This NOC superseeds the previously issued NOC.

Dam
09/10/2023



NAV WEST BUSINESS UNIT

क्षेत्र का नाम Region Name: पश्चिम: WEST

पदनामित अधिकारी: Designated Officer नाम: पदनाम: दिनांक सहित हस्ताक्षर Name/Designation: Sign with date	 गोपाकुमार आर. एस्. / GOPAKUMAR R.S. प्रबन्धक (ए.टी.एम.), पश्चिमी क्षेत्र General Manager (A.T.M.), Western Region भारतीय विमानपत्तन प्राधिकरण/ Airports Authority of India मुंबई / Mumbai - 400 099.
द्वारा तैयार Prepared by	 MIRAS GUPTA Srn (A.T.M. - D.A.S.)
द्वारा जांचा गया Verified by	 Sangeta Pauritcal Aam (A.T.M. - D.O.A.S.)

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

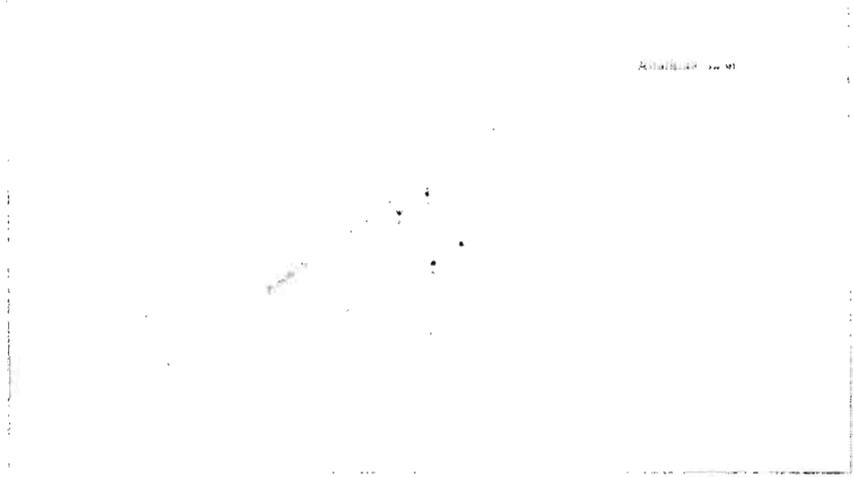
ANNEXURE/अनुलग्नक

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	28239.92	103.05
Navi Mumbai	5976.35	27.96
Santa Cruz	24804.72	103.21
NOCID	NAVI/WEST/B/081921/571620	

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

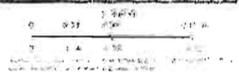
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no 91-22-28300606



Satellite View



Source: [illegible]



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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

Reference No 7486/1000597 / 1395

Date 24.03.2021

Customer No 30128518

To

M/s TRICITY REALTY LLP .

1001/02, Bhumiraj Costarica.

Plot No.1&2, Sector-18, Sanpada.

NAVI MUMBAI-400705

Subject: Allotment of Plot No. 76/2, in Sector 17 at Node Kalamboli, Navi Mumbai.

Reference: 1) Scheme No.MM-03-2020-2021

2) Your participation in Scheme No.MM-03-2020-2021

- **Successful Bidder**

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-03-2020-2021 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

A. DETAILS OF PLOT ALLOTTED

a) Plot Allotment date	: 24.03.2021
b) Plot Number	: 76/2
c) LAPO code	: NMKL017000076/2
d) Sector No	: 17
e) Node	: Kalamboli
f) Area of Plot (In Sqm)	: 2,606.2800
g) Rate Rs./Sqm	: 85,000.00
h) Total Lease Premium (Rs)	: 221,533,800.00
i) Permissible FS/MPR	: 1.5000
j) Use of Plot/Land Use	: Residential + Commercial

B. TOTAL PRICE OF PLOT

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
221,533,800.00	10,243,500.00	211,290,300.00

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

C. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc. Tax)	Due Date
EMD	0.00	921,915.00	921,915.00	1,843,830.00	07.05.2021
BC1	104,814,398.25	9,433,295.84	9,433,295.84	123,680,989.93	07.05.2021
BC2	104,814,398.25	9,433,295.84	9,433,295.84	123,680,989.93	06.06.2021

*Payment to be made on previous working day if due date for installment is a holiday.

D. TDS

Note: The buyer has to deduct applicable TDS rupees **1661503.50**

E. MISCELLANEOUS CHARGES

Particulars	Charges (Rate)	Amount in Rs.
1) Documentation Charges (Incl. GST @ 18%)	0.00	590.00
2) Annual Lease rent (Area)	0.00	0.00
3) Annual Lease rent (Fixed)	0.00	0.00
4) 60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%)	100.00 per year	7,080.00
5) Water Distribution Betterment Charges	310 per sqm	807,946.80
6) Power Supply Network Development Charges (If area <4000 = Area X FSI X 350 X 1.35 & If area >4000 = Area FSI X 225 X 1.35)	0.00	1,847,200.95
7) Power Connection Charges	0.00	0.00
8) Deposit Power Connection	0.00	0.00
9) Water Connection Charges	0.00	0.00
10) Deposit Water connection	0.00	0.00
11) Drainage Conn. Charges	0.00	0.00
12) Deposit Drainage Conn.	0.00	0.00
13) Other Charges	0.00	0.00
Total Miscellaneous Charges		2,662,817.75

F. Goods & Services Tax (GST):

a) If an allottee does not intend to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units to third parties, then GST shall be recovered by CIDCO @18%.

b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

1) Application of Law:

The above plot of land has been agreed to be leased to you under the Provisions of Section 118 of the Maharashtra Regional and Town Planning Act, 1966 and the Navi Mumbai Disposal of Lands (Amendment) Regulations 2008 made there-under as amended from time to time. The development of the land shall be governed by the provisions of the Unified Development Control and Promotion Regulation.

2) Registration of Society: (Applicable for a plot allotted to a Co-operative Housing Society)

The allotment of the plot is subject to registration of Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960. CIDCO will issue the NOC in this regard. This shall be done before execution of agreement.

3) Term of Lease:

The lease shall be granted in consideration of premium or rent or both premium and rent, for a term not exceeding 60 years. Provided that in special circumstances the term of the lease may be extended beyond 60 years but not beyond 99 years for reasons to be recorded in writing.

4) Land Use:

The land is to be used for erection of building for **Residential + Commercial** purpose only.

5) F.S.I.:

The Floor Space Index permitted to be consumed is **1.5**. The General Development Control Regulations in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I. which may be permitted as per the Unified Development Control and Promotion Regulation on the recovery of such additional lease premium as may be prescribed.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case

i) Affidavit cum Undertaking regarding, stating that they are developing project for sale of constructed apartments, shops, offices to prospective buyers, and if in future GST liability arises in respect of the subject plot, then they will pay the GST along with interest/ DPC thereon and will keep CIDCO indemnified from any liability in this regard.

ii) Letter on letterhead regarding developing project for sale of constructed apartments, shops, offices to prospective buyers.

iii) The GSTIN Registration Number

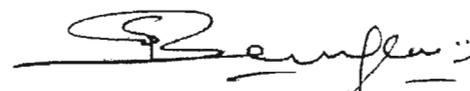
c) The Corporation reserves the rights to verify the representation and allow or deny the request of allottee as per applicable rules in this regards.

G. You are requested to pay all the installments within the stipulated time prescribed in the Allotment Letter. No time extension whatsoever will be given to the allottee by the Corporation under any circumstances.

H. The Unified Development Control & Promotion Regulations for Maharashtra State in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S I which may be permitted as per the Unified Development Control & Promotion Regulations for Maharashtra State on the recovery of such additional lease premium as may be prescribed

I. We will be thankful to you if you dispatch acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in presiding Para. The terms and conditions of the concluded agreement by this letter of allotment are produced as attached annexure.

Yours Faithfully,


Marketing Manager -
MARKETING MANAGER-F
CIDCO Ltd. 1005, 1006
Navi Mumbai-400 614.



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Tel. 67121078

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

6) User of land and consumable FSI:

The user and the FSI permitted to the demised premises, which shall not be changed/ increased without the prior written permission of the Corporation and without the payment of prescribed Additional Premium and other charges.

7) Mode of Payment:

Payment of lease premium, GST on lease premium, Water Distribution Betterment charges and the documentation charges shall be paid separately through online payment mode only. For details, the allottee should visit the website www.cidco.maharashtra.gov.in. The Goods and Service Tax, if applicable on the amount of EMD shall be paid immediately after receipt of the allotment letter.

8) Other Charges:

In addition to lease premium, the intending lessee shall also bear and pay charges such as scrutiny fee for the plans etc., which are required to be paid according to the General Development Control Regulation 1975 and the Unified Development Control and Promotion Regulation and other statutory charges payable under Maharashtra Regional Town Planning Act, 1966 or any other act being in force from time to time.

9) Payment of rents, taxes and other charges:

The Lessee shall, during the continuance of the lease pay all rates, taxes and other charges due and becoming due in respect of the demised land by the Corporation or Lessee thereof.

10) Payment of land revenue:

The Lessee shall, during the continuance of the lease pay the land revenue and cesses assessed or which may be assessed on the demised land.

11) Payment of documentation charges:

Documentation charges of Rs.500/- shall be payable before execution of lease agreement. In addition to the payment of Documentation Charges to the Corporation.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

12) Payment of Lease Rent:

The lessee shall pay to the Corporation annual lease rent of Rs. 100.00 in respect of the above plot of land for each financial year or part thereof. The lessee shall start paying before 30th April in each financial year such annual lease rent to the Corporation from the date of execution of Agreement to Lease.

13) Extension of time: (For Payment of Installment)

You are requested to pay all the Installment within the stipulated time prescribed in the Allotment Letter. No time extension whatsoever will be given to the allottee by the Corporation under any circumstances.

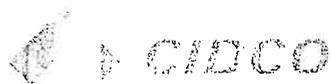
14) Grant of "No Objection Certificate" to enable the intending lessee to mortgage the plot of land for borrowing loan:

The Corporation may grant "No Objection Certificate" to enable the intending lessee to mortgage the land to obtain loan. Such No Objection Certificate shall be granted subject to the following conditions:

- A. The intending lessee shall apply to the Corporation along with a letter from the Financial Institution promising the intending lessee to grant him loan.
- B. The Financial institution promising to grant loan to the intending lessee shall be as listed in the scheme booklet.
- C. The No Objection Certificate shall enable the intending lessee to mortgage the land from list of Financial Institutions approved by CIDCO only after the payment of entire lease premium and other charges and after execution of Agreement.

15) Final Demarcation Plan:

On payment of full amount of lease premium and other charges, the land will be demarcated and such demarcation plan will be enclosed with the agreement to lease. During the course of final demarcation, the possibility of some variation in the area cannot always be denied. In case such variation to the extent of 10% from the area indicated with offer document subject to a maximum of 250 sq. mtrs it shall have to be accepted by the intending lessee. If the area is increased, the intending lessee shall be required to pay for the difference in area at the rate quoted by him. However, in case the area is decreased, the difference in lease premium shall be refunded without any interest. If the area is excess by more than 10% or by more than 250.00 sq. mtrs whichever is more, the Corporation reserved rights to demarcate the plot and carved out an additional plot which shall be separately disposed by the Corporation at its sole



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

discretion. In case the possession of the plot is delayed by the Corporation for any reason, no compensation in the form of interest or otherwise shall be payable by the Corporation to the intending lessee.

16) Execution of Agreement:

Immediately after full and final payment of agreed amount of lease premium and other charges, the Corporation shall call the Intending Lessee for execution of Agreement to Lease. The Intending Lessee shall, within a period of Thirty days from the date of issue of letter thereto, execute with the Corporation the Agreement to Lease and shall obtain the license and authority to enter upon the plot for the purpose of erecting a building or buildings thereon. The Managing Director may, on request of the Intending Lessee, extend the foregoing period by Three months, on the condition that the Intending Lessee shall pay to the Corporation the Watch and Ward Charges at the rate of Rs.5/- per sq. mtrs. per calendar month or part thereof. Provided that if the Agreement to Lease is not executed and the possession of the plot is not taken within specified period, the agreement concluded between the Corporation and Intending Lessee shall stand terminated. In the event of termination of the concluded agreement, the Earnest Money Deposit along with the 25% of the installments of lease premium paid, shall be forfeited without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default.

17) Time being essence of the contract:

The time prescribed for making payment of the installment of the agreed premium, submission of plans, commencement of erection of intending building and completion of erection of such building shall be intended to be the essence of the contract.

18) Default in Payment of Agreed Lease Premium:

Provided further that if there shall be default by the Intending Lessee in the payment of first installment or the payment of second installment of the lease premium, the agreement concluded between the Corporation and the Intending Lessee shall stand determined and the Earnest Money Deposited by the Intending Lessee shall stand forfeited in full. In addition to the Earnest Money Deposit, 25% of the installment or installments of lease premium paid by the Intending Lessee shall also stand forfeited to the Corporation, without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default. Non-availability of physical infrastructure for the time being will not be considered as an



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

excuse for non-payment of lease premium on due dates or for submission of plan. Infrastructure will be developed in suitable phase in due course.

19) Submission of Plans & Construction:

The lessee shall submit plan of the intended building to be erected on the above plot of land to the concerned Planning Authority for approval within a period of six months from the date of execution of Agreement to Lease. You shall not undertake work until the plans are approved. The lessee shall commence construction work within a period of 12 months from the date of execution of Agreement to Lease. The lessee shall complete erection of intending building in accordance with the plans so approved within a period of Four years from the date of execution of agreement and obtain occupancy certificate from the concerned Planning Authority certifying that the building or buildings erected is fit for occupation.

20) Extension of Time: (For construction).

Without prejudice to the rights, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the lessee of his intention to enforce the lessee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in the clause 3(d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the lessee and if the lessee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the Navi Mumbai Disposal of Lands (Amendment) 2008 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the lessee to complete the building and accept the lease shall be taken to refer to such extended period.

21) Execution of Lease Deed:

Upon completion of erection of the intended building as per plans approved and after obtaining Occupancy Certificate from the concerned Planning Authority certifying that the building/s so erected are fit for occupation, our Corporation will execute with the lessee a Lease Deed for period of 60 years in respect of the above land from the date of execution of Agreement, provided that the lessee shall have abided by all the terms and conditions contained in the Agreement to Lease.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

22) Fencing during Construction:

The lessee shall fence within a period of two months from the date of execution of Agreement, the plot agreed to be leased by the Corporation. The lessee shall not encroach upon any adjoining land, road pathway or footpath of the Corporation in any manner whatsoever.

23) Development Conditions:

I) The plots are offered on '**as is where is basis**'.

II) Sub-division of the plots shall not be permitted.

III) The maximum permissible F.S.I. will be **1.5**.

IV) The building shall be constructed for **Residential + Commercial** use only.

V) (a) The building on plots reserved for Residential + Commercial purpose shall be constructed for business, Mercantile and Residential use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive. However, the upper floors proposed for residential apartments shall be starting from the upper most floor and shall not have any other use on the same floors. Access area such as staircase, lifts and lobbies shall be separately provided for residential floors.

The building on plots reserved for Commercial purpose shall be constructed for business and Mercantile use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive.

V) (b) A maximum 30% of the permissible FSI shall be used for Mercantile and Business uses. However, CIDCO may issue NOC for minimum 10% component for commercial use on request of lessee who would be required to obtain approval of local authority himself. Mercantile and business use in the plot shall be provided in accordance with GDCRs provision in force.

In addition to above, the following conditions are applicable for a plot allotted to a Co-operative Housing Society:

- i) Notwithstanding anything containing in the Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 as applicable, the society shall not transfer or assign by sale mortgage or sub lease the land or any part thereof lease or agreed to be leased to it by the Corporation.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

- ii) The total apartments to be constructed should be strictly equal to the total number of certified members.
- iii) The Secretary of the society as the case may be shall be personally responsible for any unauthorised transfer of members or flat which may take place in the society. Unauthorised transfer may result into forfeiture of the entire amount paid by the members towards his share in the society plot. Otherwise he will be evicted from the premises. The Secretary shall also be liable to be prosecuted for allowing unauthorised transfer or for failure to take precautionary measure in this matter.
- iv) The Society shall construct number of flats equal to the number of the members of the society and the Carpet area of construction shall not be more than 100 sq.m. per flat.
- v) The society shall be liable to be evicted and land, building resumed to Corporation without payment of any compensation in case there is breach of any of the conditions of these Regulations and failure on the part of the society to remedy the said breach within a period of six months from the date of issue of notice by the Corporation communicating the said breach.
- vi) The Bye laws shall not be modified or varied or deleted except with the previous written permission of CIDCO and any modification or variation or deletion made without such permission, shall be treated as breach of the condition of lease entitling CIDCO to forfeit the lease premium and to enter upon the land. Every member of the society shall be bound to observe the conditions and covenants stipulated by CIDCO, while leasing or agreeing to lease land to society in Navi Mumbai for erection of the building for the benefit of the members as contained in the agreement to Lease to be executed by Society and Corporation.
- vii) The society will obtain exemption under the Urban Land (Ceiling & Regulation) Act, 1975 from Competent Authority or as applicable.

23-A) Parking Requirements:

The Intending Lessee shall providing the parking as per the permission of the Prevailing Development Control Regulation.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential & Commercial Plot

24) To build according to the building regulations or municipal regulations or development control rules in force from time to time:

At any time during the period of lease, the Lessee shall not erect any building or structure on any portion of the demised land except with the prior written permission of the Corporation and in accordance with the building regulations or development control rules framed by the Corporation from time to time or the municipal regulations or any other regulations in force from time to time.

25) Grant of Lease:

Soon after the Intending Lessee obtains the Occupancy Certificate from the designated Officer of the Planning Authority certifying that the building / work has been completed in accordance with the terms and conditions stipulated in the Agreement to lease and if the Intending Lessee shall have observed all the stipulations and the conditions of the Agreement to lease, the Corporation will grant and the Intending Lessee will accept a lease of the plot and the building erected thereon. The period of lease shall commence from the date of Agreement to lease at a yearly rent of Rs. 100/- only. Provided the Licensee shall abide by all terms and condition contained in Agreement to Lease.

26) Payment of Stamp Duty and Registration charges:

The lessee will bear and pay wholly and exclusively the stamp duty and the registration charges payable in accordance with the Bombay Stamp Act, 1958 on the Agreement to Lease and Lease Deed to be executed between our Corporation of one part and the lessee of the other part.

27) Transfer or Assignment of Rights:

The Intending lessee shall not transfer wholly or partly the rights, benefits and interest he derives in respect of the plot agreed to be leased to him, provided that nothing contained herein shall apply if the Intending lessee, after execution of Agreement to lease, shall perform to the satisfaction of the Corporation the allowing conditions:

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

- a) Before transferring the demised land, the lessee shall pay to the Corporation the Transfer charges as may be determined by the Corporation from time to time, subject to a minimum of Rs.5000/-.
- b) In the instruments by which the Intending Lessee transfers his rights, benefits and interest in respect of the plot agreed to be leased to him, he shall impose upon the person to whom such rights are transferred, to perform and observe all the conditions stipulated in the Agreement to lease. Transfer of the demised land, shall mean and include the transfer of share or shares by the shareholders of a Company registered under the Company Act,1956 (I of 1956) or by the members of a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 or by the partners of a Partnership Firm registered under the Indian Partnership Act,1932, in which case the Transfer Charges as is allocable to the extent of the share or shares so transferred or at the rate as may be determined by the Corporation from time to time shall be recovered.

Explanation: The Intending Lessee may, with the prior written permission of the Managing Director, mortgage the plot to the Central government, State Government, Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Nationalized Bank, Employer of the Intending Lessee or any other Financial Institutions as may be approved by the Corporation from time to time, for obtaining a loan for paying the lease premium to the Corporation in respect of the said plot and for constructing the building / buildings, on the said plot in accordance with the plan approved by the Town Planning Officer, provided that such mortgage can only be created after the execution of Agreement to lease.

However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Housing Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act., 1963.

In case of a plot allotted to a Co-operative Housing Society, during the period of construction as permissible and thereafter the further period of 5 years commencing with the grant of certificate to the society by Planning Authority for occupation of the building constructed by it on the land leased or agreed to be leased by the Corporation, the society shall not, permit its member to transfer his membership. Provided that such transfer may be permitted with the approval of the Managing Director of the Corporation only if required by an event of VIS MAJOR. Upon the efflux of such period the society may permit the transfer of membership with the prior written permission of the Managing Director of the Corporation.

In case of change of membership transfer charges as per prevailing policy will be levied.



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Navi Mumbai 400614
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

28) Indemnity:

The intending lessee shall keep the Corporation indemnified against any claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of work and also against all the payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said work or anything done under the authority herein contained.

29) Nuisance:

The intending lessee shall not at any time do, cause or permit any nuisance in or upon the said land agreed to be leased.

30) Insurance:

The intending lessee shall as soon as any building to be erected on the land agreed to be leased shall be erected, insure and keep insured the same in his name against damage by fire, tempest, hurricane or otherwise and on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of the last premium and shall forthwith apply all money received by virtue of such insurance in rebuilding or reinstating the building in case of any such damage.

31) Sanitation:

The intending lessee shall observe and conform to the applicable General Development Control Regulations. Upon erection of the intended building in accordance with the plans approved, the intending lessee will be permitted to connect the sewer line of the building erected to the main sewer line subject to the following conditions:

- A. The intending lessee shall obtain from the Health Dept. of CIDCO or the Health Dept. of NMMC CBD Belapur, Navi Mumbai as case may be No Objection certificate. Such NOC shall be given provided the site has been cleared of all debris and that the fencing has been erected.
- B. The intending lessee shall apply along with the above No Objection Certificate to the concerned Executive Engineer for getting the sewer line of building/s connected to the main sewer line.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

32) Recovery of premium or rent as land revenue:

Whenever, any premium, other than the lease premium specified in Regulation 6 above, or rent or service charges or any other amount due to the Corporation under the lease shall be in arrears, it may be recovered as arrears of land revenue under the provisions of Para 6 of the Schedule of the Maharashtra Regional and Town Planning Act, 1966 or any modification thereof.

33) Water Connection:

Water supply will be made available on payment of necessary water connection and water consumption charges to the CIDCO/NMMC/PCMC from time to time by completing formalities of CIDCO/NMMC/PCMC in this behalf.

34) Power Connection:

Power connection, consumption deposits and electrical energy resource development charges / service line charges are to be paid to MSEB directly. It is your responsibility to take power connection from the MSEB by completing their formalities in this behalf.

a. Background:

CIDCO has entered into an agreement with MSEB ON 1st August 2003 for Development power supply distribution infrastructure at Kharghar node with following objectives:

- i) To make available power supply to prospective consumers on demand
- ii) To derive and apply uniform rate for power supply distribution infrastructure development for the entire Kharghar node.
- iii) To provide a single window clearance to the prospective consumers at the time of actually taking power connection.

b. Role of CIDCO:

In order to achieve the objective, CIDCO has prepared the Master Plan for the power supply distribution infrastructure. It has been planned to provide infrastructure with High Tech innovations such as:

- i) 33KV & 11KV underground cable network in pipe/RCC duct.
- ii) SF6 and VCB panels for controlling the power at high voltage.
- iii) 11KV SF6 Ring main units for hazard free operations.
- iv) Cable looping system for reduced interruptions
- v) SCADA for automation.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential & Commercial Plot

The power supply infrastructure for plot sizes upto 4000 sq.mtr. shall consist of LT power cable to the meter room whereas for plot sizes above 4000 sq.mtr. the HT cable of 11KV shall be provided upto the substation of the plot.

c. Role of MSEB:

After receipt of NOC from CIDCO:

- I) Issue quotation for service connection and security deposit, accept the payment and release the power connection to the consumer having plot area upto 4000 sq.mtrs.
- II) For plots more than 4000 sq. mtrs MSEB to prepare the scheme for transformer and other equipments in line with CIDCO's scheme and get the same executed to release the power supply to the applicant on collection of security deposit & service connection charges as per the procedure.

d. Modalities of payment:

- i) For providing the power supply distribution infrastructure, recovery will be made from the prospective property buyers @ prevailing rate of PSID charges at the time of issue of allotment letter.

ii) Categorization:

The Plot holders will be categorized on following basis:

- a) The Plot size x FSI if it is less than 4000 sq.mtrs.
- b) The Plot size x FSI if it is equal or more than 4000 sq. mtrs.

iii) Recovery of PSID Charges:

For Category (a) i.e. where plot size x FSI is less than 4000 sq.m. will be Rs.350/per sq.mtr. and formula for PSIDC will be:

$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.}350/-$$

For category (b) i.e. where plot size x FSI if it is equal or more than 4000 sq.m. will be Rs.225/- per sq.mtr. and formula for PSIDC will be

$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.} 225/-$$

The recovery of PSIDC as above will be made as one time recovery by Marketing Section along with other recoveries and charges.

iv) Construction of Substation

For the plot holders falling in categories (b) i.e. where plot size x permissible FSI is equal than 4000 sq.mtr., developer will be required to construct substation as per MSEDCL's norms and will also be required to pay necessary supervision charges and other charges directly to MSEDCL.



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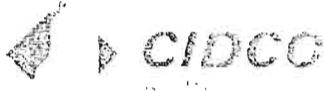
Allotment of Residential + Commercial Plot

- v) The built up area will be considered as given by the A.T.P.O. (building permission) The Built up area will be considered on the basis of entire plot area only.
- vi) The N.O.C. and further particular can be obtained from the office of the Executive Engineer Electrical, CIDCO LTD., 6th floor, (South Wing), CIDCO Bhavan, CBD, Belapur, Navi Mumbai-400 614. Tel No. 5591 8618.
- vii) Arrangement of the feeder pillar for power distribution:
 - A. The Corporation/Municipal authority reserves the right to place feeder pillar and mini pillars within the plot permanently.
 - B. The Corporation/Municipal authority also reserves the right to decide the locations of the same along the compound wall. However, the location of these would be along the footpath and will not protrude inside the plot by more than 0.6 mtrs.
 - C. The plot holders should permit free access for its maintenance as and when required to the Corporation/Municipal authority.

35) Solid Waste Management:

The intending lessee shall observe scrupulously the following conditions in order to ensure the directions and recommendations of the Hon'ble Supreme Court regarding solid waste management.

- a) The intending lessee shall keep two streams of waste one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.
- b) The intending lessee shall identify locations for composting and disposal to waste within their complex.
- c) The intending lessee shall make sure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) Intending lessee shall make separate arrangement for disposal of toxic or hazardous
- e) Household waste such as used batteries. Containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

- f) The intending lessee shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste, bio-degradable waste and recyclable waste.

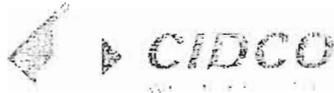
36) Provisions for installation of Solar Energy Assisted System:

a) Definitions: Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

- i. Solar Assisted Water Heating System (SAWHS): A devise to heat water using solar energy as heat source.
- ii. Auxiliary Back up: Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
- iii. New Building: Such buildings of categories specified in Regulation no. 32.2 for which construction plans have been submitted to competent authority for approval
- iv. Existing Building: Such buildings which are licensed to perform their respective business

b) Solar Assisted Water Heating Systems (SAWHS): Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System(SAWHS).

- i. Hospitals and Nursing Homes
- ii. Hotels, Lodges and Guesthouses
- iii. Hostels of Schools, Colleges, Training Centers
- iv. Barracks of armed forces, paramilitary forces and police
- v. Individual residential buildings having more than 150 sq.mt. plinth area.
- vi. Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

vii. Community Centers, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use.

c) Installation of Solar Assisted Water Heating System (SAWHS) The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.

i) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution point, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.

ii) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary

heating arrangement either with electric elements or oil of adequate capacity can be provided.

iii) The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.

iv) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning /Local Authority concerned. The recommended minimum capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

v) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.

vi) Building permissions for all the new construction/buildings of the aforesaid categories shall be granted only if they have been compiled with these provisions.

d) In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above, provided there is already system or installation for supplying hot water.



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Allotment of Residential + Commercial Plot

e) Solar Assisted Electric Equipment (Photo voltaic equipment). In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

f) The construction space required for providing any or all the equipment/storage space required for batteries of the solar assisted systems shall not be counted towards computation of FSI.

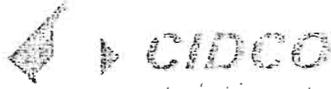
37) The following provisions shall be applicable for installation of Rain Water Harvesting Structures (RWHS):

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction's/additions on plots having area not less than 300sq.mtr. in non goathan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in sub regulation 2 of Reg. 33, given here below. Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater, at all times.

c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq. mtr. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bye-laws.

d) Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

e) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

i) Open well of a minimum of 1.00 mtr diameter and 6 mtr in depth into which rainwater may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mtr and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mtr Width x 1.20 mtr Length x 2.00 mtr to 2.50 mtr Depth. The trenches can be of 0.60 mtr Width x 2.00 to 6.00 mtr Length

v) x 1.50 to 2.00 mtr Depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filed with filter media comprising the following materials.

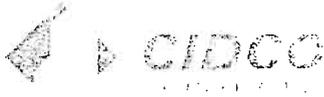
1) 40 mm stone aggregate as bottom layer upto 50% of the depth;

2) 20 mm stone aggregate as lower middle layer upto 20% of the depth;

3) Coarse sand as upper middle layer upto 20% of the depth;

4) A thin layer of fine sand as top layer.

5) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top waterfalls on the splash pad.

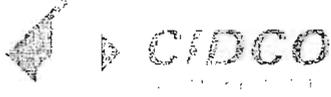


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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

- 6) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
- 7) Perforated concrete slabs shall be provided on the pits / trenches.
- 8) If the open space surrounding the building is not paved, top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- 9) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.
- 11) The terrace shall be connected to the open well / bore well / storage tank /recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mtr. for a roof area of 100 sq. mtr.
- 12) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- 13) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



Managing Director
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

38) Internal Development:

That he/they/it or the lessee will carry internal Development of the above plot at his/their/its or the lessee own cost. Approach road will be provided upto the boundary of the plot.

39) Not to affix or display Sign-Boards, Advertisement etc.:

That he/they/it or the lessee shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

40) Payment of Taxes/Service Charges:

- A. In case the plot is situated at Kharghar, Panvel, Ulwe, Kalamboli and Dronagiri nodes, the intending lessee shall pay to the Corporation Service Charges at the rate as may be prescribed-by the Corporation from time to time taking into consideration permissible use of the land.
- B. In case the above nodes are at a later date brought under the jurisdiction of a Municipal Corporation/Council, the Service Charges shall cease to become payable to the Corporation one year after the civic amenities are transfer to such local authority and the Property Taxes and Other Taxes as levied by the such local authority Municipal Corporation/Council, shall become payable to the said Local.

41) Application of General Development Control Regulation for Navi Mumbai:

The allotment of land to the he/they/it is governed by the prevailing provisions contained in the Unified Development Control & Promotion Regulation for Maharashtra State. Please note that any modification to the said Regulation and in particular to the Floor Space Index and change of use of land shall not be automatically applicable by you. However, if you so desire, you may apply for the application of the modified regulation of the Unified Development Control & Promotion Regulation for Maharashtra State to the Corporation. The Corporation may at its sole discretion apply the modification of such regulation on payment of (i) Development charges (ii) Additional premium and (iii) other charges if any as may be decided by the Corporation from time to time.



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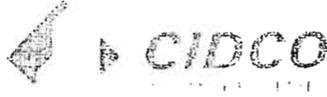
Allotment of Residential + Commercial Plot

42) Termination of Agreement to Lease and revocation of License:

In case the Intending Lessee (a) fails to obtain the development permission, commence and complete the construction of a building or buildings, factory, structure or other works within the period stipulated for the same in the Regulation 7 of Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 or within the period as may be extended by the Corporation, (b) fails to observe any of the conditions of the Agreement to lease, (c) fails to proceed with the construction work with due diligence, the Corporation shall have the powers to terminate the Agreement to lease and revoke the license granted herein to the Intending Lessee for entering upon the plot, in which case all erections and materials, plant and things upon the said plot shall belong to the Corporation without making any compensation or allowance on account of such erection materials, plants, things and without making any payment to the Intending Lessee for refund or repayment of any premium paid by such Intending Lessee or otherwise to continue the allotment of the said plot with the Intending Lessee on payment of such fine or premium, over and above the additional premium which shall be payable under these Regulations, as may be decided by the Corporation. However, while doing so Earnest Money Deposit in full plus 25% of the installments of lease premium paid shall be forfeited. The Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the compensation so claimed, from any sum having become or becoming due to you.

43) Summary eviction of persons unauthorizedly occupying the lands on determination of lease:

If, on determination of the lease, any person unauthorizedly occupying or wrongfully in possession of the land, it shall be lawful for the Managing Director to secure summary eviction of such person in the manner as provided in the Bombay Government premises (Eviction) Act, 1955.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

44) Determination of lease and power of re-entry:

In case (a) the Managing Director is satisfied that it is beyond the capacity of the lessee to use the demised land in the prescribed manner, (b), the Lessee fails or neglects to pay the premium or rent or commits a breach of any of these regulations or any of the conditions of the lease, (c) the Lessee renounces his character as such by setting a title in a third person or by claiming title in himself or (d) the Lessee is adjudicated as insolvent, the Corporation shall be entitled to determine the lease And re-enter upon the demised land without making any compensation or allowance on account of the building or improvements built or carried out on the demised premises and without making any payment to the Lessee for refund or repayment of lease premium or any premium paid by him.

45) **Interpretation of general terms and conditions for disposal of plots** of land in case of dispute as regards interpretation of the General terms and conditions of disposal of plots of land and of the invitation of offer or anything there from, the final decision rests with Managing Director of CIDCO and will be binding on all parties as the award of Arbitrator.

46) **If you fail to pay above lease premium herein before mentioned on the due dates** or upon payment of total lease premium by you, if you fail to submit to the Corporation plans of the intending plot within a period of 6 months from the date of execution of agreement or to commence erection of the intended building/buildings within a period of 12 months from the date of execution of such agreement to lease or to complete erection of the intended Residential plot in accordance with approved plans and obtain Occupancy Certificate from the Corporation, our Corporation shall be entitled to rescind or terminate the Agreement so concluded or to be formalized in the standard form and revoke the license granted or to be granted to you to enter upon above plot of land for the purpose of erecting the intending Residential Building and to forfeit entire Earnest Money deposit paid by you and plus 25% of the agreed premium. However, in addition to the forfeiture of Earnest Money deposit and 25% of the agreed lease premium, the Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of the agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the Compensation so claimed, from any sum having become or becoming due to you.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

47) Recovery of any sum due to the Corporation:

Where any sum payable to the Corporation by the intending lessee under the agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue.

48) The Unified Development Control and Promotion Regulation, at the time of Submission of development proposal and plan to Town Planning Officer, shall be applicable in addition to above conditions.

49) The intending lessee shall provide necessary infrastructure, including electric substation for electric supply as per the requirement of MSEB within the plot, if necessary.

50) Disputes:

In case of dispute as regards interpretation of the terms of this scheme or anything arising there from the final decision will rest with the Managing Director, CIDCO and will be binding on all parties as the award of the Arbitrator.

All other terms and conditions mentioned in the scheme booklet are also binding on the lessee.

We will be thankful to receive acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in preceding paragraph.

Yours Faithfully,


Marketing Manager - I
MARKETING MANAGER-I
CIDCO Ltd. CBD Belapur.
Navi Mumbai-400 614.





6

Bayview SBI

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 :
P52000054513

Project: Tricity Bayview , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 76/2, Sector No. 17 at Kalamboli, Panvel, Raigarh, 410218;**

1. **Tricity Realty Llp** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400705.**
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 **25/01/2024** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 25-01-2024 14:09:37

Dated: 25/01/2024
Place: Mumbai

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

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

नामांकन क्रम-Enrollment No. 1249-23896-26800

Download Date: 10/06/2017
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To
 अंगद सिंह रेखी
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 S/O: Kulbir Singh Rekhi
 1202, Sabari Basera
 Central Avenue Road
 Chembur
 Opp Diamond Garden
 Mumbai
 Mumbai Chembur
 Maharashtra - 400071
 9920090033



आपका आधार क्रमांक / Your Aadhaar No. :
4925 2745 3729
मेरा आधार, मेरी पहचान



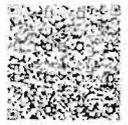

- आधार का अर्थ है, नागरिकता का प्रमाण।
- आधार का अर्थ है, नागरिकता के अभाव में पहचान प्रमाण।
- यह एक इलेक्ट्रॉनिक पत्र है।

आधार का अर्थ है
 A Aadhaar is a proof of identity, not of citizenship.
 To establish identity, authenticate online.
 This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार अंतर्गत ही सरकारी और गैर सरकारी सेवाओं के काम करने में उपयोगी है।
- आधार is valid throughout the country.
- आधार will be helpful in availing Government and Non Government services in future.


भारत सरकार
Government of India

अंगद सिंह रेखी
 Angad Singh Rekhi
 वनम तिथि/DOB: 03/02/1983
 लिंग / GENDER: MALE



पता:
 S/O कुलबीर सिंह रेखी, 1202,
 अचरी बसेरा, सेंट्रल अवेन्यू रोड,
 चम्बूर, मुंबई, महाराष्ट्र
 मुंबई
 महाराष्ट्र - 400071

Address:
 S/O Kulbir Singh Rekhi, 1202,
 Sabari Basera, Central Avenue
 Road, Opp Diamond Garden,
 Chembur, Mumbai, Mumbai,
 Maharashtra - 400071

4925 2745 3729

मेरा आधार, मेरी पहचान



Verified With Original

Indresh Kr Singh
 State Bank Of India
 Manager / (BRT)
 P.F. NO. 5931681



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भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/80157/15893

To,
अर्जुन रेखी
Arjun Rekhi
S/O: Kulbir Singh Rekhi
1202, Sabari Basera
Central Avenue Road
Opp Diamond Garden Chembur
Mumbai
Chembur Mumbai Mumbai
Maharashtra 400071
9930009393

27/02/2013



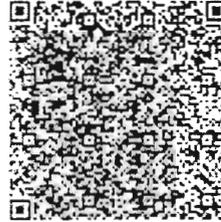
Verified With Original

Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

Ref: 92 / 13D / 124277 / 124753 / P



SH365909589DF



आपला आधार क्रमांक / Your Aadhaar No. :

4181 2303 7035

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अर्जुन रेखी
Arjun Rekhi
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male



4181 2303 7035

आधार — सामान्य माणसाचा अधिकार

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भारत सरकार

भारत सरकार
Ministry of Information & Public Relations
Government of India

E-Aadhaar Letter

नियमांक क्रमांक: Enrolment No.: 1207.6016716502

Kulbir Singh Dayal Singh Rekhi (कुलवीर सिंग दयाल सिंग रेखी)

S/O: Dayal Singh Rekhi, 12th Floor, Sabari Basera,
Central Avenue Road, Opp Diamond Garden,
Chembur, Mumbai, Mumbai.
Maharashtra - 400071

सूचना

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

INFORMATION

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

Verified With Original

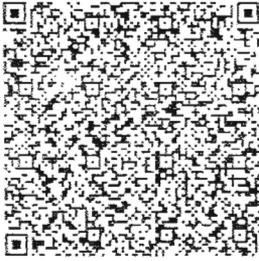


Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

Digitally signed by NUSI
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.10.14 15:29:55 IST

तुमचा आधार क्रमांक/ Your Aadhaar No.:

4757 7676 9647



आधार-सामान्य माणसाचा अधिकार



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

भारत सरकार
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



कुलवीर सिंग दयाल सिंग रेखी
Kulbir Singh Dayal Singh
Rekhi
जन्म तारीख/ DOB: 14/04/1955
पुरुष / MALE

पत्ता:

S/O: दयाल सिंग रेखी,
बारावा मजला, सवरी बसेरा,
मंदूल अंबेन्वू रोड, डायमंड
गार्डन समोर, चेंबूर, मुंबई,
मुंबई,
महाराष्ट्र - 400071

Address:

S/O: Dayal Singh Rekhi, 12th Floor,
Sabari Basera, Central Avenue Road
Opp Diamond Garden, Chembur,
Mumbai, Mumbai,
Maharashtra - 400071

Kulbir



4757 7676 9647

4757 7676 9647

आधार-सामान्य माणसाचा अधिकार

Aadhaar-Aam Admi ka Adhikar

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भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/17004/05479

To.
हविंदर एस लांबा
Havinder S Lamba
S/C: Devinder Singh
A-501, Sea Gull Apartments
Sherley Rajan Road
Next To Rizvi Collage
Mumbai
Bandra West Mumbai
Maharashtra 400050
9892192966

Ref. / 0 / 18J / 101215 / 101898 / P



SH412472493FT



आपला आधार क्रमांक / Your Aadhaar.No. :

5637 2895 1422

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



हविंदर एस लांबा
Havinder S Lamba
जन्म तारीख / DOB: 16/10/1972
पुरुष / Male



5637 2895 1422

आधार - सामान्य माणसाचा अधिकार

Verified With Original



Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681



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 भारत सरकार
 Unique Identification Authority of India
 Government of India

नादविण्याचा क्रमांक / Enrollment No 1067/17004/05473

To.
 सविन्दर सिंह लांबा
 Savinder Singh Lamba
 S/O Devinder Singh Lamba
 Rizvi Collage 501 Sea Gull Building B Wing Shirley Rajan
 Road
 Mumbai
 Banora West Mumbai Mumbai
 Maharashtra 400053
 9820090966

05/08/2013

Ref. 22 / 10D / 32588 / 33741 / P

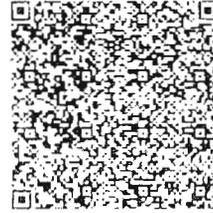


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Verified With Original

Indresh Kr Singh
 Indresh Kr Singh
 State Bank Of India
 Manager / (BRT)
 P.F. NO. 5931681



आचला आधार क्रमांक / Your Aadhaar No. :

2886 3443 4602

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India



सविन्दर सिंह लांबा
 Savinder Singh Lamba
 जन्म तारीख / DOB : 03/07/1974
 पुरुष / Male.

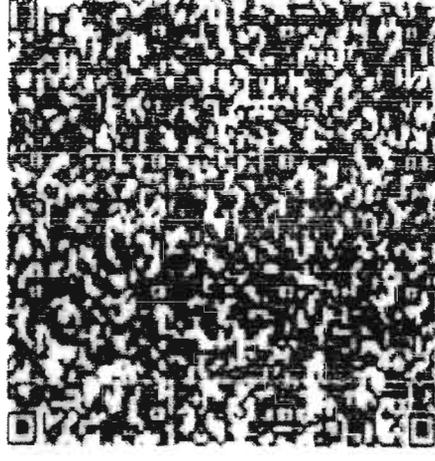


2886 3443 4602

आधार - सामान्य माणसाचा अधिकार

Indresh Kr Singh

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भारत सरकार

GOVERNMENT OF INDIA

मनीष श्रीचंद पारदासानी

Manish Srichand Pardasani

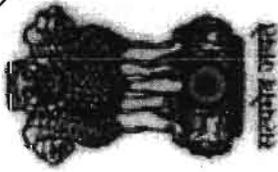
जन्म तिथि/DOB: 06/07/1973

पुरुष/ MALE

3028 4137 7879

VID : 9179 3979 6325 8236

माझे आधार, माझी ओळख



सत्यमेव जयते



Verified With Original

Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. No. 5931681



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भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrolment No 1271/50024/15939

To,
मोक्ष श्रीचंद पाटीसानी
Moksh Srichand Pardasani
S/O: Srichand Pardasani
701, 7th Floor, Laxmi Niwas
16th Road
Near Khar Gymkhana Khar (West)
Mumbai
Khar Delivery Mumbai Mumbai
Maharashtra 400052
9819800620

15/12/2013



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Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

Ref: 1974 / 03A / 785831 : 786146 / P



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आपला आधार क्रमांक / Your Aadhaar No. :

4393 5081 7999

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



मोक्ष श्रीचंद पाटीसानी
Moksh Srichand Pardasani
जन्म तारीख / DOB : 07/10/1980
पुरुष / Male



4393 5081 7999

आधार - सामान्य माणसाचा अधिकार

Tricity Bayview Plot No. 76/2,Sec-17 Kalamboli
SCHEDULE OF PAYMENT

SCHEDULE OF PAYMENT	
10%	at Booking
20%	at Commencement
10%	at Completion of Plinth
10%	at Commencement 2nd Slab
7%	at Commencement 5th Slab
7%	at Commencement 8th Slab
7%	at Commencement 11th Slab
7%	at Commencement 13th Slab
5%	at Terrace Slab
4%	at Brick Work
4%	at Plaster
4%	at Tiling
3%	Whitewash
2%	at Possession of Flat

Tricity Bayview Area sheet

Sr No.	Shop No. / Flat No.	Carpet Area Including Internal Walls (As Per RERA)
1	1	50.799
2	2	50.799
3	3	38.417
4	4	38.417
5	5	39.691
6	6	39.691
7	7	51.294
8	8	51.294
9	9	44.044
10	10	44.044
11	11	35.66
12	12	35.66
13	13	63.18
14	14	44.044
15	15	44.044
16	401	52.169
17	402	58.132
18	403	59.831
19	404	58.132
20	405	52.169
21	406	52.143
22	407	54.598
23	408	56.074
24	409	54.598
25	410	52.143
26	501	52.169
27	502	58.132
28	503	59.831
29	504	58.132
30	505	52.169
31	506	52.143
32	507	54.598
33	508	56.074
34	509	54.598
35	510	52.143
36	601	52.169
37	602	58.132
38	603	59.831
39	604	58.132
40	605	52.169
41	606	52.143
42	607	54.598

Sr No.	Shop No. / Flat No.
43	608
44	609
45	610
46	701
47	702
48	703
49	704
50	705
51	706
52	707
53	708
54	709
55	710
56	801
57	802
58	803
59	804
60	805
61	806
62	807
63	808
64	809
65	810
66	901
67	902
68	903
69	904
70	905
71	906
72	907
73	908
74	909
75	910
76	1001
77	1002
78	1003
79	1004
80	1005
81	1006
82	1007
83	1008
84	1009



Sr No.	Shop No. / Flat No.	Carpet Area Including Internal Walls (As Per RERA)
85	1010	52.143
86	1101	52.169
87	1102	58.132
88	1103	59.831
89	1104	58.132
90	1105	52.169
91	1106	52.143
92	1107	54.598
93	1108	56.074
94	1109	54.598
95	1110	52.143
96	1201	52.169
97	1202	58.132
98	1203	59.831
99	1204	58.132
100	1205	52.169
101	1206	52.143
102	1207	54.598
103	1208	56.074
104	1209	54.598
105	1210	52.143
106	1301	52.169
107	1302	58.132
108	1303	59.831
109	1304	58.132
110	1305	52.169
111	1306	52.143
112	1307	54.598
113	1308	56.074
114	1309	54.598
115	1310	52.143
116	1401	52.169
117	1402	58.132
118	1403	59.831
119	1404	58.132
120	1405	52.169
121	1406	52.143
122	1407	54.598
123	1408	56.074
124	1409	54.598
125	1410	52.143
126	1501	52.169
127	1502	58.132
128	1503	59.831
129	1504	58.132

Sr No.	Shop No. / Flat No.
130	1505
131	1506
132	1507
133	1508
134	1509
135	1510
136	1601
137	1602
138	1603
139	1604
140	1605
141	1606
142	1607
143	1608
144	1609
145	1610
146	1701
147	1702
148	1703
149	1704
150	1705
151	1706
152	1707
153	1708
154	1709
155	1710
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157	1803
158	1804
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172	1909
173	1910
174	2001



18



CREDAI
BANM MUMBAI
CR-Maha/07-08/12/BANM/054



CERTIFICATE OF MEMBERSHIP

This is to certify that

Tricity Realty LLP

is bonafide member of this Association. This Certificate is awarded under the Authority of the Association, On this 1st day of April 2023

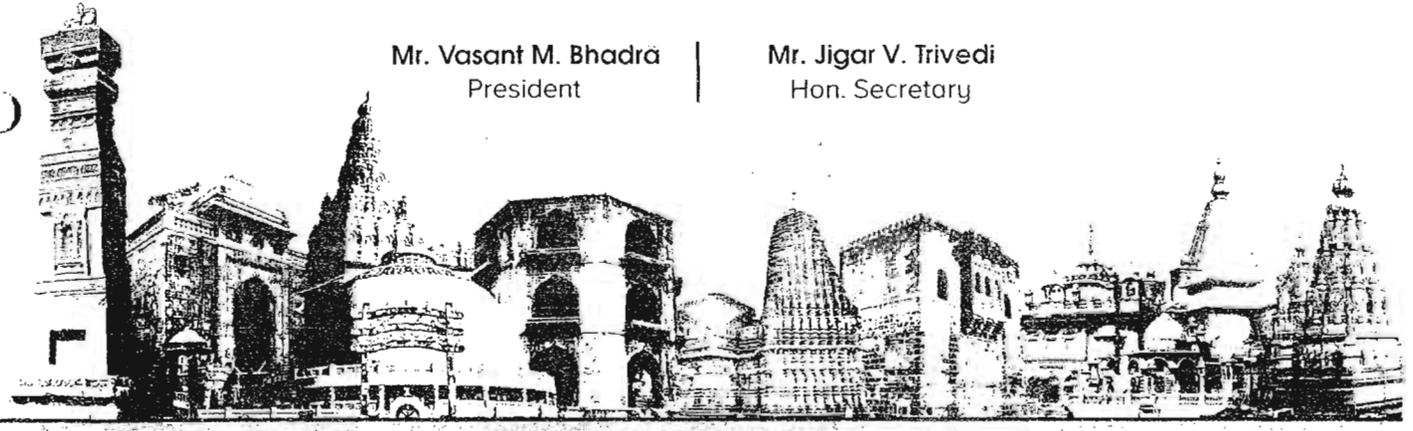
VALIDITY

1st April 2023 to 31st March 2024

“Enriching The skyline of Maharashtra !”

Mr. Vasant M. Bhadra
President

Mr. Jigar V. Trivedi
Hon. Secretary



Confederation of Real Estate Developers Associations of India



This is to Certify that
Quality Management System

of

TRICITY REALTY LLP

1001/02, BHUMIRAJ COSTARICA, PLOT NO. 1-2, SECTOR-18, OFF PALM BEACH,
SANPADA, NAVI MUMBAI -400 705, MAHARASHTRA, INDIA

has been independently assessed by DBS
and is compliant with the requirement of:

ISO 9001:2015

For the following scope of activities:

THE CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL PROJECTS

Certificate Number: Q-205022021114

Date of Initial Registration:	11th February 2022
Date of this Certificate:	11th February 2022
Certificate Expiry:	10th February 2023
Recertification Due:	10th February 2025

This Certificate is property of DBS Certifications and remains valid
subject to satisfactory surveillance audits

Head of Certification



The certificate remains the property of DBS Certifications Private Limited, to whom it must be returned upon request.

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ACCREDITED BY :

International Accreditation Service (IAS) 3060, Saturn Street Suite 100. Brea. Ca 92821-1732. United States of America

Sanction

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Date: 17.08.2022

To,
M/s. Tricity Realty LLP
1002, Bhumiraj Costarica,
Plot No. 1 & 2, Sector 18,
Sanpada (E)
Navi Mumbai – 400705
MAHARASHTRA

Kind Attention: Mr. Savinder Singh Lamba /Mr. Manish Srichand Pardasani

Dear Sir,

Sub – Loan Against Property – INR 15,00,00,000/-

Ref - Loan Application dated: 20th June 2022

This is with reference to your Loan Application on the captioned Subject ABFL, R-Tech Park, 12th Floor, Nirlon Complex, Off Western Express Highway, Goregaon East, Mumbai-63 ("ABFL/ ABFL") is pleased to convey its approval of Loan Against Property facility of INR 15,00,00,000/- (INR Fifteen Crore Only) ("Facility") to M/s. Tricity Realty LLP ("Borrower") and Mr. Arjun Kulbir Rekhi, Mr. Manish Srichand Pardasani, Mr. Moksh Srichand Pardasani, Mr. Savinder Singh Lamba, Mr. Kulbir Singh Rekhi, Mr. Harvinder Singh Lamba and Mr. Angad Kulbir Rekhi ("Co-Borrower(s)") for Purpose (as detailed below) on the indicative terms and conditions as mentioned herein below ("Terms & Conditions"). Please note that this communication shall be construed as a binding obligation on part of you, once this letter is returned duly signed by you as a token of acceptance hereof & signed / executed the agreements / documents in connection with the Facility within a period of 20 days or such further time as may be extended by ABFL in writing in its absolute discretion. The terms mentioned in this letter are not exhaustive and you will have to sign Transaction Documents in this regard which would be binding on you. Further acceptance of all the Terms and Conditions mentioned hereunder shall override all earlier oral or written communications between ABFL and the Borrower and/or Co-Borrower(s).

TERMS & CONDITIONS	
Borrower	M/s. Tricity Realty LLP
Co-Borrower	Mr. Arjun Kulbir Rekhi, Mr. Manish Srichand Pardasani, Mr. Moksh Srichand Pardasani, Mr. Savinder Singh Lamba, Mr. Kulbir Singh Rekhi, Mr. Harvinder Singh Lamba Mr. Angad Kulbir Rekhi

For **TRICITY REALTY LLP**

Aditya Birla Finance Ltd.
(A part of Aditya Birla Capital Ltd.)

Authorised Signatory

Nirlon Complex, R Tech Park, 13th Floor, Off Western Express Highway,

Goregaon (East), Mumbai - 400053.

Toll free number 1800 270 7000

core.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat - 362 266

FIN 202208171001000100010001



Loan Amount	INR 15,00,00,000/-
Tenure	60 months (30 months moratorium)
Rate of Interest	12% p.a. linked with ABFL's Long Term Reference Rate (LTRR) Current ABFL LTRR: 18.65% P.a. Current Spread is - 6.65 % EMI gross of TDS
Processing fees	1% + GST of the sanctioned loan, divided into: - Processing fees: 0.25 % + GST - Advisory/Syndication Fees: 0.75% + GST
Moratorium Period	30 months
Interest Payment Date	Aforementioned Interest Rate shall be payable on the 15 th of every month or on the date as determined by ABFL.
Repayment Schedule	Interest to be serviced monthly Principal repayment as per Annexure 2
Purpose	Facility shall be utilized towards Promoter reimbursement of expenses incurred towards CIDCO plot expenses in the project Bayview & Transaction Expenses of ABFL + ISRA of 3 months. Further the Facility shall not be utilized for following: <ul style="list-style-type: none"> ▪ Subscription to or purchase of shares/debentures ▪ Extending loans/advances to subsidiary companies/associates, ▪ For making inter-corporate deposits. ▪ Any speculative purposes ▪ Any other purpose except as defined above
Interest rate validity	The Rate of Interest offered to you is valid for 20 days from the date of this Sanction Letter.
Interest Reset	1. ABFL shall have a right to reset the Spread and/or Interest Rate (as applicable) ("Reset Interest Rate"). 2. The Borrower shall then pay interest at such Reset Interest Rate with effect from the date on which the revised Spread and/or Interest Rate is effective ("Spread/Interest Reset Date"). 3. Additionally, ABFL shall have a right to reset the Interest Rate/Spread at any time during the Tenure of the Facility upon occurrence of any of the following events: <ol style="list-style-type: none"> a. Adverse change in money market condition. b. RBI revising the standard provision on assets. c. RBI changing the risk weight for assets. d. The credit rating for the Facility (ies), wherever applicable, has been downgraded to non-investment grade by an accredited external credit rating agency (as approved by ABFL). e. LTRR/ STRR change. f. Any other prevailing conditions.
Prepayment/Foreclosure of Facility	<ul style="list-style-type: none"> • Upto 12 months from date of 1st Disbursement: No Prepayment/Foreclosure is allowed • Post 12 months: Foreclosure/part-prepayment charges of 1% + taxes will be applicable on outstanding loan • Foreclosure/Part-Prepayment charges in case of foreclosure/Part-Prepayment during Lock-in period - FC charges of 4% + GST

or TRICITY REALTY LLP

Authorised Signatory

Page | 2

	<ul style="list-style-type: none"> • Foreclosure charges in case of foreclosure from sale of units mortgaged to ABFL will be NIL. • In case of increase in ROI by 1% in a single instance, the prepayment to be NIL else standard prepayment charges to be applicable 			
Waterfall Mechanism	<p>ABFL should receive the receivables from sold & unsold units and any other amounts payable by Borrower in full in the Designated Escrow Account and the same shall be appropriated as per the following Waterfall Mechanism:</p> <p>a) Replenishment/creation of DSRA/ISRA b) Additional Interest c) Past due Interest and Principal amount d) Current due of Interest e) Current due of Principal (including as per stipulated Standing Instruction) f) Balance credited to Borrower's/Co-Borrower's Current Account</p> <p>Further ABFL reserves the right to change/alter the above-mentioned Waterfall Mechanism.</p>			
Security	Type of Security Document	Ranking of Charge	Time for perfecting Security	Description of Security
	Registered Mortgage	Exclusive	Upfront	<p>First and exclusive charge over land along with present and proposed construction thereon situated at Project Tricity Bayview at Plot no 76/2, Sector-17, Kalamboli, Navi Mumbai - 410218 along with hypothecation of receivables from sold units. (Unsold Receivables: Rs.61.61 Crs)</p> <p>Minimum Security cover of 2x and net receivable cover of 1.8x times at proposed security</p>
	Registered Mortgage	Exclusive	As per Conditions Subsequent and Timelines mentioned	<p>Cross collateralization of the above project Tricity Bayview (Facility of Rs.15 crs) with project Tricity Crest (Facility of Rs. 12 crs) being developed by entity Tricity Realty LLP with Extension of charge over land along with present and proposed construction thereon situated at Plot no.13, Sector-20, New Panvel, Navi Mumbai - 410206 along with hypothecation of receivables from sold units. (Unsold Receivables: Rs.74.09 Crs)</p>
	Hypothecation	Exclusive	Upfront	<p>First and Exclusive charge by way of hypothecation on all the present and future receivables (sold and unsold), rentals to the borrowing entity from "Tricity Bayview"</p>

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				(Project). (more particularly mentioned in Annexure 4) First and Exclusive charge by way of hypothecation on the RERA escrow account for the above Property and all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be)
	Specific Conditions - Exclusive charge on Interest Service Reserve Account ("ISRA") of 3 months peak interest on the total exposure to be invested ABFL Sun Life Saving Fund Collection A/c & lien of ABFL to be marked on same (lien marking to be done within 15 days of disbursement)			
UDCs/PDCs and NACH Mandate with Undertaking	UDCs/PDCs: As per standard condition			
Escrow Mechanism	All the present and future receivables (sold and unsold) to the borrowing entity of the Project Tricity Bayview to be routed through ABFL escrow account. The Escrow accounts for Project Bayview will be opened within 60 days of RERA registration and all the cash flow will be deposited in the same.			
Conditions Precedent	<p>Following are the conditions that shall be fulfilled before the first tranche disbursement</p> <ol style="list-style-type: none"> 1. Transaction Document/s to be executed to the satisfaction of ABFL in front of ABFL representative. 2. This Facility is subject to legal and technical verification of the underlying property being positive and acceptable as per ABFL norms. Latest title search report and title opinion report of the subject properties to be obtained in favour of ABFL prior to disbursement of Facility, and same to be satisfactory. 3. Mortgage of the property to be done for Tricity Bayview along with hypothecation of the cashflows arising out of Tricity Bayview. 4. Latest MIS of Sales to be obtained and certified by borrower. 5. Projections to be certified by management and any deviation from projection nos. by 30% and above may attract penal charges as per ABFL norms at sole discretion of ABFL. 6. Latest detailed CA certified net-worth statement of all the individual Co-Borrower's to be provided dated 31st Mar, 2021 or as on a latest dated to be provided. 7. List of directors and shareholders of the borrower to be CA certified 8. CA certificate for the cost incurred till date and Means of Finance for the project to be provided 9. Property visit report to be submitted. 10. Letter confirmation from the Borrower & Co-Borrower about payment of all statutory dues/taxes applicable on subject property for the financial year 2019-20 and thereafter till date to be provided 11. Declaration that none of the parties on the loan structure have defaulted in payment of interest/principal in the past. 12. Declaration that none of the partners/ promoters are related to any Directors/ Officers/ Staff of Aditya Birla Group or any other bank 13. Certification from CA that the parties to the loan structure have no undisputed statutory dues outstanding. 			

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	<ol style="list-style-type: none"> 14. RCU/CIBIL detect and CIBIL mortgage check to be submitted before disbursement. 15. Vetting report of Original title papers to be complied 16. CIBIL mortgage check to be completed before disbursement. 17. NACH as per the repayment schedule to be obtained along with the cancelled cheque and UDC's. 18. By signing this sanction letter, borrower / promoter undertakes: to fund any shortfall in cash flows for debt servicing of the Facility in a form and manner acceptable to ABFL before any disbursement. 19. payments to ABFL (i.e. interest and Principal repayment) will be given first priority over any other payment in the form of Salary, interest, capital and/or loans or advances from the partners, relatives, group companies and unsecured loans from other parties in case of any event of default. 20. any receivables towards the committed receivables shall not be received in cash after the disbursement from the proposed facilities and shall be routed through Escrow account. 21. All the future receivables and expenses will be routed through ABFL Escrow account opened for proposed credit facility 22. that Property would not be further sublet/ leased or sold without prior written consent of ABFL. The above properties shall not be materially altered without concurrence of ABFL during the tenure of facility. 23. Borrowers and Co-Borrower(s) to further undertake that if any event during the tenure of loan which causes the ABFL to believe that cash flows from the collateral are significantly less to serve the EMI, ABFL will have the right to recall the loan proportionately with reduced cash flows, after providing a cure/ notice period of 30 days. 24. That proposed project receivables will not be escrowed to any other Bank/ Financial Institutions till the term of ABFL loan. 25. It will arrange free access of official of ABFL or any other person agencies appointed by the ABFL for the inspection time to time 26. That payment of property tax, common area maintenance and insurance charges will be made regularly from their own sources of funds throughout tenure of Facility.
<p>Conditions Subsequent</p>	<p>The following conditions are to be fulfilled post the disbursement of the Facility amount:</p> <ol style="list-style-type: none"> 1. Borrower shall submit end use certificate from statutory auditors within 45 days of each disbursement. The end use certificate shall certify that the Facility amount drawn down have been used for the purpose of as mentioned in the Sanction Letter. 2. Mortgage of the property to be done for Tricity Crest located at Plot no.13, Sector-20, New Panvel, Navi Mumbai - 410206 along with hypothecation of receivables from sold units. (Unsold Receivables: Rs.74.09 Crs) along with hypothecation of the cashflows to be done by 15th Sept'22. 3. Borrower to get the property offered as collateral insured comprehensively throughout the loan tenure at its cost for its full value. The same is to be assigned in favour of ABFL as first loss beneficiary. Copy of the insurance policies to be submitted to ABFL for its record within 45 days of disbursement. Borrower to ensure renewal of insurance of collateral property during the currency of the facility with ABFL, non-compliance of the same would attract penal interest @ 2%. 4. Penal interest @ 2.00% p.a. over and above the prevailing Interest rate will be charged on the amount not routed through escrow account at the discretion of ABFL if borrower defaults in routing 100% of the Scheduled Receivables from the Project through Escrow Accounts and /or does not request for

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	<p>NOC from ABFL before registration of units in favour of prospective buyers for sale of units in the Project</p> <ol style="list-style-type: none"> Escrow A/c to be sufficiently funded by the borrower to serve the EMI of propose loan at least one working day prior to EMI date. ABFL to add Security Interest with CERSAI within 45 days of Security creation. Certificate from an independent chartered accounts/the statutory auditor certificate evidencing 'Nil Tax Liability' under section 281 Original lease agreement once entered will be vetted by lawyer and approved by internal legal.
<p>Standard Conditions / Special Conditions</p>	<ol style="list-style-type: none"> Any change in the promoter ownership of the borrower will be upon approval from the ABFL. No additional external indebtedness on the subject Property without ABFLs' consent ABFL shall at its discretion obtain a confidential credit report on the Borrower from its other ABFLs. Borrower & Co-Borrower(s) to arrange free access for official of ABFL or person of any other agencies appointed by ABFL for the inspection from time to time. The Borrower/Co-Borrower(s) shall forward to ABFL its provisional Balance Sheet and Profit and Loss Account within 90 days from year end. Post disbursement any payment by Borrower towards loans and advances taken from friends/relatives/family members shall be after taking appropriate approval from ABFL. Bureau of Indian Standards had formulated National Building Code (NBC) of India, 2005 providing guidelines for regulating the building construction activities. The Builder has to agree for adherence to the above National Building Code Specifications in the Project The Borrower shall appoint technical, financial and executive personnel with appropriate qualifications and experience for the key positions and shall satisfy ABFL on the adequacy of the organizational set up for smooth implementation and operation of the project. ABFL shall release the Security to the Borrower/Co-Borrower(s) subject to the condition that in case of liquidation of all the assets provided as Security, the payment of entire sale proceeds shall be made in Escrow Account/Designated Account and shall thereafter pre-close the proposed Facility Alternatively, property can be swapped as acceptable to ABFL with applicable charges. No Change in the equity and management of the Borrower without prior approval of ABFL. The Borrower shall obtain a No Objection Certificate (NOC) from the ABFL before entering into registered sale agreement with prospective buyers of the Project. ABFL will issue NOC subject to compliance of Capitalization rates on each credit in Escrow Account & maintenance of Security cover 2x and net receivable cover of 2x times each. In an event the Security or Receivable cover falls below above values, then the Borrower would repay such an amount to maintain the covers at above stipulated levels. The prepaid amount would be adjusted towards the principal outstanding and such amount would not attract any prepayment charges. Demand letters to the existing customers of the Project shall incorporate a condition that all the future payments pertaining to the Project would be made in favour of the Escrow Account opened by the Borrower with ABFL's specified Account Bank.

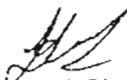
For TRICITY REALTY LLP

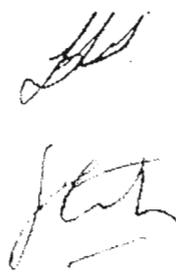
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Authorised Signatory

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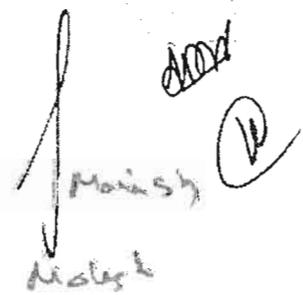
14. Promoter's contribution shall not be withdrawn throughout the tenure of the Facility.
15. The Borrower shall disclose the name of ABFL as the mortgagee of the Property being mortgaged, in every pamphlets/ brochures/ advertising materials or any other communications to the purchaser of the said Properties.
16. Borrower/Co-Borrower shall procure prior written consent of ABFL before renting out the Mortgaged property/ies or any part thereof or before making any structural alterations in the mortgaged property/ies.
17. Borrower to ensure renewal of insurance of the collateral property during the currency of the Facility with ABFL
18. In case any condition is stipulated by any other ABFL that is more favorable to them than the terms stipulated by ABFL, ABFL shall at its discretion, apply to this Facility such equivalent conditions to bring its Facility at par with those of the other ABFLs.
19. If there is any interest levied by the Government of India or any other authority under the Interest Tax Act, 1974 or under any other law, you shall reimburse to ABFL any such tax imposed or levied by the Government of India or any other authority on interest and/or Payments required to be paid by the Borrower to ABFL in connection with the said Facility.
20. ABFL may disclose any information regarding the Borrower/s and regarding the Facility to the competent Authority of Govt., Regulator, and Law enforcing Agency or to any Legal Authority or Courts.
21. The Borrower and Co-Borrower (s) shall be deemed to have given their express consent to ABFL to disclose the information and data furnished by them to ABFL and also those regarding the credit Facility/ies enjoyed by the Borrower, conduct of accounts and guarantee obligations undertaken by Guarantor to the Credit Information Bureau (India) Ltd. ("CIBIL"), or RBI or any other agencies specified by RBI who are authorized to seek and publish information.
22. Any default in respect of any other facilities availed by the Borrower or by any of its group concerns from ABFL/ Aditya Birla Group shall be deemed to be an Event of Default in respect of the proposed Facility and vice versa and thus the Security shall be released subject to repayment of all the dues.
23. ABFL will have right to appoint and carry out annual audit on sales receivables, stock cash flows etc. Further ABFL will have the right to examine at all times the Borrower's books of accounts and to have the Borrower's factory (ies)/branches inspected from time to time by officer(s) of the ABFL and/or qualified auditors including stock audit and/or technical experts and/or management consultants of ABFL's choice and/or we can also get the stock audit conducted by other banker. In case of default or delay in repayments, ABFL will have the right to carry audit as and when required. The cost of such inspections and documentation will be borne by the Borrower.
24. The Borrower will keep ABFL informed of the happening of any event which is likely to have an impact on their profit or business and more particularly, if the monthly production or sale and profit are likely to be substantially lower than already indicated to ABFL. The Borrower and Co-Borrower will inform accordingly with reasons and the remedial steps proposed to be taken.
25. The Borrower should not pay any consideration by way of commission, brokerage and fees or in any other form to Co-Borrower/s directly or indirectly.

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Registered Office: Indian Royan Compound, Veraval, Coimbatore - 641 259

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26. The Borrower shall procure a consent every year from the auditors appointed by the Borrower to comply with and give report / specific comments in respect of any query or requisition made by us as regards the audited accounts or balance sheet of the Borrower. We may provide information and documents to the Auditors in order to enable the Auditors to carry out the investigation requested for by us. In that event, we shall be entitled to make specific queries to the Auditors in the light of statements, particulars and other information submitted by the Borrower to us for the purpose of availing finance, and the Auditors shall give specific comments on the queries made by ABFL.
27. ABFL reserves the right to revoke this Sanction letter if there are any material changes in the proposal for which the said Facility is sanctioned. Any material fact concerning your profits etc., or ability to repay, or any other relevant aspect and/or submission of Loan request is withheld, suppressed, concealed or not made known to us or any statement made in the Loan application is found to incorrect & untrue.
28. ABFL reserves the right to alter, amend any of the condition or withdraw the Facility, at any time without assigning any reason with a notice of 45 days to be provided for repayment of such outstanding loan
29. Provided further that notwithstanding anything to the contrary contained in this Sanction Letter, ABFL may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Facility or any part thereof (even if partial or no disbursement is made) without any liability and without any obligations provided such reason is capable of being cured/rectified by the Borrower and the same has not been cured/rectified within 30 days from the date the Borrower is called upon by ABFL to cure/rectify such reason. Upon such termination, all principal monies, interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ABFL by the Borrower forthwith upon demand from ABFL.
30. Facility which is being offered to you is based on the understanding, that the property is located in India and within ABFL's approved city limits. Even if the property is within the specified limits, ABFL may refuse to disburse the Facility if the property does not meet ABFL's credit policies, guidelines and criteria as deemed fit by it in its sole discretion.
31. If an "Event of default" (as defined under the Facility Agreement) happens, you will be asked to pay Additional Interest or such other rate of interest as decided by ABFL.
32. ABFL will hold the documents and shall release the documents post the closure of the Facility.
33. If Borrower has not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on Borrower's behalf, ABFL shall deduct such fees from Borrower's Facility being disbursed and Borrower shall be liable for the entire amount i.e. without the said deduction.
34. All the transactions pertaining to repayment of Facility shall be routed through the Escrow Account only
35. During the currency of the ABFL's Facility(ies), the Borrower will not without ABFL's prior written intimation in writing:

For TRICITY REALTY LLP

[Signature]
 Authorised Signatory

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	<ul style="list-style-type: none"> conclude any fresh borrowing arrangement either secured or unsecured with any other Bank or Financial Institutions, borrower or otherwise, not create any further charge over their fixed assets charged to ABFL without our prior approval in writing Undertake any expansion/ fresh project or acquire fixed assets, while normal capital expenditure, eg. replacement of parts, can be incurred. Undertake guarantee obligation on behalf of any other borrower or any third party. Declare dividends for any year except out of profits relating to that year after making all the due and necessary provisions provided that no default had occurred in any repayment obligation and ABFL's permission is obtained. Make any repayment of the loans and deposits and discharge any liabilities except those shown in the funds flow statement submitted from time to time. Formulates any scheme of amalgamation or reconstruction; Enter into borrowing arrangement either on secured basis or unsecured basis with any other bank/ financial institutions for the said Project; Sell, assign, mortgage, alienate or otherwise dispose any of the assets of the Borrowing company charged to the ABFL. Enter into any contractual obligation of a long term nature affecting the Borrower financially to a significant extent. Permit any transfer of the controlling interest or make any drastic change in the managements set up. Diverts funds to other sister/ associate /group concern of the Borrower. <p>36. The Facility mentioned overleaf will be available at ABFL's discretion and subject to compliance of all formalities and documentation as may be specified / required by ABFL</p>
Monitoring Conditions	<ol style="list-style-type: none"> Borrower to submit monthly sales & collection MIS to ABFL in the prescribed format by 12th of closing month. The Borrower shall furnish to ABFL every year a copy of audited annual accounts of the Borrower within 6 months of the end of the financial year. ABFL reserve the right to conduct audit of the Escrow Account on Quarterly basis at its own cost. As & when applicable Borrower to comply with requirements as specified in Real Estate (Regulation and Development) Act, 2016 (RERA) & copy of required compliance to be provided to ABFL. Borrower shall submit end use certificate from Chartered Accountant within 30 days of each disbursement. The end use certificate shall certify that the Facility amount drawn down have been used for the purpose of as mentioned in the Sanction Letter. The Borrower should follow the sales milestone, collection milestone and Units registration milestones as stipulated in the Annexures. Any deviation by more than 20% will be considered as EOD Minimum Stipulated Price for unsold units in the Project to be INR 6,000 per sq ft. on saleable area for residential units and INR 7,500 on saleable area for retail units in the project Tricity Bayview. SI of 75% is stipulated throughout the tenor of the loan. If the borrower sells the mortgaged units above

For TRICITY REALTY LLP

Authorised Signatory

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Registered Office: Inman Rowan Compound, Veraval, Gujarat - 361 285



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	<ul style="list-style-type: none"> i. Duly filled Loan Application form along with necessary documentary proof for the Borrower, Co-Borrower(s). Sufficient proof for authorised signatories signing on their behalf. ii. Accepted Sanction Letter by Borrower, Co-Borrower(s) or their respective authorised signatory/(ies). iii. Request letter for disbursement from the Borrower mentioning the account details. Copy of Bank Statement or a cancelled cheque of the account in which funds needs to be transferred. iv. Certified true copy of Constitutional Documents as applicable v. Demand Promissory Note along with Letter of Continuity vi. UDC as per policy in favour of ABFL along with the Undertaking. vii. Self-certified copy of KYC's of Borrower, Co-Borrower(s) viii. Self-certified KYCs of authorised signatories if applicable ix. Any other document as may be required by ABFL. x. Title Search, Title Opinion Report, Technical & Valuation Report by ABFL's approved Valuer, xi. Original Legal Vetting Report by ABFL's empanelled lawyers xii. Original Property papers as per Legal Title Opinion Report <p>Facility & Security documents</p> <ul style="list-style-type: none"> i. Execution of Facility Agreement(s) ii. Deed of Hypothecation along with Power of Attorney (POA), iii. Escrow Agreement
Event of Default	<ul style="list-style-type: none"> 1. In case of non-perfection of securities within due time limits and non-compliance of conditions in Annexure - 1 ABFL will have a right to levy Additional Interest over and above the regular interest of the Facility. Delay in submission of requisite documents. Non-Adherence to any Terms and Conditions of this Sanction Letter.
Additional Interest/Charges	<ul style="list-style-type: none"> 1. If you have not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on your behalf, ABFL shall deduct such fees from your Facility being disbursed and you shall be liable for the entire amount i.e. without the said deduction. 2. In case of any delay in the repayment of principal instalment or payment of interest, charges or other monies due on the Facility, Additional Interest Rate on default shall be levied on monthly basis, from the due date till such time the overdue amount is paid. 3. If an "Event of default" (as defined under the Transaction Document/s) happens, Borrower/Co-Borrower(s) will be asked to pay Additional Interest or such other rate of interest as decided by ABFL. 4. Non-Adherence to any Terms and Conditions of this Sanction Letter shall attract Additional Interest/Charges.

Yours sincerely,
For ABFL

(Authorized Signatory)

ACKNOWLEDGEMENT, APPROVAL AND ACCEPTANCE:

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For TRICITY REALTY LLP

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We hereby acknowledge, approve and accept the terms and conditions detailed in this letter and agree, undertake and confirm to comply with the aforesaid terms and conditions in connection with the Facility.

Approved and accepted by:

For TRICITY REALTY LLP

M/s. Tricity Realty LLP (Borrower)
Authorised Signatory
(Authorized Signatories)
(Please affix the stamp)

Mr. _____
Date: _____

Mr. Arjun Kulbir Rekhi (Co-Borrower)

Mr. Manish Srichand Pardasani (Co-Borrower)

Mr. Moksh Srichand Pardasani (Co-Borrower)

Mr. Savinder Singh Lamba (Co – Borrower)

Mr. Kulbir Singh Rekhi (Co – Borrower)

Mr. Harvinder Singh Lamba (Co – Borrower)

Mr. Angad Kulbir Rekhi (Co – Borrower)



Terms and Conditions attached to the Sanction Letter

- This Sanction Letter is subject to execution of transaction documents including but not limited to the Loan Agreement, as may be required by ABFL.
- The Loan Application Form/other login documents, Loan Agreement and any other documents related to disbursement may /will contain terms in addition to or in modification of those set out in this Sanction Letter.
- The Loan mentioned overleaf will be available at ABFL's discretion and subject to compliance of all formalities and documentation as may be specified / required by ABFL.
- "EI" or "Equated Instalments" or "Instalments" shall mean the amount payable by the Borrower(s) at such period of rests as provided for in the Sanction Letter, to ABFL comprising of Interest, or as the case may be, principal and Interest calculated on the basis of such period of rests at the Interest Rate applicable as stated in the Sanction Letter and is rounded off to the next rupee.
- ABFL shall be entitled to revoke the sanction of the facility/ies, inter alia, in any of the following circumstances:
 - Assessment / verification checks not satisfactory to ABFL
 - Legal verification/ technical valuation of the underlying asset is not satisfactory to ABFL
 - There is any material change in the purpose(s) for which the facility is being sanctioned
 - In the sole judgement of ABFL, any material fact has been concealed and/or ABFL becomes subsequently aware of during the tenor of the loan.
- Accepted copy of this Sanction Letter not received within the specified period
- Any statement/ information made by or on your behalf is misleading, unsatisfactory or is incorrect
- There is a default or breach or violation of any condition of this or any other facility offered/availed by you from ABFL
- Loan Agreement/ any other documents related to disbursement being incomplete, incorrect or unsatisfactory, in a form and manner as may be required by ABFL in connection with the Facility/ies.
- Provided further that notwithstanding anything to the contrary contained in this Sanction Letter, ABFL may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Facility or any part thereof (even if no disbursement is made) without any liability and without any obligations to give any reason whatsoever, whereupon all principal monies, interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ABFL by the Borrower forthwith upon demand from ABFL.
- Facility which is being offered to you is based on the understanding, that the property is located in India and within ABFL's approved city limits. Even if the property is within the specified limits, ABFL may refuse to disburse the loan if the property does not meet ABFL's credit policies, guidelines and criteria as deemed fit by it in its sole discretion.
- For EI/Instalment Repayment through electronic clearing system (ECS), you are required to submit ECS mandate. On the instalment due date, ABFL will automatically debit your designated current/savings account for the instalment amount, or will present your PDCs.
- Any fees and charges mentioned in the Sanction Letter are the rates applicable on the date of issue of the Sanction Letter and are subject to change from time to time and ABFL will notify you of such changes.
- In the event of sale of security, Loan needs to be pre-closed with all dues and charges. Alternatively property can be swapped as acceptable to ABFL with applicable charges.

For TRICITY REALTY LLP

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Registered Office: Indira Rayon, Lohand, Varanasi, Gujarat - 352 356

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- No Prepayment or Pre-closure allowed in first 24 months from the date of disbursement of loan. In case of closure during the period of lockin, subject to ABFL's sole discretion, borrowers will be required to pay balance period interest at prevailing ROI and applicable standard foreclosure charges
- If you do not pay or are late in paying any EMI/instalment, ABFL will report the non-payment to various credit bureaus. This may have an adverse effect on your credit rating and affect your ability to obtain credit from other Lenders.
- If an "Event of default" (as defined under the Loan Agreement) happens, you will be asked to pay penal interest or such other rate of interest as decided by ABFL.
- Floating Rate of Interest is applicable to your facility and will be reviewed from time to time.
- Your floating rate of interest is linked to the ABFL Long Term Reference Rate (i.e. ABFL LTRR) which is the benchmark rate for floating rate lending products of the Lender. The LTRR may change from time to time and any revision in this rate will have an impact on your interest rate.
- The interest rate applicable is determined with reference to the ABFL Long Term Reference Rate (i.e. ABFL LTRR) and other customer specific charges, referred to as 'Margin' in the sanction Letter at the time of origination and thereafter.
- If the ABFL Long Term Reference Rate (i.e. ABFL LTRR mentioned in the sanction Letter) moves upwards/downwards within validity period of the applicable interest rate prior to first disbursement of the loan, the interest rate may get revised upwards/ downwards accordingly. For such loan, fresh sanction letter will not be issued for processing the loan within the validity period of the interest rate as mentioned in the Sanction Letter and the applicable interest rate applicable to your loan shall be the revised interest rates post such change in Long Term Reference Rate.
- In case of any unforeseen or extraordinary circumstances or sudden changes in market conditions, ABFL may at its sole discretion change the Rate of Interest.
- The rate of interest you need to pay shall be subject to the changes in guidelines on interest rates made by the Reserve Bank of India from time to time.
- Any re-pricing can have an impact on the approved tenor or EMI/Instalment or both or ABFL may call for part payment of the loan as per the ABFL internal rate changed guidelines.
- If you have not paid any charges, fees, premium which becomes due to ABFL or its alliances or ABFL has made payment of same to any third party on your behalf, ABFL shall deduct such fees from your loan being disbursed and you shall be liable for the entire amount including the said deduction
- Borrower shall procure prior written consent of ABFL before renting out the mortgaged property/ies or any part thereof or before making any structural alterations in the mortgaged property/ies.

Schedule- I

(Schedule of Charges)

Transaction	Charges
Fees	1% + GST of the sanctioned loan, divided into: - Processing fees: 0.25 % + GST - Advisory/Syndication Fees: 0.75 % + GST (inclusive of advance fees received)
Additional Interest Rate on default / Non Conformance with any covenants / stipulated conditions	24% p.a. applicable on daily basis

For TRICITY REALTY LLP

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 Authorised Signatory

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 [A part of Aditya Birla Capital Ltd.]
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Prepayment Charges/ Foreclosure Charges	<ul style="list-style-type: none"> Upto 12 months from date of 1st Disbursement: No Prepayment/Foreclosure is allowed Post 12 months: Foreclosure/part-prepayment charges of 1% + taxes will be applicable on outstanding loan Foreclosure/Part-Prepayment charges in case of foreclosure/Part-Prepayment during Lock-in period - FC charges of 4% + GST Foreclosure charges in case of foreclosure from sale of units mortgaged to ABFL will be NIL. In case of increase in ROI by 1% in a single instance, the prepayment to be NIL else standard prepayment charges to be applicable
Cheque Return Charges/ECS/SI/NACH failure charges	INR 1000/- per instance
Accrued Interest	As applicable based on actual delayed status or as communicated by ABFL from time to time
Charges for Facility cancellation after acceptance of Sanction Letter, including by e-mail	4% of loan amount sanctioned
Request for copies of documents of any collateral held with ABFL	INR 2,500/- per instance
Duplicate Statement/ Repayment Schedule / FC Statement/ and other document held with ABFL request	FC Statement: Rs 1,500/- per instance RTR: Rs 1,000/- per instance Other Statements: Rs 200/- per instance GST extra as applicable
Charge For Exchanging PDCs, Security Cheques (Per Set) /ECS/ NACH	INR 1000/- per instance
CIBIL/ Credit report retrieval fee	Rs 50/- per instance for Consumer and INR 500/- for Commercial CIBIL/ Credit Report
Loan Re-schedulement (on request from applicants, approval to be at sole discretion of ABFL) charges per instance	2% of prevailing loan outstanding
Swap/ Conversion Charges (Fixed rate to floating and vice-versa, at sole discretion of ABFL) (on request from applicants, approval to be at sole discretion of ABFL) per instance	3% of prevailing loan outstanding
Property Swap charges (on request from applicants, approval to be at sole discretion of ABFL)	3% of prevailing loan outstanding
Stamp duty, Registration charges, Legal and other statutory charges, Insurance premium, other Fees, Creation of charge with ROC and any other cost and expenses.	Stamp duties and registration charges on the Transaction Documents, both present & future, including any Additional Interest /charges thereon shall be borne by the Borrower. Any other fees, including but not limited to, the fees payable to Security Trustee, Loan agent, other external service providers/ vendors/ consultants shall be borne by the Borrower. Other cost and expenses including but not limited to legal fees, technical & credit assessment fees, fees of consultants, fees of Security Trustee, ABFL's Agent etc, and any other statutory or

For TRICITY REALTY LLP

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Page | 15

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regulatory fees/costs as determined by the ABFL and all applicable tax thereon, shall be paid promptly by the Borrower on demand by ABFL, failing which, ABFL will be at liberty (but shall not be obliged) to incur the same & the Borrower shall reimburse the same to ABFL along with an interest as communicated by ABFL. ABFL shall have a right to recover all such costs from the Escrow Account.



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For TRICITY REALTY LLP

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Authorised Signatory

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Manish
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Manish

Annexure – 1 A – Sales Milestones

Quarter No.	Bay View					Crest			
	Quarter	No. of units to be sold	Area to be sold	Cummulative	Collections / quarter	Units to be sold	Area to be sold	Cummulative	Collection from Unsold
		Resi	In Sq. Ft.	In Sq. Ft.	In Sq. Ft.	Resi	In Sq. Ft.	In Sq. Ft.	In Cr
1	June'22	-	-	-	-	-	-	-	-
2	Sep'22	-	-	-	-	-	-	-	-
3	Dec'22	-	-	-	-	-	-	-	-
4	Mar'23	20	15364	15364	1.4	20	15848	15848	1.43
5	June'23	15	11523	26887	2.7	15	11886	27734	2.73
6	Sep'23	6	4609	31496	2.6	10	7924	35658	3.33
7	Dec'23	6	4609	36105	2.1	6	4754	40412	2.21
8	Mar'24	6	4609	40714	2.3	6	4754	45167	2.50
9	June'24	6	4609	45324	2.6	6	4754	49921	2.78
10	Sep'24	10	7682	53005	3.9	6	4754	54675	3.07
11	Dec'24	10	7682	60687	4.4	6	4754	59430	3.35
12	Mar'25	6	4609	65297	5.6	6	4754	64184	5.56
13	June'25	6	4609	69906	6.1	6	4754	68938	6.13
14	Sep'25	6	4609	74515	8.8	6	4754	73693	6.70
15	Dec'25	10	7682	82197	11.6	10	7924	81617	10.90
16	Jan'26	4	3158	85355	4.2	6	4754	86371	4.58
Total		111	85355		42.32	109	86371		55.28

Annexure – 2: Repayment Schedule

(Rs. in Cr.)

Quarter	Opening Balance	Disbursement	Repayments	Closing Balance	Repayment Schedule
Q-1	0.00	15.00	0.00	15.00	
Q-2	15.00	0.00	0.00	15.00	
Q-3	15.00	0.00	0.00	15.00	
Q-4	15.00	0.00	1.04	13.96	
Q-5	13.96	0.00	1.99	11.98	
Q-6	11.98	0.00	1.94	10.04	
Q-7	10.04	0.00	1.54	8.50	

For TRICITY REALTY LLP

Authorized Signatory

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Q-8	8.50	0.00	1.75	6.76	
Q-9	6.76	0.00	1.95	4.80	
Q-10	4.80	0.00	2.92	1.88	
Q-11	1.88	0.00	1.88	0.00	1.50
Q-12					1.50
Q-13					1.50
Q-14					1.50
Q-15					1.50
Q-16					1.50
Q-17					1.50
Q-18					1.50
Q-19					1.50
Q-20					1.50
Total	-	15.00	15.00	.	15.00



For TRICITY REALTY LLP

[Signature]
 Authorised Signatory

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Annexure – 3: Cash Flow Projections

(Amounts in Rs. Cr.)

	Q1	Q2	Q3	Q4												
Revenue																
Operating Expenses																
Operating Profit																
Finance Costs																
Pre-tax Profit																
Tax																
Post-tax Profit																
Capital Expenditure																
Change in Working Capital																
Free Cash Flow																
Debt Repayment																
Equity Dividend																
Net Cash Flow																
Opening Cash Balance																
Closing Cash Balance																

Annexure- 4: List of Unsold Inventories (To be mortgaged)

Sr. No.	Flat no.	Flat / Shop	Type	Carpet Area (in sq. ft.)	Saleable Area (in sq. ft.)
1	1	Shop	Shop	452	904
2	2	Shop	Shop	452	904
3	3	Shop	Shop	460	921
4	4	Shop	Shop	520	1,040
5	5	Shop	Shop	520	1,040
6	6	Shop	Shop	460	921
7	7	Shop	Shop	460	921
8	8	Shop	Shop	452	904
9	9	Shop	Shop	452	904
10	10	Shop	Shop	289	578
11	11	Shop	Shop	289	578
12	12	Shop	Shop	294	589
13	13	Shop	Shop	332	665
14	14	Shop	Shop	332	665
15	15	Shop	Shop	294	589
16	16	Shop	Shop	294	589
17	17	Shop	Shop	289	578
18	18	Shop	Shop	289	578
19	501	Flat	1 BHK	379	631
20	502	Flat	2 BHK	620	1,034
21	503	Flat	1 BHK	379	631
22	504	Flat	2 BHK	620	1,034
23	505	Flat	1 BHK	379	631
24	506	Flat	1 BHK	379	631

or TRICITY REALTY LLP

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Sr. No.	Flat no.	Flat / Shop	Type	Carpet Area (in sq. ft.)	Saleable Area (in sq. ft.)
25	507	Flat	1 BHK	379	631
26	508	Flat	1 BHK	379	631
27	509	Flat	2 BHK	620	1,034
28	510	Flat	1 BHK	379	631
29	511	Flat	2 BHK	620	1,034
30	512	Flat	1 BHK	379	631
31	601	Flat	1 BHK	379	631
32	602	Flat	2 BHK	620	1,034
33	603	Flat	1 BHK	379	631
34	604	Flat	2 BHK	620	1,034
35	605	Flat	1 BHK	379	631
36	606	Flat	1 BHK	379	631
37	607	Flat	1 BHK	379	631
38	608	Flat	1 BHK	379	631
39	609	Flat	2 BHK	620	1,034
40	610	Flat	1 BHK	379	631
41	611	Flat	2 BHK	620	1,034
42	612	Flat	1 BHK	379	631
43	701	Flat	1 BHK	379	631
44	702	Flat	2 BHK	620	1,034
45	703	Flat	1 BHK	379	631
46	704	Flat	2 BHK	620	1,034
47	705	Flat	1 BHK	379	631
48	706	Flat	1 BHK	379	631
49	707	Flat	1 BHK	379	631
50	708	Flat	1 BHK	379	631
51	709	Flat	2 BHK	620	1,034
52	710	Flat	1 BHK	379	631
53	711	Flat	2 BHK	620	1,034
54	712	Flat	1 BHK	379	631
55	801	Flat	1 BHK	379	631
56	802	Flat	2 BHK	620	1,034
57	803	Flat	1 BHK	379	631
58	804	Flat	2 BHK	620	1,034
59	805	Flat	1 BHK	379	631
60	806	Flat	1 BHK	379	631
61	807	Flat	1 BHK	379	631
62	808	Flat	1 BHK	379	631
63	809	Flat	2 BHK	620	1,034
64	810	Flat	1 BHK	379	631
65	811	Flat	2 BHK	620	1,034
66	812	Flat	1 BHK	379	631
67	901	Flat	1 BHK	379	631
68	902	Flat	2 BHK	620	1,034
69	903	Flat	1 BHK	379	631
70	904	Flat	2 BHK	620	1,034
71	905	Flat	1 BHK	379	631
72	906	Flat	1 BHK	379	631

For TRICITY REALTY LLP

Authorised Signatory

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Sr. No.	Flat no.	Flat / Shop	Type	Carpet Area (in sq. ft.)	Saleable Area (in sq. ft.)
73	907	Flat	1 BHK	379	631
74	908	Flat	1 BHK	379	631
75	909	Flat	2 BHK	620	1,034
76	910	Flat	1 BHK	379	631
77	911	Flat	2 BHK	620	1,034
78	912	Flat	1 BHK	379	631
79	1001	Flat	1 BHK	379	631
80	1002	Flat	2 BHK	620	1,034
81	1003	Flat	1 BHK	379	631
82	1004	Flat	2 BHK	620	1,034
83	1005	Flat	1 BHK	379	631
84	1006	Flat	1 BHK	379	631
85	1007	Flat	1 BHK	379	631
86	1008	Flat	1 BHK	379	631
87	1009	Flat	2 BHK	620	1,034
88	1010	Flat	1 BHK	379	631
89	1011	Flat	2 BHK	620	1,034
90	1012	Flat	1 BHK	379	631
91	1101	Flat	1 BHK	379	631
92	1101	Flat	2 BHK	620	1,034
93	1101	Flat	1 BHK	379	631
94	1101	Flat	2 BHK	620	1,034
95	1101	Flat	1 BHK	379	631
96	1101	Flat	1 BHK	379	631
97	1101	Flat	1 BHK	379	631
98	1101	Flat	1 BHK	379	631
99	1101	Flat	2 BHK	620	1,034
100	1101	Flat	1 BHK	379	631
101	1101	Flat	2 BHK	620	1,034
102	1101	Flat	1 BHK	379	631
103	1201	Flat	1 BHK	379	631
104	1202	Flat	2 BHK	620	1,034
105	1203	Flat	1 BHK	379	631
106	1204	Flat	2 BHK	620	1,034
107	1205	Flat	1 BHK	379	631
108	1206	Flat	1 BHK	379	631
109	1207	Flat	1 BHK	379	631
110	1208	Flat	1 BHK	379	631
111	1209	Flat	2 BHK	620	1,034
112	1210	Flat	1 BHK	379	631
113	1211	Flat	2 BHK	620	1,034
114	1212	Flat	1 BHK	379	631
115	1301	Flat	1 BHK	379	631
116	1302	Flat	2 BHK	620	1,034
117	1303	Flat	1 BHK	379	631
118	1304	Flat	2 BHK	620	1,034
119	1305	Flat	1 BHK	379	631
120	1306	Flat	1 BHK	379	631

For TRICITY REALTY LLP

Page | 21

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CAPITAL

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Sr. No.	Flat no.	Flat / Shop	Type	Carpet Area (in sq. ft.)	Saleable Area (in sq. ft.)
121	1307	Flat	1 BHK	379	631
122	1308	Flat	1 BHK	379	631
123	1309	Flat	2 BHK	620	1,034
124	1310	Flat	1 BHK	379	631
125	1311	Flat	2 BHK	620	1,034
126	1312	Flat	1 BHK	379	631
127	1402	Flat	2 BHK	620	1,034
128	1403	Flat	1 BHK	379	631
129	1404	Flat	2 BHK	620	1,034
				58,157	99,223

Disbursement Pattern: Upfront of Rs. 15 crs towards Promoter reimbursement of expenses incurred towards CIDCO plot expenses in the project Bayview & Transaction Expenses of ABFL + ISRA of 3 months.

Repayment: From the project cashflows of Tricity Bayview



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For TRICITY REALTY LLP

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Authorised Signatory

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Manish
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Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Date: 24.08.2022

To,
M/s. Tricity Realty LLP
1001/1002, Bhumi Raj Costarica,
Plot No. 1 & 2, Sector 18,
Sanpada (E)
Tori Mumbai - 400705
MAHARASHTRA

Kind Attention: Mr. Savinder Singh Lamba /Mr. Manish Srichand Pardasani

Subject: Addendum Sanction

With reference to our original sanction letter dated 17.08.2022 for INR 15 Crore, this addendum letter is to convey the below:

Particulars	Existing	Revised
Monitoring Conditions	Other Milestones w.r.t approvals is stated below to be received by:	Other Milestones w.r.t approvals is stated below to be received by:
	Milestones for Bayview	Milestones for Bayview
	CRZ Clearance	CRZ Clearance
	Project Plans & CC Approvals	Project Plans & CC Approvals
	Project Launch Date	Project Launch Date
	RERA Registration	RERA Registration
	Project Completion Date	Project Completion Date
	July 2022	Complied
	September 2022	December 2022
	November 2022	January 2023
	November 2022	January 2023
	November 2025	November 2025

For TRICITY REALTY LLP

For

Aditya Birla Finance Limited

Authorized Signatory



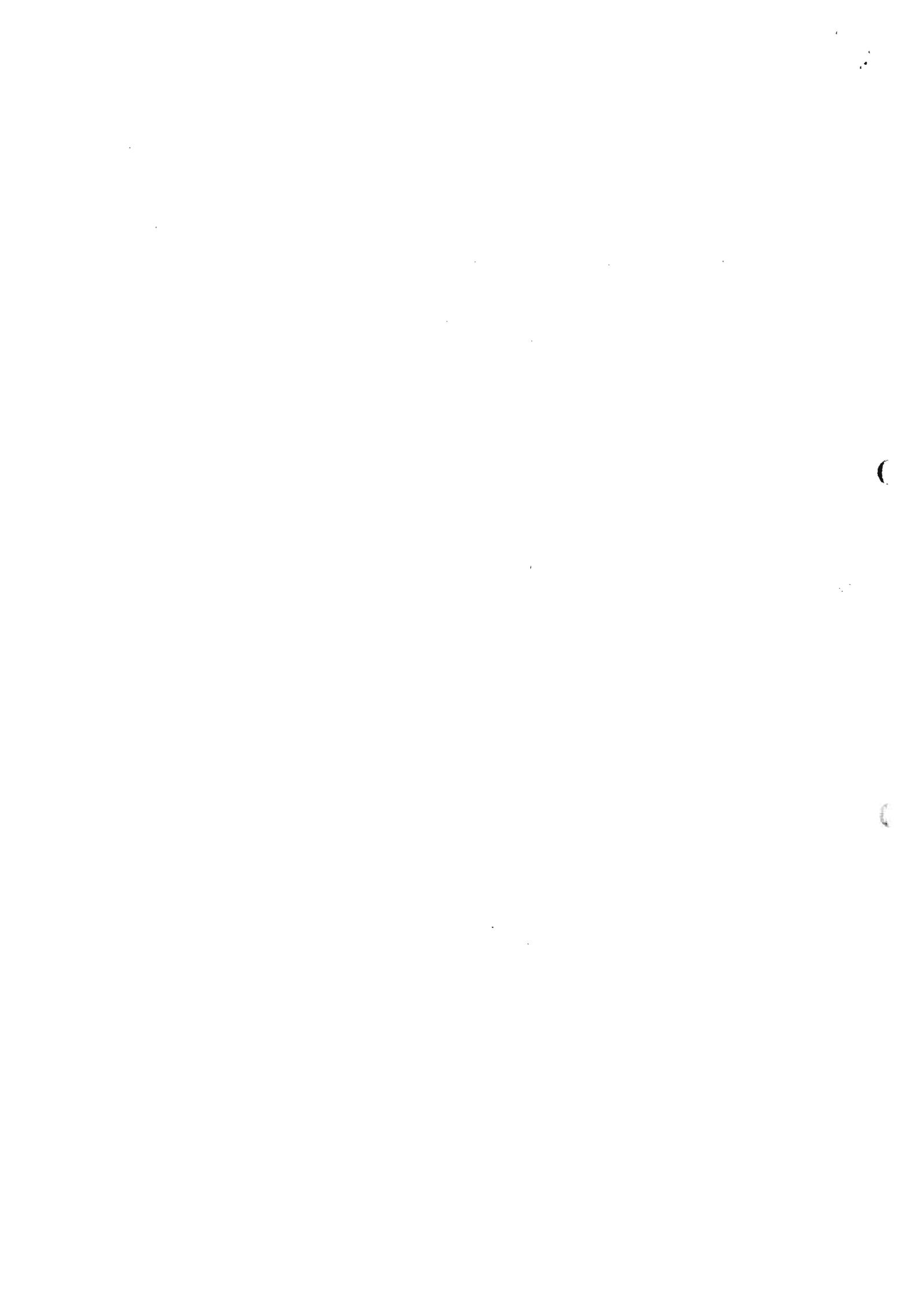
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Authorized Signatory

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Toll free number 1800-270-7000

Registered Office:
Indian Rayon Compound, Veraval,
Gujarat - 362 266





Aditya Birla
Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA
CAPITAL

13/07/2023

To,

Dear Customer

Subject: List of Documents provided for creation of Security under Loan Account number ABMUMLAP000000600395 for the property Situated at:

Property Address

Plot No: Plot no. 76/2, Sector-17, House/Flat/Shop No: at node Kalamboli, Roadpali Road, Panvel, Navi Mumbai, Building No: NA, Building/Society Name: Tricity Bayview, Stage/Sector No/Ward: Plot no. 76/2, Sector-17, Town: NAVI MUMBAI, District: RAIGARH, State: MAHARASHTRA - 410218

Dear Sir / Madam,

In terms of Facility Agreement entered in to between Aditya Birla Finance Limited (ABFL) and below listed parties(the Borrower/Co-borrower), A Mortgage by deposit of Title Deeds of the Said Property created in favour of ABFL to secure the due repayment of the Facility granted by ABFL to the Borrower(s).

Loan Account Number	Borrower/Co-borrower/Guarantor/Others
ABMUMLAP000000600395	TRICITY REALTY LLP (APPLICANT), SAVINDER SINGH DEVENDER SINGH LAMBA (CO-APPLICANT), ARJUN KULBIR REKHI (CO-APPLICANT), MANISH SRICHAND PARDASANI (CO-APPLICANT), MOKSH SHRICHAND PARDASANI (CO-APPLICANT), KULBIR DAYAL SINGH REKHI (CO-APPLICANT), HARVINDER SINGH DEVENDER SINGH LAMBA (CO-APPLICANT), ANGAD KULBIR SINGH REKHI (CO-APPLICANT)

We are glad to inform you that following documents are with us held in the name of TRICITY REALTY LLP .

List of Documents:

Sr No.	Document Description	No. of Sheets
1	Original Allotment letter bearing reference no.7486/1000597/1398 dated 24/03/2021	25
2	Original Agreement to lease dated 27/07/2021 bearing registration no. PVL3/11922/2021 dated 28/07/2021	30
3	Original Board resolution of M/S tricity realty LLP	02

This acknowledgement, subject to terms and conditions of the above-mentioned Facility Agreement, has been issued without any confirmation or remark on the fragility or other condition of the documents submitted and ABFL shall not be held responsible in case there is any change in the fragility or condition of any submitted document over due course of time due to its inherent nature or any reason beyond the control of ABFL.

Sincerely Yours

This is system generated document and does not require any signature.

Aditya Birla Finance Limited

One World Center, Tower 1-C, 18th Floor, 841, Jupiter Mill Compound
Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.
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Registered Office:
Indian Rayon Compound, Veraval,
Gujarat - 362 205
CIN: U65990GJ1991PLC054903



Bayview

(1)

SBI



PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Kalamboli/17/76/2/21-22/16287/2/eoe/2022

Date : 20/12/2022

To,

M/s. Tricity Realty LLP,
Office no. 1001/1002,
Bhumiraj Costarica, Sector-18,
Plot No. 1 & 2, Palm beach road,
Sanpada (E), Navi Mumbai 400705.

SUB :- Development Permission for Residential cum Commercial Building on Plot No.- 76/2, Sector- 17, At.- Kalamboli, Tal.- Panvel, Dist.- Raigad.

- REF :-** 1) Your Architect's application no. 26280, Dated 31/12/2021.
2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/081921/571620, Dated 01/10/2021.
3) Provisional Fire NOC issued by PMC Fire Officer vide letter no. PMC/Fire/2121/Ref. no.956/3313, Dated 30/11/2022.
4) NOC from MCZMA for CRZ clearance vide letter no. CRZ 2022/CR9/TC 4, Dated 22/06/2022.

Sir,

Please refer to your application for Development permission for Residential cum Commercial Building on Plot No.- 76/2, Sector- 17, At.- Kalamboli, Panvel, Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
M/s. Atul Patel Architects,
Studio # 1209, The Landmark,
Plot No. 26A, Sector- 7, Kharghar,
Navi Mumbai 410 210.



- 2) **Ward Officer,**
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.



PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Kalamboli/17/76/2/21-22/16287/2022

Date : 20/9/2022

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s. Tricity Realty LLP. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 08 Upper Floors) on Plot No.- 76/2, Sector- 17, At.- Kalamboli, Tal.- Panvel, Dist.- Raigad. (Plot Area = 2606.28 Sq.mt., Residential Built Up Area = 3518.045 sq.mt., Commercial Built Up Area = 390.942 sq.mt., Total Built Up Area = 3908.987 sq.mt.)

(No. of Residential Unit – 47 Nos., No. of Commercial Unit – 11 Nos.,
No. of Total Unit – 58 Nos.)

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(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.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The applicant shall:-
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.-1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him. Prior Permission is necessary for any deviation / Change in Plan. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.



- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. The Owner & the Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Fire NOC issued vide letter no. PMC/Fire/2121/Ref. no.956/3313, Dated 30/11/2022 by Chief Fire Officer, Fire Brigade Department, PMC.
9. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
10. The Owner/Developer shall obtain all the necessary final NOC's/ completion certificates /clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
11. No work should be started unless the existing structures area to be demolished with utmost care.
12. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
13. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
14. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
15. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
16. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
17. The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
18. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
19. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
20. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
21. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - b) Name and address of the owner/developer, Architect and Contractor.
 - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - d) Address where copies of detailed approved plans shall be available for inspection.



- e) Number of Residential flats/Commercial Units with areas.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
22. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.
23. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
24. The Owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
25. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
 - Accommodation :-
1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
 2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
 3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
 4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
26. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
27. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
28. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
29. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
 Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.



30. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
31. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
32. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
33. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
34. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
35. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore, the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
36. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
37. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
38. The Owner/ Developer is required to construct the discharge line at his own cost.
39. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
40. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 27/07/2021 and must be applied for O.C. with all concerned NOC.
41. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
42. It is responsibility of owner / developer to comply condition mentioned in MCZMA clearance no. CRZ 2022/CR9/TC 4, Dated 22/06/2022.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

(Signature)

Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. Tricity Realty LLP,
Office no. 1001/1002,
Bhumiraj Costarica, Sector-18,
Plot No. 1 & 2, Palm beach road,
Sanpada (E), Navi Mumbai 400705.
 - 2) Architect,
M/s. Atul Patel Architects,
Studio # 1209, The Landmark,
Plot No. 26A, Sector- 7, Kharghar,
Navi Mumbai 410 210.
 - 3) Ward Officer,
Prabhag Samati ' A, B, C, D'
Panvel Municipal Corporation, Panvel.



Annexure-A

1. All terms & conditions mentioned in Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020 & 31/05/2020 read with PMC's circular dated 05/05/2020 & others are binding on applicants, Architects, Contractors, Suppliers, Company & its Directors, Owners, Developers & Builders etc.
2. If it is found that there is breach of terms & conditions or violations of terms/conditions of Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020, 31/05/2020 & 01/06/2020 read with PMC's circular dated 05/05/2020 & others you will be liable to prosecute under section 51 to 60 of Maharashtra Disaster Act, 2005 & Section 188 of Indian Penal Code, 1860.
3. These construction activities are allowed only in situ construction where workers are available in situ and no workers to be travel from outside on site for day to day work.
4. Wearing of face cover is compulsory in all work places and adequate stock of such face covers shall be made available.
5. All persons in charge of work places shall ensure social distancing as per the guidelines issued by Ministry of Health and Family Welfare, both within the work places.
6. Social distancing at work places shall ensure through adequate gaps between shifts, staggering the lunch breaks of labours, supervisors etc.
7. Provision for thermal scanning, hand wash and sanitizer preferably with touch free mechanism will be made at all entry and exit points and common areas. In addition, sufficient quantities of hand wash and sanitizer shall be made available in the work places / sites.
8. Frequent sanitization of entire workplace, common facilities and all points which come into human contact e.g. door handles etc., shall be ensured, including between shifts.
9. Persons above 65 years of age, persons with co-morbidities, pregnant women and children below the age of 10 years shall at home.
10. Use of Arogya Setu App shall be mandatory for all labours, supervisors etc. It shall be the responsibility of Developers & Architect to ensure 100% coverage of this app among the all labours, supervisors.
11. Large physical meetings to be avoided.
12. Hospital / clinics in the nearby areas, which are authorized to treat COVID-19 patients, should be identified and list should be available at work place all the times. Employees showing any symptoms of COVID-19 should be immediately sent for check up to such facilities. Quarantine areas should be earmarked for isolating employees showing symptoms till they are safely moved to the medical facilities.
13. Arrangements for transport facilities shall be ensured with social distancing, wherever personal / public transport is not feasible.
14. Intensive communication and training on good hygiene practices shall be taken up.
15. This permission stands to be revoked from the date of declaration of area of work i.e. where construction activities are permitted, as containment zone at any time hereafter by the District Collector, Raigad or any other officer authorized by him, Commissioner, PMC's work needs to be suspended immediately without assigning any reason and without awaiting direction from Municipal Commissioner, PMC.
16. Necessary travel passes beyond PMC limit to be arranged by applicant
17. Medical check-up of all the labours and staff to be employed on work shall be carried out before allowing them on worksite & every week on work site.
18. All the undertakings submitted by you with your application are binding upon the applicant.

