

4/Row  
HLST

Vastukala + Vankar

NAME OF BUILDER	MAKWISE HOMES LLP
NAME OF PROJECT	ANUVIDNYAN NAGAR CO-OP HSG LTD
RERA NUMBER	P51800053906
RERA DATE	08/12/2023 TO 30/06/2027
LOCATION	PLOT NO 141, CTS NO 178 (p), 179 (p), & 174 (p), AGARWADI, MANKHURD, TROMBAY, MUMBAI 400088
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 बेलापुर 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: 14.03.2024

**BUILDER TIE UP: MAKWISE HOMES LLP**  
**PROJECT: ANUVIDNYAN NAGAR CO-OP HSG LTD**

Dear Sir,

With respect to the above please find enclosed tie up documents of "Anuvidnyan Nagar Co-Op HSG Ltd" project for builder tie up process.



Indresh Kumar Singh  
Manager  
Builder Relation  
AO East Mumbai



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

Dear Sir,

**REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT Anuvidnyan Nagar CHS.,  
Ltd**

We M/s Makwise Homes LLP, a Company/Firm, having its registered office at B/902, Loards CHS Ltd., Plot No-35/35A, Sector -15, CBD Belapur, Navi Mumbai, Maharashtra-400614 are willing to enter into a Tie-up arrangement with your Bank for our Project- Anuvidnyan Nagar CHS., Ltd, situated at (address) Survey No. 141, CTS No.178 (part), 179 (part) And 174 (part), Agarwadi, Mankhurd, Trombay, Mumbai 400 088.

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

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

Yours faithfully,



Authorised Signatory

M/S. MAKWISE HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)

Mr. Dinesh Purohit. (Partner)

B/902, LOARDS CHS.LTD., PLOT NO. 5/35A  
SEC-15, CBD BELAPUR, NAVI MUMBAI-400614

B-902, Loards CHS LTD, Plot No. 35/35A, Sector 15, CBD Belapur, Navi Mumbai-400614  
+91-022-3544-3936, +91-8341414180

Website-www.makwisehomellp.com Email- makwisehomellp@gmail.com



Authorised Signatory  
(Name of the Builder)

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

Sr. No.	Parameter	Particulars
1	Name of the Builder (Company/firm Name)	Makwise Homes LLP
2	Registered Address	B/902, Loards CHS Ltd., Plot No-35/35A, Sector -15, CBD Belapur, Navi Mumbai, Maharashtra-400614
3	Address for correspondence	B/902, Loards CHS Ltd., Plot No-35/35A, Sector -15, CBD Belapur, Navi Mumbai, Maharashtra-400614
4	Contact Person Name, Mob.No. Email id	Director: Dinesh Purohit 8767425628 makwisehomellp@gmail.com
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes/No
5	Website url, if any	
6	Date of establishment (MM/DD/YYYY)	2019
7	Constitution(Proprietor/Partnership, Company)	LLP
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	BAI

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9	Ratings from CRISIL/ICRA etc.			
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
	DINESH PUROHIT	37		
	ANKIT PATEL	35		
	NARAYAN	38		
11	<b>Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters</b>			
Project Name	NA			
Location	NA			
Whether approved by SBI?	NA			
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	NA			
Month & Year of Commencement of Construction	NA			
Present Status (Completed Projects)	Completed on NA (Month& Year)	Completed on NA (Month& Year)	Completed on NA (Month& Year)	
	NA Phases completed.	NA Phases completed.	NA Phases completed.	
Total built up area of the project, in Sq.Mtr.	NA			
Number of floors	NA			
No. of Dwelling Units in the project	NA			
No. of units sold in the Project	NA			
Hsg.Loan taken Through SBI (No.of flats)	NA			
Date of Occupancy Certificate	NA			
Date of conveyance	NA			

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<b>Total units Financed by SBI</b>	
<b>12</b>	<b>Details of the Present Project</b>
Project Name	Anuvidnyan Nagar CHS., Ltd
Location with Survey Nos.	Survey No. 141, CTS No.178 (part), 179 (part) And 174 (part), Agarwadi, Mankhurd, Trombay, Mumbai 400 088.
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. <b>(*Mandatory)</b> - <b>Name Of Bank*</b> - <b>Loan Account No*</b> - <b>Loan Amount*</b> - <b>Last date of Loan disbursement*</b> <b>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</b>	NA
Status of encumbrance of the project land	NA
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	NA
Month & Year of Commencement of Construction	2023
<b>Present Stage of Construction</b>	FOOTING WORK START
<b>Proposed construction Plan.</b> (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of	NA

B-902, Lords CHS LTD, Plot No. 35/35A, Sector 15, CBD Belapur, Navi Mumbai-400614  
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completion of each building, phase, Project.)			
Total built up area of the project, in Sq. Mt.	8600 APPROX		
No. of Dwelling Units in the project	NA		
No. of units sold in the project	NA		
<b>No. of units Funded by SBI in this project and</b>	NA		
<b>Expected business from this project</b>	NA		
Details of Development Agreement and POA if any	NA		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	NA		
<b>13 Project Value</b>			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1BHK	475	1.27 CR	
2BHK	644,674,588	1.65 CR	
3BHK	840	2.25 CR	
Total Project Value		Rs.	
<b>14</b> Whether credit facility enjoyed With any bank Then please Fill details as mentioned. ( <b>*Mandatory*</b> ) ( <b>*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan*</b> )	<b>- Name Of Bank*</b> <b>- Loan Account No*</b> <b>- Loan Amount*</b> <b>- Last date of Loan disbursement*</b>		
<b>15. Disbursement to be made In favour of (Only RERA account )</b> <b>Account Name:</b> <b>Account Number :</b> <b>Bank / Branch :</b> <b>IFSC code</b>	RERA ACCOUNT Makwise Homes LLP 5222000100137301 Karnataka Bank/Belapur Branch KARB0000522		

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Project Name: ANUVIDNYAN NAGAR CHS. LTD SURVEY NO.141, CTS NO.178 (PART), 179 (PART) AND 174 (PART), AGARWADI, MANKHURD, TROMBAY, MUMBAI 400 088 'A' WING					
	FLAT NO.	BHK	AREA	FLAT VIEW	OWENER NAME
Ground Floor			Society Office for 'A' + 'B'		
1 st Floor	101	1 BHK	547.99 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	<b>PARKING AREA</b>				
	102	1 BHK	527.97 Sq.ft Rera Carpet Area	Mankhurd View	
2nd Floor	103	1 BHK	593.20 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	<b>PARKING AREA</b>				
	201	1 BHK	547.99 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
2nd Floor	202	1 BHK	527.97 Sq.ft Rera Carpet Area	Mankhurd View	
	203	1 BHK	593.20 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	<b>PARKING AREA</b>				
3rd Floor	301	1 BHK	547.99 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	<b>PARKING AREA</b>				
	302	1 BHK	527.97 Sq.ft Rera Carpet Area	Mankhurd View	
4th Floor	303	1 BHK	593.20 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	401	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	402	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	403	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	
5th Floor	404	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
	501	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	502	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	503	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
6th Floor	504	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	
	601	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	602	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	603	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
7th Floor	604	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
	701	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	702	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	703	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
8th Floor	704	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
	801	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	802	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
		Refuge Area		Mankhurd View	



	804	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
9th Floor	901	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	902	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	903	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
	904	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
10th Floor	1001	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1002	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1003	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
	1004	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
11th Floor	1101	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1102	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1103	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
	1104	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
12th Floor	1201	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1202	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1203	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
	1204	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
13th Floor	1301	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1302	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1303	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
	1304	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
14th Floor	1401	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1402	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1403	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
	1404	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
15th Floor	1501	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1502	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
		Refuge Area		Mankhurd View	
	1504	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	
16th Floor	1601	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1602	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1603	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	SOCIETY
	1604	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY

17th Floor	1701	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1702	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1703	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	
	1704	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
18th Floor	1801	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1802	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1803	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	
	1804	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	SOCIETY
19th Floor	1901	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	1902	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1903	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	
	1904	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	
20th Floor	2001	2 BHK	673.18 Sq.ft Rera Carpet Area	BARC + Telecom Factory View	
	TERRACE ABOVE				
	2003	3 BHK	840.00 Sq.ft Rera Carpet Area	Mankhurd View	
	2004	3 BHK	840.78 Sq.ft Rera Carpet Area	BARC + Mankhurd View	

Project Name: ANUVIDNYAN NAGAR CHS. LTD SURVEY NO.141, CTS NO.178 (PART), 179 (PART) AND 174 (PART), AGARWADI, MANKHURD, TROMBAY, MUMBAI 400 088 'B' WING

FLOOR	FLAT NO.	BHK	AREA	FLAT VIEW	OWENER NAME
	<b>PARKING AREA</b>				
1 st Floor	<b>FITNESS AREA</b>				
2nd Floor	201	1 BHK	475.23 Sq.ft Rera Carpet Area	BARC+ Telecom Factory View	
	202	1 BHK	472.86 Sq.ft Rera Carpet Area	Mankhurd View	
	203	1 BHK	527.87 Sq.ft Rera Carpet Area	BARC + Mankhurd View	
	<b>PARKING AREA</b>				
3rd Floor	301	1 BHK	475.23 Sq.ft Rera Carpet Area	BARC+ Telecom Factory View	
	302	1 BHK	472.86 Sq.ft Rera Carpet Area	Mankhurd View	
	303	1 BHK	527.87 Sq.ft Rera Carpet Area	BARC + Mankhurd View	
	<b>PARKING AREA</b>				

4th Floor	401	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	402	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	403	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	404	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	<b>SOCIETY</b>
5th Floor	501	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	502	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	503	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	504	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	<b>SOCIETY</b>
6th Floor	601	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	602	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	603	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	604	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	<b>SOCIETY</b>
7th Floor	701	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	702	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	703	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	704	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	
8th Floor	801	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	802	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	803	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	804	Refuge Area		Mankhur View	
9th Floor	901	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	902	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	<b>SOCIETY</b>
	903	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	904	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	
10th Floor	1001	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1002	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	1003	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	1004	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	<b>SOCIETY</b>
11th Floor	1101	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1102	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	1103	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	1104	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	<b>SOCIETY</b>
12th Floor	1201	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1202	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	

12th Floor	1203	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
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13th Floor	1301	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
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15th Floor	1501	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1502	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	1503	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	1504	Refuge Area		Mankhur View	
16th Floor	1601	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1602	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	1603	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	1604	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	SOCIETY
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	1703	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	1704	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	
18th Floor	1801	2 BHK	644.44 Sq.ft Rera Carpet Area	Telecom Factory View	
	1802	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
		2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
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	1902	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	1903	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	1904	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	SOCIETY
20th Floor	TERRACE ABOVE				
	2002	1 BHK	475.23 Sq.ft Rera Carpet Area	Railway + Telecom Factory	
	2003	2 BHK	588.00 Sq.ft Rera Carpet Area	Railway + Mankhur View	
	2004	3 BHK	840.45 Sq.ft Rera Carpet Area	BARC + Mankhur View	SOCIETY

**INDIAN INCOME TAX UPDATED RETURN ACKNOWLEDGEMENT**

[Where the data of the Updated Return of Income is filed in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 and verified]  
(Please see Rule 12 and Rule 12AC of the Income-tax Rules, 1962)

Assessment Year

2021-22

PAN ABNFM2077M

Name MAKWISE HOMES LLP

Address 506 , GANESH DARSHAN CHS , PLOT NO.35, SECTOR-18 , KAMOTHE , RAIGAD , 19-Maharashtra , 91-INDIA , 410210

Status Firm

Form Number

ITR-5

Filed w/s 139(8A) - Updated Return

e-Filing Acknowledgement Number

918207540110123

Taxable Income and Tax details	
Current Year business loss, if any	1 22,385
Total Income as per Updated return	2 0
Total Income as per earlier return	3 0
Book Profit under MAT, where applicable as per Updated Return	4 0
Adjusted Total Income under AMT, where applicable as per Updated Return	5 0
Amount payable (+) / Refundable (-) as per Updated return	6 (+) 1,000
Additional income-tax liability on updated income	7 0
Net amount payable	8 1,000
Tax paid w/s 140B	9 1,000
Tax due	10 0

Updated Income Tax Return submitted electronically on 11-Jan-2023 15:24:57 from IP address 182.48.215.93 and verified by ANKIT BABUBHAI PATEL having PAN AZBPP6787F on 11-Jan-2023 using 7FAEFQ9861 generated through Aadhaar OTP mode.

System Generated

Barcode/QR code



ABNFM2077M05918207540110123ce72b0e7e00cd8ba10fc523145fb51e5dbb06455

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**

Assessment Year

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]

2022-23

(Please see Rule 12 of the Income-tax Rules, 1962)

PAN	ABNFM2077M			
Name	MAKWISE HOMES LLP			
Address	506 , GANESH DARSHAN CHS , PLOT NO.35, SECTOR-18 , KAMOTHE , RAIGAD , 19-Maharashtra , 91-INDIA , 410210			
Status	Firm	Form Number	ITR-5	
Filed u/s	139(4)-Belated	e-Filing Acknowledgement Number	842739660121222	
	Current Year business loss, if any	1	0	
	Total Income		1,93,530	
Taxable Income and Tax details	Book Profit under MAT, where applicable	2	0	
	Adjusted Total Income under AMT, where applicable	3	1,93,530	
	Net tax payable	4	60,381	
	Interest and Fee Payable	5	1,000	
	Total tax, interest and Fee payable	6	61,381	
	Taxes Paid	7	1,97,083	
	(+) Tax Payable / (-) Refundable (6-7)	8	(-) 1,35,700	
	Accreted Income & Tax Details	Accreted Income as per section 115TD	9	0
		Additional Tax payable u/s 115TD	10	0
		Interest payable u/s 115TE	11	0
Additional Tax and interest payable		12	0	
Tax and interest paid		13	0	
(+) Tax Payable / (-) Refundable (12-13)		14	0	

Income Tax Return submitted electronically on 12-Dec-2022 16:58:51 from IP address 114.79.179.161 and verified by ANKIT BABUBHAI PATEL having PAN AZBPP6787F on 12-Dec-2022 using Electronic Verification Code X44T1N6EMI generated through Aadhaar OTP mode.

System Generated

Barcode/QR code



ABNFM2077M0584273966012122279f6f4f985ea93ba3825736e02dd6f3d52575548

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**Assessment  
Year  
2023-24[Where the data of the Return of Income in Form ITR-1(SAHA), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7  
filed and verified]  
(Please see Rule 12 of the Income-tax Rules, 1962)

PAN ABNFM2077M

Name MAKWISE HOMES LLP

Address 506, GANESH DARSHAN CHS, PLOT NO.35, SECTOR-18, KAMOTHE , RAIGARH(MH) , 19-Maharashtra, 91-INDIA, 410209

Status Firm Form Number ITR-5

Filed u/s 139(4)-Belated e-Filing Acknowledgement Number 497889781011123

## Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	50,680
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	50,680
Net tax payable	5	15,812
Interest and Fee Payable	6	1,000
Total tax, interest and Fee payable	7	16,812
Taxes Paid	8	34,000
(+) Tax Payable /(-) Refundable (7-8)	9	(-) 17,190

## Accreted Income and Tax Detail

Accreted Income as per section 115TD	10	0
Additional Tax payable u/s 115TD	11	0
Interest payable u/s 115TE	12	0
Additional Tax and interest payable	13	0
Tax and interest paid	14	0
(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by DINESH TULSHIRAM PUROHIT in the capacity of  
Partner having PAN CHKPP3880L from IP address 111.125.240.136 on 01-  
Nov-2023 17:44:02 DSC Sl.No & Issuer 6070629 & 293454080361CN=Capricorn Sub CA for Individual  
DSC 2022.OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated


Barcode/QR Code




ABNFM2077M05497889781011123fe833b2705bfc907f3cc11fb32c6fd0b65e2052e

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

आयकर विभाग  
INCOME TAX DEPARTMENT  
DINESH TULSHI RAM PUROHIT  
TULSHI RAM PUROHIT  
01/07/1986  
Permanent Account Number  
CHKPP3880L  
Signature



भारत सरकार  
GOVT. OF INDIA



Verified With Original



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





भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00281/01923

To  
दिनेश तुलशी राम पुरोहित  
Dinesh Tulshi Ram Purohit  
S/O Tulshi Ram Purohit  
B - 1201 Tharwani Riviera  
Plot No 37  
Sector 35 - I  
Kharghar  
Raigad Maharashtra - 410210  
8767425628

Signature Not Verified  
Digitally signed by Dinesh Tulshi Ram Purohit  
Unique Identification Authority of India  
Date: 2023.10.19 09:51:38  
UTC



आपला आधार क्रमांक / Your Aadhaar No. :

**8796 1530 3285**

VID : 9122 4402 5130 4408

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



दिनेश तुलशी राम पुरोहित  
Dinesh Tulshi Ram Purohit  
जन्म तारीख/DOB: 01/07/1986  
पुरुष/ MALE

**8796 1530 3285**

VID : 9122 4402 5130 4408

माझे आधार, माझी ओळख



Government of India



AADHAAR

माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाइन XML/ ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- आधार कार्ड, पीव्हीसी कार्ड्स, ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ अंकी आधार क्रमांकाच्या जागी व्हर्च्युअल आधार ओळख (VID) देखील वापरली जाऊ शकते.
- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar ॲप डाउनलोड करा.
- सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार या वैशिष्ट्यांचा वापर करा.
- आधारची मागणी करणाऱ्या योग्य संमती संस्थांनी शोध घेणे बंधनकारक आहे .
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- Aadhaar is unique and secure.
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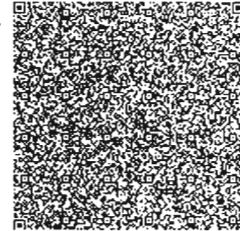


भारतीय विशिष्ट ओळख प्राधिकरण  
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पत्ता:  
एस/ओ तुलशी राम पुरोहित, बी - १२०१ थारवानी रिव्हिआ, प्लॉट नं ३७, सेक्टर ३५ - इ, खारघर, रायगड, महाराष्ट्र - 410210

Address:  
S/O Tulshi Ram Purohit, B - 1201 Tharwani Riviera, Plot No 37, Sector 35 - I, Kharghar, Raigad, Maharashtra - 410210



**8796 1530 3285**

VID : 9122 4402 5130 4408

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Verified With Original



Indresh K. Singh  
State Bank of India  
Manager  
P.F. NO. 0031001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANKIT BABUBHAI PATEL

BABUBHAI LAKHABHAI PATEL

20/12/1988

Permanent Account Number  
AZBPP6787F

*A Patel*

Signature



07012017

Verified With Original



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



ભારત સરકાર  
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ  
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા / Enrolment No.: 0124/43408/10976

To  
અંકિત બાબુભાઈ પટેલ  
Ankit Babubhai Patel  
BABUBHAI PATEL  
FLAT NO. B - 1402 OM SHIVAM ARJUN  
PLOT NO 81  
SECTOR 18  
NEAR K K CINEMA  
Panvel  
Raigarh Maharashtra - 410206  
8108880080



તમારો આધાર નંબર / Your Aadhaar No. :

8661 8604 9839

VID : 9175 1683 6397 9523

મારો આધાર, મારી ઓળખ



ભારત સરકાર  
Government of India



અંકિત બાબુભાઈ પટેલ  
Ankit Babubhai Patel  
જન્મ તારીખ/DOB: 20/12/1988  
પુરુષ/ MALE

Issue Date: 28/09/2013

8661 8604 9839

VID : 9175 1683 6397 9523

મારો આધાર, મારી ઓળખ



Government of India



AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઇન XML / ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

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

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઇલ નંબર અને ઇમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

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



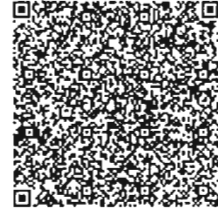
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ  
Unique Identification Authority of India



સરનામું :  
બાબુભાઈ પટેલ, ફ્લોટ નો. બી - 1402 ઓમ શિવમ અર્જુન, પ્લોટ નો 81, કે કે સિનેમા જલ્ડ, સેક્ટર 18, પનવેલ, રાયગઢ, મહારાષ્ટ્ર - 410206

Address:  
BABUBHAI PATEL, FLAT NO. B - 1402 OM SHIVAM ARJUN, PLOT NO 81, NEAR K K CINEMA, SECTOR 18, Panvel, Raigarh, Maharashtra - 410206

Download Date: 30/03/2022



8661 8604 9839

VID : 9175 1683 6397 9523

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Verified With Original



Indresh Kr Singh  
State Bank Of India  
Manager / (BRT)  
P.F. NO. 5931851

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NARAYAN MANDAN GOTHI

MANDAN DEVA GOTHI

05/07/1983

Permanent Account Number

AIWPG2506M

Signature



Verified With Original



*KR*  
Indresh Kr Singh  
State Bank of India  
Manager / (BRT)  
PH. NO. 5931681



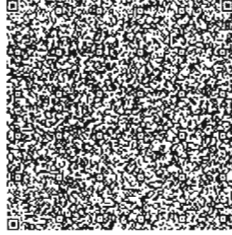
भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00792/37039

To  
नारायण मंडण गोठी  
Narayan Mandan Gothi  
Mandan Gothi  
Flat No 1401  
Skylark Plot no 7  
Ghansoli  
Sector 15  
Navi Mumbai  
Thane Maharashtra - 400701  
9833463001

Signature Not Verified  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 2023.07.16 10:08:16  
UTC



आपला आधार क्रमांक / Your Aadhaar No. :

**9012 7108 2353**

VID : 9188 5217 9132 2471

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



नारायण मंडण गोठी  
Narayan Mandan Gothi  
जन्म तारीख/DOB: 05/07/1983  
पुरुष/ MALE

**9012 7108 2353**

VID : 9188 5217 9132 2471

माझे आधार, माझी ओळख

Issue Date: 10/04/2013



माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाइन XML/ ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
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- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar ॲप डाउनलोड करा.
- सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार या वैशिष्ट्यांचा वापर करा.
- आधारची मागणी करणाऱ्या योग्य संमती संस्थांनी शोध घेणे बंधनकारक आहे.
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- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
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- Entities seeking Aadhaar are obligated to seek due consent.

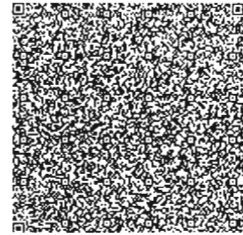


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
मंडण गोठी, फ्लॉट नं १४०१, स्कायलार्क प्लॉट नं ७,  
घनसोली, सेक्टर १५, नवी मुंबई, ठाणे,  
महाराष्ट्र - 400701

Address:  
Mandan Gothi, Flat No 1401, Skylark Plot no  
7, Ghansoli, Sector 15, Navi Mumbai, Thane,  
Maharashtra - 400701



**9012 7108 2353**

VID : 9188 5217 9132 2471

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Verified With Original



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

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

Office of the Dy. Chief Fire Officer (R-V) Mankhurd Regional Command Centre,  
Mankhurd Fire station, 2<sup>nd</sup> floor, Ghatkopar Mankhurd Link Road,  
Opp Sathe Nagar, Mankhurd, Mumbai- 400043.

---

**Sub.:** Stipulating Fire protection and fire-fighting requirements for the proposed amendments to the construction of proposed High-rise Residential Building (redevelopment of Anuvidnyan Nagar CHS Ltd.), on plot bearing C.T.S. Nos. 178(pt), 179(pt), 174(pt) at village-Mankhurd, Agarwadi, situated M/E Ward, Mumbai.

- Ref.:** i) On line file Submission by Architect Vivek R. Bhosale for M/s. Vivek Bhosale Associates, Architects  
ii) File No.: P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/Amend

**Architect Vivek R. Bhosale for**  
**M/s. Vivek Bhosale Associates, Architects:**

In this case, please refer to the fire-Protection measures & Fire-Fighting Safety requirements issued by this office u/r. no. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023, stipulating fire protection and fire-fighting requirements for the proposed construction of High-Rise Residential Building, comprising of two wings designated as South wing i.e. 'A' wing & North wing i.e. 'B' wing. Both wings are having common ground floor on stilt for pit type mechanized puzzle parking upto the height of +10.50mtrs. & pit type stack parking + 1<sup>st</sup> to 21<sup>st</sup> upper residential floors with a total height of 65.65mtrs. from general ground level up to terrace level as shown on the plans. Both the wings are interconnected to each other at 8<sup>th</sup> & 15<sup>th</sup> floor by common refuge area as shown on the plans.

**Now, Architect has uploaded amended plans for approval for proposed amendments in proposed building which are as follows;**

- i) Proposed to delete one upper residential floor i.e. 21<sup>st</sup> floor from earlier approved Wing 'A' & 'B'. By virtue of this, now the proposed building comprising of two wings designated as Wing 'A' & 'B'. Both wings are having common ground floor on stilt for pit type mechanized puzzle parking upto the height of + 10.50mtrs. & pit type stack parking + 1<sup>st</sup> to 19<sup>th</sup> upper residential floors + 20<sup>th</sup> part floor with a total height of 62.75mtrs. from general ground level up to terrace level as shown on the plans. Both the wings are interconnected to each other at 8<sup>th</sup> & 15<sup>th</sup> floor by common refuge area as shown on the plans.
- ii) Proposed 03nos. of flats & part terrace on 20<sup>th</sup> floor of Wing 'A' & 'B' as shown on plans instead of 04nos. of flats of Wing 'A' & 'B'.

- iii) Proposed society office for Wing 'A' & 'B' at stilt on ground as shown on plans instead of Security & I.T. room.
- iv) Proposed to change the location of U.G. tank from North side to East side as shown on plans.
- v) Proposed to Electric meter room at single location for both the wings i.e. Wing 'A' & 'B' as shown on plans at ground floor & earlier approved electric meter room converted into Fire pump room for wing 'A' & 'B'.
- vi) Proposed unpaved LOS on North & East side as shown on plans instead of paved LOS and also proposed unpaved L.O.S. on Southwest corner of the plot as shown on plans.
- vii) Car Parking in open spaces in re-design with reference to RG/LOS locations as shown on plans.
- viii) Proposed to reduce the area of each electric meter room as shown on plans.
- ix) Proposed 02nos. of fitness centers at 1<sup>st</sup> floor as shown on plans instead of 01no. of flat & Amenity space.
- x) Proposed to change the area calculation of Refuge area on 8<sup>th</sup> floor & 15<sup>th</sup> floor as shown on plans.

The Refuge areas provided for the building, as follows;

Wing	Refuge floors	Refuge area in sq. mtrs.		Heights from ground level.
		Required	Provided	
Wing 'A' & 'B'	8 <sup>th</sup> floor	152.97sq.mtrs. (Common for Wing 'A' & 'B')	159.82sq.mtrs. (Common for Wing 'A' & 'B')	25.05mtrs.
Wing 'A' & 'B'	15 <sup>th</sup> floor	124.82sq.mtrs. (Common for Wing 'A' & 'B')	144.06sq.mtrs. (Common for Wing 'A' & 'B')	45.35mtrs.

In addition to that, terrace of the building will be treated as refuge area.

Refuge area calculation shall be verified by E.E. (B.P.) as per DCPR-2034.

The plot partly abutting to two roads i.e. 18.30mtrs. wide D.P. Road on the East side and 18.30mtrs. wide Proposed D.P. Road on South side as shown on the plans.

- xi) Proposed to change the open space all around the building are as under;

Directions	From building line to plot boundary at ground level
North	6.15mtrs. to 8.00mtrs. + L.O.S.
South	5.45mtrs. from stack parking to 7.50mtrs.
West	6.00mtrs. to 14.37mtrs. including L.O.S.
East	6.00mtrs. upto parking to 27.18mtrs.

As per Architect, there is no any other changes/amendments in the said proposal except those mentioned above.

The proposal has been considered favorable taking into the consideration the following;

- i) Fire protection & fire-fighting requirements were already issued u/r. no. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023 for the proposed construction of High-rise residential building.



- ii) Feasible active and passive fire protection and fire-fighting safety requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.
- iii) No kerb shall be provided in between compulsory open space of minimum 06.00mtrs & Mother earth on North side.

Architects & E.E.(B.P.) is requested to ensure & verify civil work, interior work & all other requirements pertaining to Civil Engineering side including open spaces, electric shaft & other ducts, common corridors, enclosed staircases, doors, windows, civil work of the entire building, emergency lighting, height & floor occupancy of the building, staircase & lobby ventilation, etc., as per building plans.

In view of above, as far as this department is concerned, this approval is issued stipulating amended fire protection measures & fire-fighting safety requirements for the proposed construction of High-Rise Residential Building, comprising of two wings designated as Wing 'A' & 'B'. Both wings are having common ground floor on stilt for pit type mechanized puzzle parking upto the height of +10.50mtrs. & pit type stack parking + 1<sup>st</sup> to 19<sup>th</sup> upper residential floors + 20<sup>th</sup> part floor with a total height of 62.75mtrs. from general ground level up to terrace level as shown on the plans. Both the wings are interconnected to each other at 8<sup>th</sup> & 15<sup>th</sup> floor by common refuge area, as per the details shown on the plan signed in token of approval, subject to satisfactory compliances of the following requirements.

- 1) All the fire safety measures stipulated online fire-fighting & fire protection requirements vide No. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd-E-CFO/1/New dated-21/03/2023 shall be strictly adhered to along with following additional / modified requirements.
- 2) All the fire safety measures stipulated under issue fire-fighting & fire protection requirements as stated above shall be applicable from ground floor to terrace floor level of the building.
- 3) All the fire safety requirements stipulated earlier fire-fighting & fire protection requirements vide No P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023 under requirement No. 15 shall be applicable for the refuge area proposed now for the said building.
- 4) Additional Requirements in Requirement **CAR PARKING** vide no. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023:
  - A. **Electrical Vehicle Charging Point-**
    - i) If electrical charging point proposed for charging of electrical vehicles it same shall be provided at ground floor.
    - ii) AVD (Aqueous Vermiculite Dispersion) Extinguishers of minimum 09 liters capacity or F-500 (Encapsulation agent) fire extinguishers of 09 kgs.



Capacity shall be provided near charging point & also designated area of electrical vehicle parking.

- iii) Security officer & staff shall be trained to handle the AVD Extinguishers or F-500 (Encapsulation agent) fire extinguishers.
- 5) Additional Requirements in Requirement **PORTABLE FIRE EXTINGUISHERS** vide no. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023:  
Two dry chemical powder (ABC type) fire extinguisher of 6 kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept 06 Nos. of F-500 (Encapsulation agent) fire extinguishers of 09 kgs. Capacity conforming to relevant standard shall be provided for car parking area.
- 6) **INTERNET OF THINGS SYSTEM: (Additional Requirements)**
- a) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मुविनि-२०२१/प्र. क्र. ११४/ऊर्जा -५.
- b) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- c) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
- d) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.
- e) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.
- 7) **OTHER APPROVALS/PERMISSION: (Additional Requirement)**  
Necessary permissions / approvals for licensable trade activity, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

No any changes except as stated above and as shown on the enclosed plans shall be carried out on the premises unless permitted by this department.

➤ **Scrutiny Fees & Fire Service fees paid as follows;**

File Nos.	C.F.C. / SAP Receipt Nos.	Gross Built-up area in sq. mtrs.	Paid Scrutiny fees (Rs.)	Remark
P-7346/2021/(178(PT) And Other)/M/E Ward/MANKHURD-E-CFO/1/New	3300704, 3300705 & 3300706, SAP Doc. No. 10004558394 dtd. 09/03/2023	13,575.00	4,20,000/-	Paid

P- 7346/2021/(178(P T)And Other)/M/E Ward/MANKHURD -E-CFO/1/New	18/03/2023/001686, dtd-18/03/2023	13,575.00	7,03,150/-	Paid
P- 7346/2021/(178(pt ) And Other)/M/E Ward/Mankhurd - E-CFO/1/Amend	30/8/2023/10420 dated- 30/08/2023	12,830.00	20,000/-	Paid
P- 7346/2021/(178(pt ) And Other)/M/E Ward/Mankhurd - E-CFO/1/Amend	31/8/2023/10478 dated- 31/08/2023	12,830.00	5000/-	Paid
<b>File Nos.</b>	<b>C.F.C. / SAP Receipt Nos.</b>	<b>Gross Built- up area in sq. mtrs.</b>	<b>Fire Service fees (Rs.)</b>	<b>Remark</b>
P- 7346/2021/(178(P T)And Other)/M/E Ward/MANKHURD- E-CFO/1/New	3309566, 3309567 & 3309568, SAP Doc. No. 1000456355, dtd- 14/03/2023	10,868.28	1,63,020	Paid
P- 7346/2021/(178(P T)And Other)/M/E Ward/MANKHURD- E-CFO/1/New	3311381, 3311382 &3311383, SAP Doc. No. 1004566796, dtd. 16/03/2023	13,575.00	40,605/-	Paid

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

Architect paid Rs. 2,03,625/- as per Maharashtra Fire Prevent Life & Safety Act 2006, in case if additional Fire service fees is payable as per amended Maharashtra Fire Prevent Life & Safety Act 2023. He has to paid same with necessary difference.

⚡ **Notes:**

1. The Fire-Fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The proposed D.P. road shown on plan if not constructed on site at the time of fire safety compliance, Compliance certificate shall not be issued.
3. The width of Abutting road & Open spaces are mentioned in plans as submitted by the Architect attached herewith & these parameters shall be certified by the License Surveyor.
4. E.E. (B.P.) shall examine the proposal in context with the relevant Regulations of D.C.P.R -2034.

5. The Schematic Drawings / Plans of Automatic sprinkler system, Automatic smoke detection system, Wet riser system, public address system, Manual fire alarm system from MEP consultant shall be submitted at the time of obtaining occupation.
6. The area, size, etc. for the Sprinkler system, Detection system, Fire alarm system, Wet riser system, Public address system, Fire duct, Electrical duct, basement ventilation, etc. to be verified & examined by M.E.P. Consultant.
7. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of M.C.G.M. / C.F.O's Department, till then shall not be allowed to use.
8. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance.
9. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner / Occupier / Developer / Architect etc.
10. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
11. As per Section 3 of Maharashtra Fire Prevention & Life Safety Measures Act. 2006, it is the liability of Owner / Occupier to provide the Fixed Fire-Fighting installations & shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention & Life Safety Measures Act. or the Rules.
12. This approval is issued without prejudice to legal matters pending in court of law,if any.

Digitally signed  
by RAJENDRA  
BAJARANG  
GHADGE  
Date: 2023.09.01  
17:01:17 +05'30'

**Scrutinized & Proposed by  
Div. Fire Officer.**

Digitally signed  
by YESHWANT  
RAMCHAN  
DRA  
JADHAV  
Date: 2023.09.01  
17:22:08 +05'30'

**Verified & Approved by  
Dy. Chief Fire Officer.**

**Copy To: Executive Engineer (B.P.)**



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST B 022023 742758

मालिक का नाम एवं पता

Mr. Dinesh T. Purohit, Partner of M/s. Makwise Homes LLP

दिनांक/DATE: 06-03-2023

OWNERS Name & Address

B 902, Lords C.H.S. Ltd., Plot No. 5/35A, Sector 15, C.B.D. Belapur, Navi Mumbai 400 614

वैधता/ Valid Up to: 05-03-2031

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

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

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

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

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/022023/742758
आवेदक का नाम / Applicant Name*	Abhishek Prakash Gaikwad
स्थल का पता / Site Address*	Proposed Construction on plot bearing C.T.S. Nos. 178 (pt.), 179 (pt.) and 174 (pt.), Survey No 141 of Village Mankhurd, situated at M/ E Ward, Mumbai- 400 088, Mankhurd, Mumbai suburban, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 02 54.47N 72 55 29.67E, 19 02 56.62N 72 55 31.05E, 19 02 56.09N 72 55 31.17E, 19 02 56.47N 72 55 31.32E, 19 02 56.03N 72 55 31.42E, 19 02 55.05N 72 55 31.47E, 19 02 53.71N 72 55 31.48E, 19 02 55.72N 72 55 31.76E, 19 02 55.13N 72 55 31.84E, 19 02 55.42N 72 55 31.93E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	4.93 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	122.9 M (Restricted)



*Tom*  
06/03/23

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

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



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/022023/742758

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

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

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा 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, मूमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

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



*[Handwritten Signature]*  
06/03/2023

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, विले पार्ले ईस्ट  
मुंबई- 400099 दूरभाष संख्या: 91-22-28300606

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



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST B/022023/742758

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](http://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](http://www.dgca.nic.in)

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

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमानपत्तन 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।

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



Tom  
06/03/23

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

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



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/022023/742758

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

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

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.



*Handwritten signature and date: 06/03/23*

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 Parie East  
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

SNCR/WEST B 022023 742758

क्षेत्र का नाम / Region Name:

पश्चिम: WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 गोपाकुमार आर. एस. / GOPAKUMAR AR. महाप्रबंधक (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	 06/03/2023 Ashok Tinkay S.M. (AAS)
द्वारा जांचा गया Verified by	 06/03/2023 Sangeeta Pawar Asst. Manager - (AAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero

फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	11010.48	120.26
Navi Mumbai	16376.68	292
Santa Cruz	7818.51	127.68
NOCID	SNCR/WEST/B/022023/742758	

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

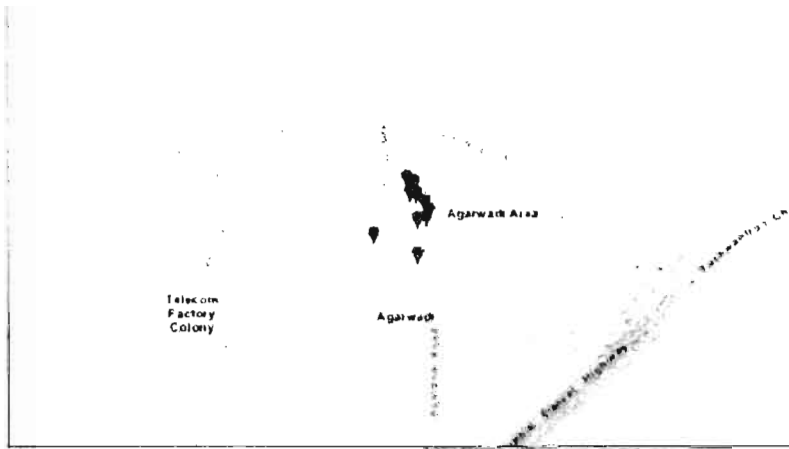




# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST.B:022023/742758

Street View



Satellite View



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300608

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300608

C/- BMC



Central Railway

DRM (Wks) Office,

Mumbai C.S.M.T.

No. BB/W/6561/NOC/MNKD/1411/DB

Date: 22.11 2023

To,

**MAK WISE HOMES LLP,  
B/902, Loards CHS LTD,  
Plot No. 35/35A, Sector-15,  
CBD Belapur, Navi Mumbai-400614**

**Sub: MNKD - NOC for the development of proposed building bearing CTS No. 178(Pt.), 179(Pt.), 174(Pt.) Near Datta Mandir, Agarwadi, M/East ward, village- Mankhurd, MSD, Mumbai-400088.**

**Ref.: Your application for NOC dated: 09.02.2023.**


/ \*\*\*\*\*

The Railway administration has **No Objection** for the above, subject to fulfilling the following conditions:

1.	The height of the proposed building/structures varying in different stages with minimum different clear horizontal distances between <b>Railway Land/Track Boundary</b> to nearest edge of the proposed building structures are as under as shown in the drawing bearing No. <b>DRM (W) BB/R-28075/A &amp; GM (W) BB/P-20332.</b>			
Stages	Maximum height of the proposed Building/Structure from <b>Ground Level/Rail Level</b> to top of roof slab. (in Meter)		The minimum clear horizontal distance provided between <b>Railway Land/Track Boundary</b> to nearest edge of the proposed building/structure. (in Meter)	
	Rail Level	Ground Level	Railway Land Boundary	Railway Track Boundary
<b>SECTION A-A</b>				
I	-03.05 M	-03.05 M	35.22 M	44.47 M
II	67.75 M	67.75 M	25.43 M	34.68 M
III	70.40 M	70.40 M	26.18 M	35.43 M
IV	70.95 M	70.95 M	43.83 M	53.08 M
V	73.30 M	73.30 M	53.78 M	63.03 M

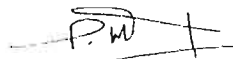
मंडल अभियंता (म. प्र.)  
मध्य रेल, छ. झि. ट. मुंबई.  
Divisional Engineer (L M)  
Central Railway, C.S.T. Mumbai

Stages	Maximum height of the proposed Building/Structure from <b>Rail Level / Ground Level</b> to top of roof slab (in Meter)		The minimum clear horizontal distance provided between <b>Railway Land/Track Boundary</b> to nearest edge of the proposed building/structure. (in Meter)	
	Rail Level	Ground Level	Railway Land Boundary	Railway Track Boundary
<b>SECTION B-B</b>				
I	-03.05 M	-03.05 M	25.43 M	34.68 M
II	67.90 M	67.90 M	25.43 M	34.68 M
III	70.95 M	70.95 M	45.33 M	54.58 M
2.	The parameter/dimensions mentioned vide Sr. No. 01 above should be strictly followed/adhered at site.;			
3.	No construction material is allowed to store/stack on the Railway Land by the builder during construction of buildings/structure.			
4.	In no case encroachment on Railway Land should be allowed during the construction of these proposed building/structure.			
5.	No access will be provided to the proposed building/structures from Railway Land or proposed building/structures to Railway Land.			
6.	Sewer and drain should be connected to the Municipal sewer line and drain should not be directed towards Railway Track.			
7.	Drainage and storm water from Railway Land should not be obstructed. Proper drainage arrangement along with arrangement of discharge to be shown in the drawing.			
8.	Responsibility for the safety of the proposed buildings will rest with the owner/developer.			
9.	The design and construction work of the proposed buildings should be followed as per relevant I.S. codes.			
10.	No foundation of any structure, whatsoever, should come under the Railway Land and not obstruct track stability.			
11.	Signal visibility to the train drivers is not obstructed due to construction of these proposed buildings.			
12.	Adequate precaution/safety should be taken for excavation work, so that it may not cause any damage to railway boundary wall and railway track.			
13.	The excavation work should not be carried out in Rainy/Monsoon season.			
14.	If buildings/structures are not constructed as per approved drawing by			



मंडल अभियंता (सू. श्रे.)  
मध्य रेल, छ. दि. ट. मुंबई.  
Divisional Engineer (L.M.)  
Central Railway, C.S.T. Mumbai

	Railway or detection of any deviation from drawing will lead to cancellation of NOC granted by railway and necessary action will be taken immediately.
15.	The applicant/party will, inform to concerned ADEN of Railways about commencement of work within 60 days, giving reference of NOC issued by Railways.
16.	Complete safety should strictly be ensured in respect of, any crane working towards railway land involved during the construction work. The builder/owner will be fully responsible for any loss caused to the railway or any one during the course of construction as well as after construction.
17.	Railways has right to inspect the worksite during construction stage as well as during lifetime of building/structure to ensure safety of railway assets & Train operations.
18.	All the data/documents related with ownership of land rests with the Applicant to prove. Railway NOC does not mean the ownership of land.
19.	NOC should be given to get necessary clearance from State Govt./Municipality etc. It is in no way authorizes the applicant the ownership of said land. The Railway Land boundary shown is for indicative purpose.
20.	The party will construct the common boundary wall at its own cost as per the drawing and directions of Railway where Railway boundary is adjacent to private party plot. The Demarcation would be done by Railways.
21.	It is certified based on the sanctioned Plans/Works for new line and surveys available with Division that the land is not required for Railways own development in the foreseeable future.
22.	The Protection System-Phased Implementation of excavation should be ensured while excavation is being carried out for Basement, Deep foundation & proper protection for Nallah should be ensured.
23.	No Plantation of trees should be done in the vicinity of Railway Track. i.e. 10 meter from Railway Track, which could eventually grow up to height detrimental to safe operation of Rail Traffic.
24.	It will be the responsibility of society/Agency (to whom NOC is issued) to cut or Trim tree/Tree branches to protect loss of life due to Electrocutation, likely to fall on the live conductors and disruption of Rail Traffic due to earthed conducting items touching/coming in the Vicinity of induction zone of 110KV/25KV/1500V high voltage traction supply. Lapses causing disturbance to the train operation are to be dealt as per the provisions of the Railway Act-1989/INDIAN PENAL CODE and all others relevant Acts/Rules etc.



मंडल अभियंता (पू. प्र.)

मध्य रेल, छ. लि. ट. मुंबई.

Divisional Engineer (L.M.)

Central Railway, C.S.T. Mumbai

25.	In case of delay in Cutting/Trimming of Tree branches by the land owner to the safe distance from Railway track within 07 days from the date of notification by Railway Authorities, Railway will take action to remove such obstructions with a Rightful entry in the premises of Land/Plot/Property. The land owner has to bear the entire cost of such Activities. Railway has the right to recover the cost from the owner as a Penal action.;
26.	This NOC in no way grant the applicant the ownership of said land. If any dispute for ownership for the mentioned plot arises in the future, this NOC will be deemed to be cancelled and the developer/owner shall fully discharge the liabilities duly indemnifying the Railways.
27.	In any case, at least 3 m clear horizontal space has to be maintained between the closest edge of the structure and the Railway land boundary.
28.	The proposed structure must not lead to accrual of easement rights such as Right of Way, Right to discharge sullage and storm water, easement of support, easement of "light and air" etc. on Railway land over a period of time.
29.	As regards compliance of provisions of Development Control Regulations or other rules issued by State Government/Local Authorities in this regard, it is for the State Government/Local Authority to examine and ensure compliance of the same.

The concerned ADEN/SSE(Wks)/SSE(P.Way) of Central Railway shall ensure that the above conditions are adhered. The concerned Municipal Corporation shall ensure that the above conditions are adhered. The construction progress of this building structure may be monitored during the construction by ADEN to check the above condition are as compiled in drawing No. **DRM (W) BB/R-28075/A & GM (W) BB/P-20332**. This has been issued, subject to the condition, stipulated in the drawing cited above.

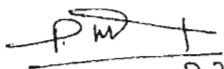
This has got the approval of competent authority.

One B.P. copies of this approved drawing No. **DRM (W) BB/R-28075/A & GM (W) BB/P-20332**. is enclosed herewith for your information and record please.

**Encl: Drg. No. DRM (W) BB/R-28075/A & GM (W) BB/P-20332.**

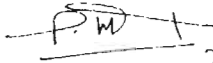
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**Divisional Engineer (LM)**  
**Central Railway, Mumbai C.S.M.T.**

  
 22/11/2023  
 मंडल अभियंता (म. प्र.)  
 मध्य रेल, छ. सि. ट. मुंबई.  
 Divisional Engineer (L.M.)  
 Central Railway, C.S.T. Mumbai

C/- **The Executive Engineer (ES)-I, Office of the Dy. Ch. Engineer, Building Proposals (ES), Near Raj Legacy, Paper Mill Compound, L.B.S. Marg, Opp. Surya Nagar, Vikhroli (West), Mumbai- 400 083:** For information please, as regards compliance of provisions of development control regulations or other Rules issued by State Government/Local Authorities in this regard, it is for the State Govt./Local Authority to examine and ensure compliance of the same.

**Encl:** Drg. No. **DRM (W) BB/R-28075/A & GM (W) BB/P-20332:**

  
22/11/2023  
**Divisional Engineer (LM)**  
**Central Railway, Mumbai C.S.M.T.**

मध्य रेल, छ. जि. ट. मुंबई.

Divisional Engineer (L.M.)

**N.O.O.**

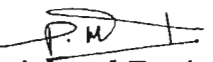
C/- **GM (W) CSMT:** w. r. to his L. No. CR-HQOENGG(LOFT)/66/2023/O/ombai  
DY.CE(G)/HQ/CR dated: 22.11.2023: for kind information please.

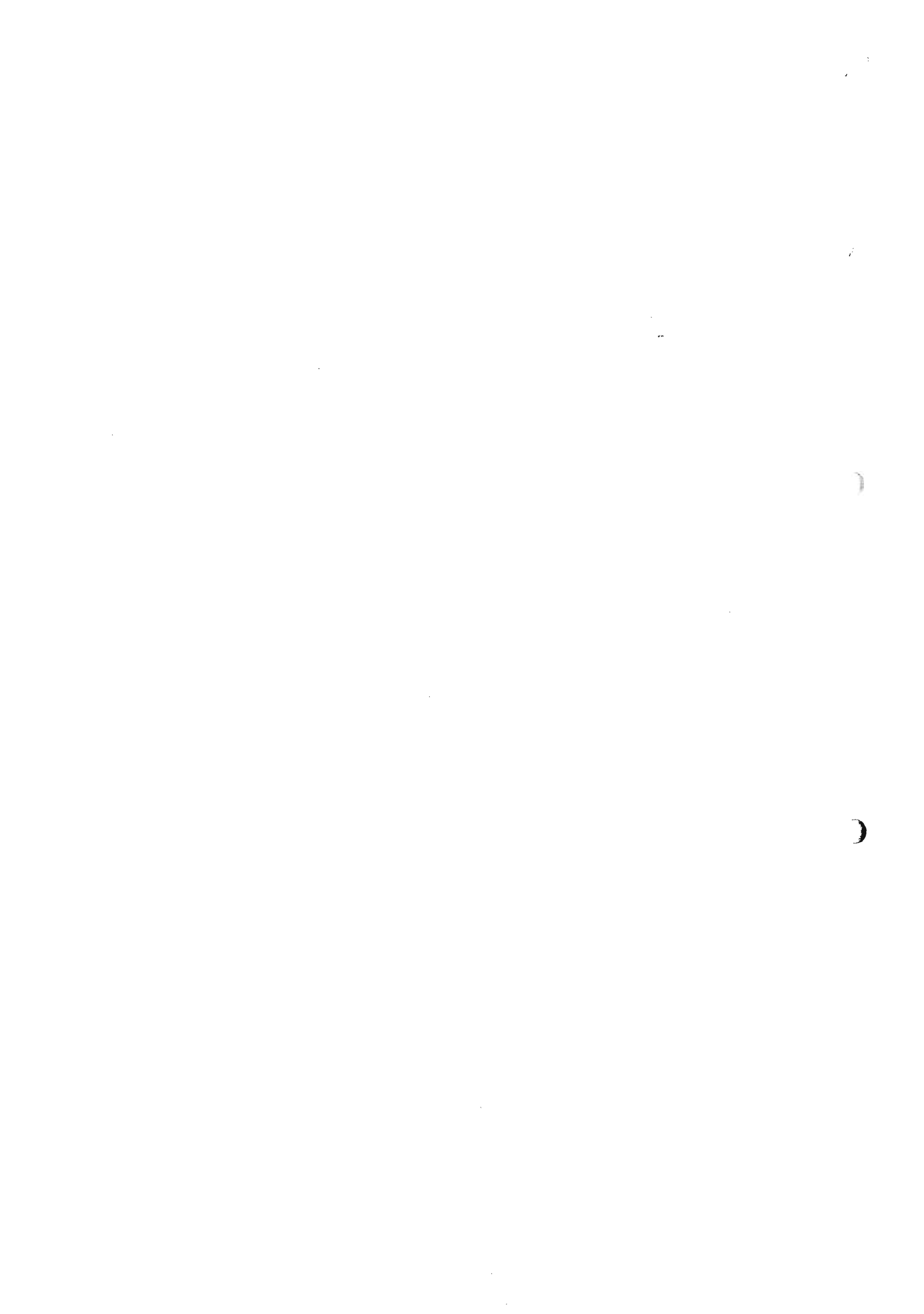
C/- **Sr. DEN (HB) CSMT:** for your kind information please.

C/- **ADEN (JNJ) :** for information and necessary action with a B.P. copy of Approved. Drawing No. **DRM (W) BB/R-28075/A & GM (W) BB/P-20332.** He will please see that, the conditions laid down in the letter and complied in the drawing with a site, during the construction of building.

C/- **SSE (P. Way) JNJ:** for information and necessary action with a B. P. copy of approved drawing No. **DRM (W) BB/R-28075/A & GM (W) BB/P-20332.** He will please see that, the conditions laid down in the letter and complied in the drawing with a site, during the construction of building.

**Encl:** Drg. No. **DRM (W) BB/R-28075/A & GM (W) BB/P-20332.**

  
22/11/2023  
**Divisional Engineer (LM)**  
**Central Railway, Mumbai C.S.M.T.**



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

Office of the Dy. Chief Fire Officer (R-V) Mankhurd Regional Command Centre,  
Mankhurd Fire station, 2<sup>nd</sup> floor, Ghatkopar Mankhurd Link Road,  
Opp Sathe Nagar, Mankhurd, Mumbai- 400043.

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**Sub.:** Stipulating Fire protection and fire-fighting requirements for the proposed amendments to the construction of proposed High-rise Residential Building (redevelopment of Anuvidnyan Nagar CHS Ltd.), on plot bearing C.T.S. Nos. 178(pt), 179(pt), 174(pt) at village-Mankhurd, Agarwadi, situated M/E Ward, Mumbai.

- Ref.:** i) On line file Submission by Architect Vivek R. Bhosale for M/s.  
Vivek Bhosale Associates, Architects  
ii) File No.: P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd  
-E-CFO/1/Amend

**Architect Vivek R. Bhosale for**  
**M/s. Vivek Bhosale Associates, Architects:**

In this case, please refer to the fire-Protection measures & Fire-Fighting Safety requirements issued by this office u/r. no. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023, stipulating fire protection and fire-fighting requirements for the proposed construction of High-Rise Residential Building, comprising of two wings designated as South wing i.e. 'A' wing & North wing i.e. 'B' wing. Both wings are having common ground floor on stilt for pit type mechanized puzzle parking upto the height of +10.50mtrs. & pit type stack parking + 1<sup>st</sup> to 21<sup>st</sup> upper residential floors with a total height of 65.65mtrs. from general ground level up to terrace level as shown on the plans. Both the wings are interconnected to each other at 8<sup>th</sup> & 15<sup>th</sup> floor by common refuge area as shown on the plans.

**Now, Architect has uploaded amended plans for approval for proposed amendments in proposed building which are as follows;**

- i) Proposed to delete one upper residential floor i.e. 21<sup>st</sup> floor from earlier approved Wing 'A' & 'B'. By virtue of this, now the proposed building comprising of two wings designated as Wing 'A' & 'B'. Both wings are having common ground floor on stilt for pit type mechanized puzzle parking upto the height of + 10.50mtrs. & pit type stack parking + 1<sup>st</sup> to 19<sup>th</sup> upper residential floors + 20<sup>th</sup> part floor with a total height of 62.75mtrs. from general ground level up to terrace level as shown on the plans. Both the wings are interconnected to each other at 8<sup>th</sup> & 15<sup>th</sup> floor by common refuge area as shown on the plans.
- ii) Proposed 03nos. of flats & part terrace on 20<sup>th</sup> floor of Wing 'A' & 'B' as shown on plans instead of 04nos. of flats of Wing 'A' & 'B'.



- iii) Proposed society office for Wing 'A' & 'B' at stilt on ground as shown on plans instead of Security & I.T. room.
- iv) Proposed to change the location of U.G. tank from North side to East side as shown on plans.
- v) Proposed to Electric meter room at single location for both the wings i.e. Wing 'A' & 'B' as shown on plans at ground floor & earlier approved electric meter room converted into Fire pump room for wing 'A' & 'B'.
- vi) Proposed unpaved LOS on North & East side as shown on plans instead of paved LOS and also proposed unpaved L.O.S. on Southwest corner of the plot as shown on plans.
- vii) Car Parking in open spaces in re-design with reference to RG/LOS locations as shown on plans.
- viii) Proposed to reduce the area of each electric meter room as shown on plans.
- ix) Proposed 02nos. of fitness centers at 1<sup>st</sup> floor as shown on plans instead of 01no. of flat & Amenity space.
- x) Proposed to change the area calculation of Refuge area on 8<sup>th</sup> floor & 15<sup>th</sup> floor as shown on plans.

The Refuge areas provided for the building, as follows;

Wing	Refuge floors	Refuge area in sq. mtrs.		Heights from ground level.
		Required	Provided	
Wing 'A' & 'B'	8 <sup>th</sup> floor	152.97sq.mtrs. (Common for Wing 'A' & 'B')	159.82sq.mtrs. (Common for Wing 'A' & 'B')	25.05mtrs.
Wing 'A' & 'B'	15 <sup>th</sup> floor	124.82sq.mtrs. (Common for Wing 'A' & 'B')	144.06sq.mtrs. (Common for Wing 'A' & 'B')	45.35mtrs.
In addition to that, terrace of the building will be treated as refuge area.				
Refuge area calculation shall be verified by E.E. (B.P.) as per DCPR-2034.				

The plot partly abutting to two roads i.e. 18.30mtrs. wide D.P. Road on the East side and 18.30mtrs. wide Proposed D.P. Road on South side as shown on the plans.

- xi) Proposed to change the open space all around the building are as under;

Directions	From building line to plot boundary at ground level
North	6.15mtrs. to 8.00mtrs. + L.O.S.
South	5.45mtrs. from stack parking to 7.50mtrs.
West	6.00mtrs. to 14.37mtrs. including L.O.S.
East	6.00mtrs. upto parking to 27.18mtrs.

As per Architect, there is no any other changes/amendments in the said proposal except those mentioned above.

The proposal has been considered favorable taking into the consideration the following;

- i) Fire protection & fire-fighting requirements were already issued u/r. no. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023 for the proposed construction of High-rise residential building.

- ii) Feasible active and passive fire protection and fire-fighting safety requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.
- iii) No kerb shall be provided in between compulsory open space of minimum 06.00mtrs & Mother earth on North side.

Architects & E.E.(B.P.) is requested to ensure & verify civil work, interior work & all other requirements pertaining to Civil Engineering side including open spaces, electric shaft & other ducts, common corridors, enclosed staircases, doors, windows, civil work of the entire building, emergency lighting, height & floor occupancy of the building, staircase & lobby ventilation, etc., as per building plans.

In view of above, as far as this department is concerned, this approval is issued stipulating amended fire protection measures & fire-fighting safety requirements for the proposed construction of High-Rise Residential Building, comprising of two wings designated as Wing 'A' & 'B'. Both wings are having common ground floor on stilt for pit type mechanized puzzle parking upto the height of +10.50mtrs. & pit type stack parking + 1<sup>st</sup> to 19<sup>th</sup> upper residential floors + 20<sup>th</sup> part floor with a total height of 62.75mtrs. from general ground level up to terrace level as shown on the plans. Both the wings are interconnected to each other at 8<sup>th</sup> & 15<sup>th</sup> floor by common refuge area, as per the details shown on the plan signed in token of approval, subject to satisfactory compliances of the following requirements.

- 1) All the fire safety measures stipulated online fire-fighting & fire protection requirements vide No. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd-E-CFO/1/New dated-21/03/2023 shall be strictly adhered to along with following additional / modified requirements.
- 2) All the fire safety measures stipulated under issue fire-fighting & fire protection requirements as stated above shall be applicable from ground floor to terrace floor level of the building.
- 3) All the fire safety requirements stipulated earlier fire-fighting & fire protection requirements vide No P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023 under requirement No. 15 shall be applicable for the refuge area proposed now for the said building.
- 4) Additional Requirements in Requirement **CAR PARKING** vide no. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023:
  - A. **Electrical Vehicle Charging Point-**
    - i) If electrical charging point proposed for charging of electrical vehicles it same shall be provided at ground floor.
    - ii) AVD (Aqueous Vermiculite Dispersion) Extinguishers of minimum 09 liters capacity or F-500 (Encapsulation agent) fire extinguishers of 09 kgs.

Capacity shall be provided near charging point & also designated area of electrical vehicle parking.

- iii) Security officer & staff shall be trained to handle the AVD Extinguishers or F-500 (Encapsulation agent) fire extinguishers.
- 5) Additional Requirements in Requirement **PORTABLE FIRE EXTINGUISHERS** vide no. P-7346/2021/(178(pt) And Other)/M/E Ward/Mankhurd -E-CFO/1/New dated-21/03/2023:  
Two dry chemical powder (ABC type) fire extinguisher of 6 kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept 06 Nos. of F-500 (Encapsulation agent) fire extinguishers of 09 kgs. Capacity conforming to relevant standard shall be provided for car parking area.
- 6) **INTERNET OF THINGS SYSTEM: (Additional Requirements)**
- a) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मुविनि-२०२१/प्र. क्र. ११४/ऊर्जा -५.
- b) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- c) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
- d) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.
- e) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.
- 7) **OTHER APPROVALS/PERMISSION: (Additional Requirement)**  
Necessary permissions / approvals for licensable trade activity, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

No any changes except as stated above and as shown on the enclosed plans shall be carried out on the premises unless permitted by this department.

➤ **Scrutiny Fees & Fire Service fees paid as follows;**

File Nos.	C.F.C. / SAP Receipt Nos.	Gross Built-up area in sq. mtrs.	Paid Scrutiny fees (Rs.)	Remark
P-7346/2021/(178(PT) And Other)/M/E Ward/MANKHURD-E-CFO/1/New	3300704, 3300705 & 3300706, SAP Doc. No. 10004558394 dtd. 09/03/2023	13,575.00	4,20,000/-	Paid

P- 7346/2021/(178(P T)And Other)/M/E Ward/MANKHURD -E-CFO/1/New	18/03/2023/001686, dtd-18/03/2023	13,575.00	7,03,150/-	Paid
P- 7346/2021/(178(pt ) And Other)/M/E Ward/Mankhurd - E-CFO/1/Amend	30/8/2023/10420 dated- 30/08/2023	12,830.00	20,000/-	Paid
P- 7346/2021/(178(pt ) And Other)/M/E Ward/Mankhurd - E-CFO/1/Amend	31/8/2023/10478 dated- 31/08/2023	12,830.00	5000/-	Paid
<b>File Nos.</b>	<b>C.F.C. / SAP Receipt Nos.</b>	<b>Gross Built- up area in sq. mtrs.</b>	<b>Fire Service fees (Rs.)</b>	<b>Remark</b>
P- 7346/2021/(178(P T)And Other)/M/E Ward/MANKHURD- E-CFO/1/New	3309566, 3309567 & 3309568, SAP Doc. No. 10004563585, dtd- 14/03/2023	10,868.28	1,63,020	Paid
P- 7346/2021/(178(P T)And Other)/M/E Ward/MANKHURD- E-CFO/1/New	3311381, 3311382 &3311383, SAP Doc. No. 1004566796, dtd. 16/03/2023	13,575.00	40,605/-	Paid

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

Architect paid Rs. 2,03,625/- as per Maharashtra Fire Prevent Life & Safety Act 2006, in case if additional Fire service fees is payable as per amended Maharashtra Fire Prevent Life & Safety Act 2023. He has to paid same with necessary difference.

✦ **Notes:**

1. The Fire-Fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The proposed D.P. road shown on plan if not constructed on site at the time of fire safety compliance, Compliance certificate shall not be issued.
3. The width of Abutting road & Open spaces are mentioned in plans as submitted by the Architect attached herewith & these parameters shall be certified by the License Surveyor.
4. E.E. (B.P.) shall examine the proposal in context with the relevant Regulations of D.C.P.R -2034.

5. The Schematic Drawings / Plans of Automatic sprinkler system, Automatic smoke detection system, Wet riser system, public address system, Manual fire alarm system from MEP consultant shall be submitted at the time of obtaining occupation.
6. The area, size, etc. for the Sprinkler system, Detection system, Fire alarm system, Wet riser system, Public address system, Fire duct, Electrical duct, basement ventilation, etc. to be verified & examined by M.E.P. Consultant.
7. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of M.C.G.M. / C.F.O's Department, till then shall not be allowed to use.
8. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance.
9. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner / Occupier / Developer / Architect etc.
10. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
11. As per Section 3 of Maharashtra Fire Prevention & Life Safety Measures Act. 2006, it is the liability of Owner / Occupier to provide the Fixed Fire-Fighting installations & shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention & Life Safety Measures Act. or the Rules.
12. This approval is issued without prejudice to legal matters pending in court of law, if any.

Digitally signed  
by RAJENDRA  
BAJARANG  
GHADGE  
Date: 2023.09.01  
17:01:17 +05'30'

**Scrutinized & Proposed by**  
**Div. Fire Officer.**

Digitally signed  
by YESHWANT  
RAMCHAN  
DRA  
JADHAV  
Date: 2023.09.01  
17:22:08 +05'30'

**Verified & Approved by**  
**Dy. Chief Fire Officer.**

**Copy To: Executive Engineer (B.P.)**



## 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 :  
**P51800053906**

**Project: Anuvidnyan Nagar Co-Op. Housing Society Ltd. , Plot Bearing / CTS / Survey / Final Plot No.: 178(Pt), 179(Pt), 174(Pt) at Mankhurd, Kurla, Mumbai Suburban, 400088;**

1. **Makwise Homes LLP** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400614.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **08/12/2023** and ending with **30/06/2027** 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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date:08-12-2023 18:20:51

Dated: **08/12/2023**

Place: **Mumbai**

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



# MahaRERA Application

## General Information

Information Type Other Than Individual

Application No. REA51800148215



Payment Date 19/10/2023

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 37556.00

## Organization

Name	Makwise Homes LLP	PAN Number	xxxxxx077M
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

## Address Details

Block Number	B/902	Building Name	Loards CHS Ltd
Street Name	Sector 15	Locality	CBD Belapur
Land mark	Plot No. 35/35A	State/UT	MAHARASHTRA
Division	Konkan	District	Thane
Taluka	Thane	Village	Navi Mumbai (M Corp.)
Pin Code	400614		

## Organization Contact Details

Name of Contact Person	Dinesh Tulshi Ram Purohit	Designation of Contact Person	Authorized Signatory
Office Number	02235443936		
Fax Number		Email ID	makwisehomellp@gmail.com
Secondary Mobile Number	8341414180		
Website URL			

## Past Experience Details

## Member Information

Member Name	Designation	PAN No.	VIEW
Dinesh Tulshi Ram Purohit	Partner	xxxxxxxx880L	<a href="#">View Details</a>



**Project**

<b>Project Name (Mention as per Sanctioned Plan)</b>	Anuvudnyan Nagar Co-Op. Housing Society Ltd.	<b>Project Status</b>	New Project
<b>Proposed Date of Completion</b>	30/06/2027		
<b>Litigations related to the project ?</b>	No	<b>Project Type</b>	Residential
<b>Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?</b>	Yes		
<b>File/reference no. of planning authority</b>			

Sr No	Ward	Plot/CTS/Survey Number	File/Reference Number
1	M/E Ward	178(Pt), 179(Pt), 174(Pt)	P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E
	<b>Plot Bearing No / CTS no / Survey Number/Final Plot no.</b>	178(Pt), 179(Pt), 174(Pt)	<b>Boundaries East</b> 18 MT Wide Agarwadi Gaathan Road
	<b>Boundaries West</b>	Plot	<b>Boundaries North</b> Plot
	<b>Boundaries South</b>	18 MT Wide Prop D P Road	<b>State/UT</b> MAHARASHTRA
	<b>Division</b>	Konkan	<b>District</b> Mumbai Suburban
	<b>Taluka</b>	Kurla	<b>Village</b> Mankhurd
	<b>Street</b>	Survey No. 141, Near Datta Mandir, Agarwadi, Trombay	<b>Locality</b> Mankhurd
	<b>Pin Code</b>	400088	<b>Total Plot/Project area (sqmts)</b> 3631.70
	<b>Total Number of Proposed Building/Wings (In the Layout/Plot)</b>	1	
	<b>Number of Sanctioned Building out of Above Proposed Count Applied for this Registration</b>	1	<b>Proposed But Not Sanctioned Buildings Count</b> 0
	<b>Total Recreational Open Space as Per Sanctioned Plan</b>	338.01	

**FSI Details**

<b>Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)</b>	6795.26	<b>Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)</b>	6034.29
<b>Permissible Total FSI of Plot (Permissible Built-up Area)</b>	12829.55		

**Bank Details**

<b>Bank Name</b>	Kamataka Bank Ltd	<b>Bank A/c Number</b>	5222000100137301
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IFSC Code KARB0000522 Branch Name CBS Branch, Belapur

Bank Address Sector 15, Palm Beach Road,  
CBD Belapur, Mumbai - 400614

### Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
Anuvidyan Nagar Co-Op. Housing Society Ltd.	Anuvidyan Nagar Co-Op. Housing Society Ltd	Societies	Area Share	<a href="#">View Details</a>	Active

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

### Project Details

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

### Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	As per Approved Plan
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	As CFO NOC
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	Electric Meter Room
Aggregate area of recreational Open Space :	YES	0	R.G. Area of 338.01 Sq.mt provided
Open Parking :	NO	0	NA
Water Supply :	YES	0	After completion of work
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	Septic Tank to be Provided
Storm Water Drains :	YES	0	As per approved plan
Landscaping & Tree Planting :	YES	0	As per Approved Plan
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA

Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	YES	0	As per approved plan

### Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
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1	Anuvidyayan Nagar Co-Op. Housing Society Ltd.	Wing A and Wing B	30/06/2027	0	1	0	14	1	0	109
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Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	62.54	11	0
2	1BHK	49.04	2	0
3	2BHK	54.62	11	0
4	2BHK	78.08	10	0
5	1BHK	55.11	3	0
6	3BHK	78.13	10	0
7	1BHK	44.15	13	0
8	1BHK	43.93	2	0
9	3BHK	78.11	11	0
10	1BHK	50.91	3	0
11	1BHK	49.05	3	0
12	2BHK	59.87	20	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0

10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 0  
 NOC, Electrical fittings to Common Areas, electro, mechanical equipment,  
 Compliance to conditions of environment /CRZ NOC, Finishing to entrance  
 lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,  
 Compound Wall and all other requirements as may be required to Obtain  
 Occupation /Completion Certificate

## Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
Vivek Bhosale	NA	Architect	9870199673	1 Dr Damji Sadan Patel Chowk Ghatkopar E Mumbai 400077
Samarth Agarwal	NA	Engineer	9820322714	126 CFC Building 2 Above PNB APMC Market 2 Sector 19 Vashi Navi Mumbai 400705
CA Gaurav Satish Rajpal	NA	Chartered Accountant	9867776629	901 Elite Towers Sector 10 Kharghar 410210

## Litigations Details

No Records Found

Document Name	Uploaded Document
1 PAN Card	<a href="#">View</a> <a href="#">Download</a>
1 Copy of the legal title report	<a href="#">View</a> <a href="#">Download</a>
1 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
2 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
1 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
2 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
1 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>
1 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
2 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
3 Building Plan Approval / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Commencement Certificates / NA Order for plotted development	<a href="#">View</a> <a href="#">Download</a>
1 Declaration about Commencement Certificate	<a href="#">View</a> <a href="#">Download</a>
1 Declaration in FORM B	<a href="#">View</a> <a href="#">Download</a>
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	NA
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	NA
1 Disclosure of sold/ booked inventory	NA
1 CERSAI details	<a href="#">View</a> <a href="#">Download</a>

1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	<a href="#">View</a> <a href="#">Download</a>
1 Disclosure of Interest in Other Real Estate Organizations	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	NA
1 Proforma of Agreement for sale	<a href="#">View</a> <a href="#">Download</a>
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	NA
1 Proforma of Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	NA
1 Architect's Certificate on Completion of Project (Form 4)	NA
1 Status of Formation of Legal Entity (Society/Co Op etc.)	NA
1 Status of Conveyance	NA
1 Other – Legal	NA
1 Other – Finance	NA
1 Other – Technical	NA
1 Foreclosure of the Project	NA
1 Separate Bank Account details including no encumbrances on the Bank Account or no escrow on the same	<a href="#">View</a> <a href="#">Download</a>
1 Deviation Report with respect to Allotment letter	<a href="#">View</a> <a href="#">Download</a>
1 Deviation Report with respect to model copy of Agreement	<a href="#">View</a> <a href="#">Download</a>
1 Home Buyer /Allottee Grievance Redressal Cell	NA

### Cost Details

Sr. No	Particular	Estimated Amount (in INR)	Actual Amount (in INR)
1	Land Cost :		
a	Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost	0	0
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	80000000	1319910
c	Acquisition cost of TDR (if any)	0	0
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	12087215	12087215
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public	0	0

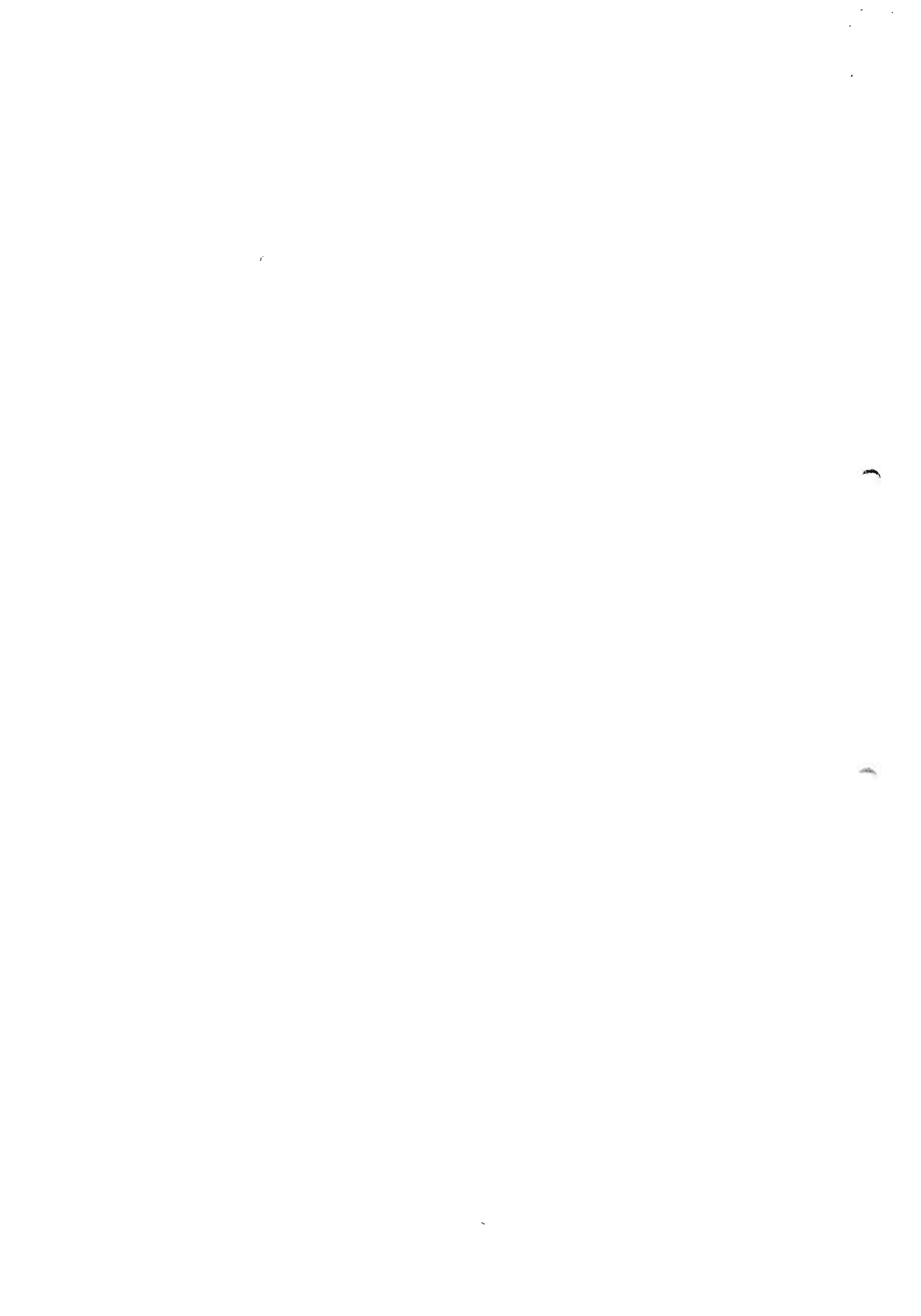
authorities

f	i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	ii	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	50000000	0
	iii	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	0	0
	iv	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	0	0

**2 Development Cost/ Cost of Construction**

a	i	Estimated Cost of Construction as certified by Engineer	345688013	0
	ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA. minimum of (i) and (ii) has to be considered.		
	ii	Expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads development works, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	41482562	0
b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	15000000	0
c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0	0

**3 Total Estimated Cost of the Real Estate Project 544257790 13407125**





**PARTH CHANDE**

(BLS. LL.B.)

Advocate Bombay High Court

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,  
MahaRERA

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to Survey No. 141, CTS No. 174(P), 178 (P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Anuvidnyan Co-op Housing Society Limited, Village Mankhurd, commonly known as Agarwadi Trombay, Taluka- Kurla, District- Mumbai Suburban District, Mumbai 400088 (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of **M/s. Makwise Homes LLP** and following documents i.e.: -

- 1) Description of the property.
- 2) Order No. **C/Desk.VI/LND.I.B./35-D** dated **14/08/1978** by the Additional Collector, Bombay Suburban District.
- 3) Possession Receipt dated **10/02/1983**.
- 4) Allotment Agreement dated **31/01/1986**
- 5) Development Agreement dated **25/04/2022**, bearing registered serial no. **KRL-1/7632/2022**.
- 6) General Power of Attorney dated **25/04/2022**, bearing registered serial no. **KRL-1/7633/2022**.







**PARTH CHANDE**  
(BLS. LL.B.)

Advocate Bombay High Court

- 7) PR Card for CTS No. 174, updated on 05/04/2018 and downloaded as on 04/07/2022 bearing Reference No. 2208100001554881.
- 8) PR Card for CTS No. 178, updated on 05/05/2018 and downloaded as on 02/11/2022 bearing Reference No. 2208100001554886.
- 9) PR Card for CTS No. 179, updated on 05/05/2018 and downloaded as on 02/11/2022 bearing Reference No. 2208100001554887.
- 10) Order no. सी/कार्या-२ एच/कावि-६३/२०२३ dated 08/06/2023 by the Collector, Bombay Suburban District.
- 11) Search report for 14 years from 2010 till 2023.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of **Anuvidnyan Nagar Co-op Housing Society Limited** as the Owner and **M/s. Makwise Homes LLP** as the Developer is clear, marketable and without any encumbrances.

**Owners of the plot:**

**Anuvidnyan Nagar Co-op Housing Society Limited:** land bearing Survey No. 141, CTS No. 174(P), 178 (P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Anuvidnyan Nagar Co-op Housing Society Limited, Village Mankhurd, commonly known as Agarwadi Trombay, Taluka- Kurla, District- Mumbai Suburban District, Mumbai 400088.

**Developers of the plot:**

**M/s. Makwise Homes LLP:** land bearing Survey No. 141, CTS No. 174(P), 178 (P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Anuvidnyan Co-op Housing Society Limited, Village Mankhurd, commonly known as Agarwadi Trombay, Taluka- Kurla, District- Mumbai Suburban District, Mumbai 400088.



301, The Landmark, Plot No. 26A, Sector 7, Kharghar, Navi Mumbai-410 210  
+91 99677 98937, +91 79770 77375



**PARTH CHANDE**

(BLS. LL.B.)

Advocate Bombay High Court

The report reflecting the flow of the title of the **Anuvidnyan Nagar Co-op Housing Society Limited** as the Owner and **M/s. Makwise Homes LLP** as the Developer on the said plot is enclosed herewith as annexure.

Encl : Annexure.





**PARTH CHANDE**  
(BLS. LL.B.)

Advocate Bombay High Court

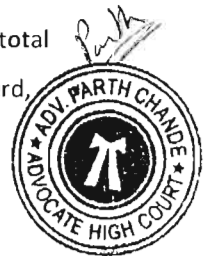
FORMAT -A

(Circular 28/2021 dated 08/03/2021)

**FLOW OF THE TITLE OF THE SAID PLOT.**

Sr.No.

- 1) Search report for 14 years from 2010 - 2023 taken from Online Search Report, bearing receipt No.: **1113133130** dated **18/10/2023**.
- 2) Vide Order No. **C/Desk.VI/LND.I.B./35-D** dated **14/08/1978**, the Additional Collector, Bombay Suburban District had allotted land bearing Survey No. 141, CTS No. 174(P), 178(P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Village: Mankhurd, commonly known as Agarwadi Trombay, Taluka-Kurla, District: Mumbai Suburban District, Mumbai- 400088(referred to as the "said Plot") in favour of Anuvidnyan Nagar Co-op Housing Society Limited.(referred to as the "said Society").
- 3) Further, **Possession Receipt** dated 10/02/1983, **Mr. M. K. Kale** Cadastral Surveyor District Inspector Land Record on behalf of the Upper District Officer Mumbai Suburban had recorded and handed over the possession in the name of **Anuvidnyan Nagar Co-op Housing Housing Society Limited** through Chairman Shri. R. B. Khaire with respect to the land bearing Survey No. 141, CTS No. 174(P), 178(P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Village: Mankhurd.



📍 301, The Landmark, Plot No. 26A, Sector 7, Kharghar, Navi Mumbai-410 210  
+91 99677 98937, +91 79770 77375



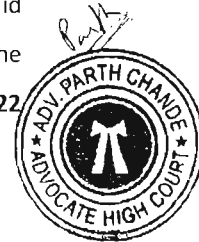
# PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

commonly known as Agarwadi Trombay, Taluka-Kurla, District: Mumbai Suburban District, Mumbai- 400088.

- 4) In pursuance of Order No. C/Desk.VI/LND.I.B./35-D dated 14/08/1978, an Allotment Agreement dated 31/01/1986, executed by the Additional Collector, Bombay Suburban District allotted all their right, title, interest and benefit with respect to the said plot in favour of Anuvidnyan Nagar Co-op Housing Society Limited through its Chairman Shri. R. B. Khaire and Secretary Shri. B. B. Uthale, as per terms and conditions mentioned therein.
- 5) Vide **Development Agreement** dated **25/04/2022**, Anuvidnyan Nagar Co-op Housing Society Limited, party of the First Part; Mr. Haribai Bhimrao Uthale and 35 others members of the society, party of the Second Part has sold, transferred and assigned all their development rights, title, interest and benefits with respect to the said plot in favour of **M/s. MAKWISE HOMES LLP** party of the Third Part, under the terms and conditions mentioned therein. The same was duly registered with the sub-registrar of Assurance at Kurla, bearing registered serial no. **KRL-1/7632/2022** dated **09/05/2022**.
- 6) In pursuance of the said Development Agreement, Anuvidnyan Nagar Co-op Housing Society Limited through its Managing Committee Members 1) Chairman, Mr. Ravindra J. Raut, 2) Secretary, Mr. Sunil N. Khakse, 3) Treasurer Mr. Sadashiva D. Harale has executed **General Power of Attorney** in favour of Mr. Dinesh T. Purohit and Mr. Ankit B. Patel designated partners of **M/s. MAKWISE HOMES LLP** with respect to the Said Plot, terms and conditions mentioned therein. The same was duly registered with the sub-registrar of Assurances at Kurla, bearing registered Serial no. **KRL-1/7633/2022** dated **25/04/2022** (referred to as "**the said General Power of Attorney**").





**PARTH CHANDE**  
(BLS. LL.B.)

Advocate Bombay High Court

7) Vide Order bearing no. सी/कार्या-२ एच/कावि-६३/२०२३ dated 08/06/2023, passed by the Collector of Mumbai Suburban Mr. Rajendra B. Bhosale, it has been recorded that as per the demarcation of plot boundaries, the total plot area is 3631.70 sq. mtrs. and an area admeasuring about 28.90 Sq. Mtrs out of Plot No 174 and an area admeasuring 154.60 Sq. Mtrs out of CTS No 178 has been deducted as road set back area.

Place: Navi Mumbai.

Date: 18/10/2023



Adv Parth Chande

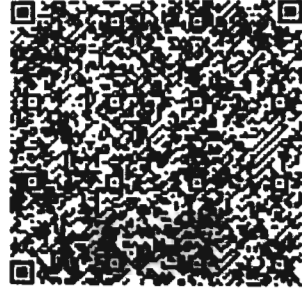
Advocate

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABNFM2077M



नाम / Name  
MAKWISE HOMES LLP

निगमन / गठन की तारीख  
Date of Incorporation/Formation  
09/12/2019



Verified With Original

Indresh K. Singh  
State Bank of India  
Manager / (BRT)  
P.F. NO. 5931681

W. W. Bennett

W. W. Bennett  
1000  
1000





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

Registration Certificate

Registration Number : 27ABNFM2077M1ZN

1.	Legal Name	MAKWISE HOMES LLP			
2.	Trade Name, if any	MAKWISE HOMES LLP			
3.	Constitution of Business	Limited Liability Partnership			
4.	Address of Principal Place of Business	SHOP NO.04, TUSHIDAS CHS, PLOT NO.58,SECTOR NO.44A, NERUL, Thane, Maharashtra, 400706			
5.	Date of Liability				
6.	Period of Validity	From	09/03/2020	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Centre			
Signature					
Name		Girish Dattaram Shinde			
Designation		Superintendent			
Jurisdictional Office		PANVEL_701			
9. Date of issue of Certificate		09/03/2020			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 09/03/2020 by the jurisdictional authority.





**Annexure A**

GSTIN 27ABNFM2077M1ZN  
Legal Name MAKWISE HOMES LLP  
Trade Name, if any MAKWISE HOMES LLP

**Details of Additional Places of Business**

Total Number of Additional Places of Business in the State 1

Sr. No.	Address
1	FLAT NO., GANESH DARSHAN CHS, PLOT NO.35,SECTOR NO.18, KAMOTHE, Raigad, Maharashtra, 410209



Annexure B

GSTIN	27ABNFM2977M1ZN
Legal Name	MAKWISE HOMES LLP
Trade Name, if any	MAKWISE HOMES LLP

**Details of Designated Partners**

1



Name	DINESH TULSHI RAM PUROHIT
Designation/Status	PARTNER
Resident of State	Maharashtra



# Ministry Of Corporate Affairs

Date ; 06-12-2023 12:33:33 pm

## LLP Information

LLPIN	AAR-2487
LLP Name	MAKWISE HOMES LLP
ROC Name	ROC Mumbai
Date of Incorporation	09/12/2019
Email Id	dipi_dinesh9@yahoo.in
Number of Partners	0
Number of Designated Partners	3
Registered Address	FL 506, GANESH DARSHAN CHS. PLOT 35, SECTOR 18, KAMOTHE, Raigarh, NAVI MUMBAI, Maharashtra, India, 410209
Total Obligation of Contribution	1,00,000
LLP Status	Active
Strike off/amalgamated/transferred date	-
Status under CIRP	-

## Accounts and Solvency Filing Information

Date of filing	Financial Year
	31-03-2021

## Annual Returns Filing Information

Date of filing	Financial Year
03/31/2023	03/31/2023

**Jurisdiction**

<b>ROC (name and office)</b>	ROC Mumbai
<b>RD (name and Region)</b>	RD, Western Region

**Index of Charges**

No Records Found

**Director/Signatory Details**

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	08156225	DINESH TULSHI RAM PUROHIT	Designated Partner	09/12/2019	-	Yes
2	08315740	ANKIT BABUBHAI PATEL	Designated Partner	09/12/2019	-	Yes
3	08982187	NARAYAN MANDAN GOTHI	Designated Partner	08/02/2023	-	Yes



भारत सरकार  
Government of India  
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय  
Ministry of Micro, Small and Medium Enterprises



## UDYAM REGISTRATION CERTIFICATE

Our small hands to  
make you LARGE



<b>UDYAM REGISTRATION NUMBER</b>	UDYAM-MH-33-0210778				
<b>NAME OF ENTERPRISE</b>	M/S MAKWISE HOMES LLP				
<b>TYPE OF ENTERPRISE *</b>	MICRO ( Based on FY 2020-21 )				
<b>MAJOR ACTIVITY</b>	SERVICES (Trading)				
<b>SOCIAL CATEGORY OF ENTREPRENEUR</b>	GENERAL				
<b>NAME OF UNIT(S)</b>	S.No. Udyog Aadhaar Memorandum		Unit(s) Name		
	1	MH27D0052616	MAKEWISE HOMES LLP		
<b>OFFICAL ADDRESS OF ENTERPRISE</b>	Flat/Door/Block No.	B/902,	Name of Premises/ Building	LOADRS CHS LTD	
	Village/Town	CBD BELAPUR	Block	PLOT NO-5/35A	
	Road/Street/Lane	SECTOR-15	City	NAVI MUMBAI	
	State	MAHARASHTRA	District	THANE . Pin 400614	
	Mobile	8767425628	Email:	dipi_dinesh9@yahoo.in	
<b>DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE</b>	09/12/2019				
<b>DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS</b>	09/12/2019				
<b>NATIONAL INDUSTRY CLASSIFICATION CODE(S)</b>	S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity
	1	41 - Construction of building	4100 - Construction of buildings	41002 - Activities relating to alteration, addition, repair, maintenance carried out on own-account basis or on a fee or contract basis	Manufacturing
	2	68 - Real estate activities	6820 - Real estate activities on a fee or contract basis	68200 - Real estate activities on a fee or contract basis	Services
<b>DATE OF UDYAM REGISTRATION</b>	10/06/2022				

\* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.

Disclaimer: This is computer generated statement, no signature required. Printed from <https://udyamregistration.gov.in> & Date of printing:- 10/06/2022.

For any assistance, you may contact:

1. District Industries Centre: THANE ( MAHARASHTRA )
2. MSME-DI: MUMBAI ( MAHARASHTRA )

Visit : [www.msme.gov.in](http://www.msme.gov.in) ; [www.dcmsme.gov.in](http://www.dcmsme.gov.in) ; [www.champions.gov.in](http://www.champions.gov.in)

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महाराष्ट्र MAHARASHTRA

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CC 268472



**CESSATION DEED OF PARTNERSHIP**

**[SUPPLEMENTAL LLP AGREEMENT]**

THIS Deed of cessation of **M/s. Makwise Homes LLP**, incorporated on 09th day of December, 2019 under the Limited Liability Partnership Act, 2008 under **LLPIN: AAR-2487**, made on this 14<sup>th</sup> day of October, 2023 at Navi Mumbai.

**BY AND BETWEEN:**

1. **Mr. Dinesh Tulshi Ram Purohit**, son of **Mr. Tulshi Ram Purohit** residing at 203, D-Wing, Galaxy C.H.S., Plot No. 11&15, Sector-35 F, Kharghar, Raigad, Navi Mumbai, Maharashtra 410210 India (which expression shall, unless it be repugnant to the context or meaning thereof, include his legal heirs, successors, nominees and permitted assignees) hereinafter called the **PARTY OF FIRST PART** hereinafter collectively referred to as **Continuing Partner**;

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



मुद्रांक क्रिमी नोंदवही अनु. क्र. C43534 जाडपत्र - २ दिनांक 13 OCT 2023

दस्तावा प्रकार: Affidavit दस्त नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे वर्णन The locals CBD SEC-15

मुद्रांक विकत घेणा-याचे नाव For Makwise Homes LLP

दुस-या पक्षकाराचे नाव

हस्त असल्यास त्याचे नाव व पत्ता Anil pater सही

मुद्रांक शुल्क रक्कम 506/-

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण

दुकान क्र. ४९, प्रभात सेंटर, (संतोष द. वाळणूसकर)

सेक्टर ०९ अ, सीबीडी, येल्पुर - ४०० ६९४. परवाना क्रमांक - ९२०९०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून ६ महिन्यात यापरणे बंधनकारक आहे.



CRS 108 DRC 10 10 2023

RECEIVED  
MUMBAI  
13/10/2023

13/10/2023

2. **Mr. Ankit Babubhai Patel**, son of **Mr. Babubhai Lakhbhai Patel** residing at 506, Ganesh Darshan, Plot No. 36, Sector -18, Kamothe, Panvel, Navi Mumbai, Maharashtra 410206 India (which expression shall, unless it be repugnant to the subject or context or meaning thereof, include his legal heirs, successors, nominees and permitted assignees) hereinafter called the **PARTY OF SECOND PART** hereinafter collectively referred to as **Continuing Partner**;

3. **Mr. Narayan Mandan Gothi**, son of **Mr. Mandan Deva Gothi** residing at Plot no. 7, Flat no. 1401 Sector 15, Ghansoli, Navi Mumbai Maharashtra 400701 India (which expression shall, unless it be repugnant to the context or meaning thereof, include his legal heirs, successors, nominees and permitted assignees) hereinafter called the **PARTY OF THIRD PART** hereinafter collectively referred to as **Continuing Partner**;

**AND**

4. **Mr. Anurag Balesh Mishra**, son of **Mr. Balesh Kumar Mishra** residing at Flat No. 1604, Monarch Orchid CHS., Plot No. 94/95, Behind Reliance Fresh, Sector 19, Kharghar, Raigarh, Navi Mumbai, Maharashtra 410210 India (which expression shall, unless it be repugnant to the subject or context or meaning thereof, include his legal heirs, successors, nominees and permitted assignees) hereinafter called the **PARTY OF FOURTH PART** hereinafter collectively referred to as **ceased Partner**.

**WHEREAS**, the LLP Agreement dated **23<sup>rd</sup> December, 2019** was executed by and between the partners whereby they formed an LLP in the name and style of **M/s. Makwise Homes LLP** to undertake various ancillary and other businesses to be carried over by LLP as specified in the said LLP agreement.

**WHEREAS**, **existing partners** came to notice about sad demise of Anurag Balesh Mishra dated 13<sup>th</sup> September, 2023.

**WHEREAS**, Mr. Dinesh Tulshi Ram Purohit, Mr. Ankit Babubhai Patel and Mr. Narayan Mandan Gothi existing Designated Partners expressed their deep condolences at the untimely and sad demise of Late Anurag Balesh Mishra and place on record a deep appreciation for the valuable services rendered by Late Anurag Balesh Mishra.

**WHEREAS** the terms and conditions of the LLP Agreement are binding on the continuing partners and subject to adherence of the same they decided to change the contribution and PSR ratio as per below mentioned details.

**THIS DEED IS SUPPLEMENTAL** to the Initial Agreement

**THIS CESSATION DEED OF PARTNERSHIP WITNESSES AS FOLLOWS:**

1. Mr. Anurag Balesh Mishra ceased to be Designated Partner of LLP w.e.f. **13th September, 2023** due to his untimely demise.
2. LLP shall initiate required procedure within the statutory period to intimate the cessation of Anurag Balesh Mishra to the Registrar.

*Dinesh*

*Ankit*

*Narayan*

3. The revised Contribution of **M/s. Makwise Homes LLP** shall be Rs.1,00,000/- (Rupees One Lakh only) in the following new proportions-

First Party	37.50% i.e., Rs. 37,500 (Rupees Thirty Seven Thousand Five Hundred Only)
Second Party	37.50% i.e., Rs. 37,500 (Rupees Thirty Seven Thousand five Hundred Only)
Third Party	25% i.e., Rs. 25,000 (Rupees Twenty Five Thousand Only)

4. The net profits of the **M/s. Makwise Homes LLP** arrived at after providing for payment of remuneration to the working partners and interest to partners on the loan given by them shall be divided in the following proportions:

To the said First Party	37.50%
To the said Second Party	37.50%
To the said Third Party	25%

5. All the Partners of LLP are entitled to Share of Profit and Loss in the ratio of their respective contribution.

6. All the Partners of LLP are entitled to such remuneration, bonus, incentive or any other sum and/or to the profits of the LLP and liable to contribute in the losses of LLP in terms of LLP Agreement.

7. The Parties hereby represent and warrants that:

a) **Authority:** Each Party is fully empowered and has authority to execute, deliver and perform this Agreement and has taken all necessary action (corporate, statutory or otherwise) to authorize the execution, delivery and performance of this Agreement.

b) **Validity:** This Agreement has been duly executed and delivered by the Parties and constitutes a legal, valid and binding obligation of the Parties.

c) This Deed shall be governed in all respects by the laws of India.

EXECUTED as a deed the day and year first herein before written.

SIGNED, SEALED AND DELIVERED



1. Mr. Dinesh Tulshi Ram Purohit



2. Mr. Ankit Babubhai Patel

Narayan



---

**3. Mr. Narayan Mandan Gothi**

---

**BEING THE CONTINUING PARTNERS**

Witness

- 1) Name: Adv. Surash R. Sharma  
Address: H.O.1. Poojhat Centre Navi-Mumbai  
Signature:   
Occupation: Advocate.
- 2) Name: Rupesh K. Khandekar  
Address: Mumbai  
Signature:   
Occupation: Accountant



# MAKWISE HOMES LLP

Regd. Office: FL 506, Ganesh Darshan CHS., Plot 35, Sector 18, Kamothe, Navi  
Mumbai, Maharashtra 410209 India

LLPIN: AAR-2487 Email: [dipi\\_dinesh9@yahoo.in](mailto:dipi_dinesh9@yahoo.in)

Contact No.: +91-8767425628

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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF MAKWISE HOMES LLP HELD ON SATURDAY, 14TH DAY OF OCTOBER, 2023 AT ITS REGISTERED OFFICE SITUATED AT FL 506, GANESH DARSHAN CHS. PLOT 35, SECTOR 18, KAMOTHE NAVI MUMBAI RAIGARH MAHARASHTRA 410209 INDIA AT 11:00 A.M.**

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**1. CESSATION OF MR. ANURAG BALESH MISHRA (DPIN: 09710790) AS THE DESIGNATED PARTNER OF THE LLP:**

“**RESOLVED THAT** pursuant to provisions of Section 7 and 25 of the Limited Liability Partnership Act, 2008 (“the Act”) read with Rule 10 and 22 of the Limited Liability Partnership Rules, 2009 (“the Rules”) and all other applicable provisions of the Act and the rules mentioned therein, it was informed to partners about untimely demise of **Mr. Anurag Balesh Mishra (DPIN: 09710790)** and Partners expressed their deep condolences at the untimely and sad demise of Late Anurag Balesh Mishra and place on record a deep appreciation for the valuable services rendered by Late Anurag Balesh Mishra.

**RESOLVED FURTHER THAT** in order to give effect to this resolution, the draft supplemental agreement dated 14<sup>th</sup> day of October 2023 was placed before the partners.

**RESOLVED FURTHER THAT** any of the present Designated Partner be and is hereby authorised to sign and submit applicable forms along with other documents as may be required to file with Registrar of Companies, Maharashtra, Mumbai and to do such acts, deeds and things that may be necessary or incidental in this connection.”

**Certified True Copy,  
For MAKWISE HOMES LLP**



**Dinesh Tulshi Ram Purohit  
Designated Partner  
DPIN: 08156225**

**Date: 14/10/2023  
Place: Navi Mumbai**



क्रमांक 1  
No. 1



महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
आरोग्य विभाग  
DEPARTMENT OF HEALTH

फॉर्म-6  
FORM-6



MUNICIPAL CORPORATION OF GREATER MUMBAI H WEST WARD

मृत्यु प्रमाण-पत्र  
DEATH CERTIFICATE

जन्म व मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/17 आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, 2000 चे नियम 8/13 अन्वये देण्यात आले आहे.

(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE MAHARASHTRA REGISTRATION OF BIRTHS & DEATHS RULES 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवरीलून पुढीलनुसार नजानगरपालिका रच पश्चिम विभाग, तालुका मुंबई शहर, जिल्हा मुंबई, राज्याच्या नोंदवरीलून उल्लेख आहे.

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR MUNICIPAL CORPORATION OF GREATER MUMBAI H WEST WARD OF TAHSIL/BLOCK GREATER MUMBAI OF DISTRICT MUMBAI OF STATE/UNION TERRITORY MAHARASHTRA, INDIA.

मृताचे नाव / NAME OF DECEASED : ANURAG MISHRA

लिंग / SEX: पुरुष / MALE

आधार क्रमांक / AADHAAR NO.:  
XXXXXXXX8500

मृत्यु दिनांक / DATE OF DEATH:  
13-09-2023  
THIRTEENTH-SEPTEMBER-TWO THOUSAND TWENTY THREE

मृत्यु ठिकाण / PLACE OF DEATH:  
LILAVATI HOSPITAL AND RESEARCH CENTRE, A - 791, BANDRA RECLAMATION,  
BANDRA(WEST), MUMBAI

मृत व्यक्तीचे वय / AGE OF DECEASED:  
39 YEARS

पत्नी / पत्नी माहिती नाव / NAME OF HUSBAND / WIFE:  
BHAWANA ANURAG MISHRA

आधार क्रमांक / HUSBAND/WIFE AADHAAR NO. :  
XXXXXXXX8701

आईचे पूर्ण नाव / NAME OF MOTHER:  
MANJU MISHRA

वहिलांचे पूर्ण नाव / NAME OF FATHER :  
BALESH MISHRA

आधार क्रमांक / MOTHER'S AADHAAR NO. :

आधार क्रमांक / FATHER'S AADHAAR NO. :

मृत व्यक्तीचा मृत्युसमयीचा पत्ता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH :

मृत व्यक्तीचा कायमचा पत्ता / PERMANENT ADDRESS OF DECEASED :

FLAT NO. 1604, MONARCH ORCHID CHS, PLOT NO. 94 / 95, BEHIND RELIANCE FRESH, SECTOR - 19, KHARGARH, NAVI MUMBAI PANVEL RAIGARH, PANVEL, RAIGARH, MAHARASHTRA- 410210

FLAT NO. 1604, MONARCH ORCHID CHS, PLOT NO. 94 / 95, BEHIND RELIANCE FRESH, SECTOR - 19, KHARGARH, NAVI MUMBAI PANVEL RAIGARH, PANVEL, RAIGARH, MAHARASHTRA- 410210

नोंदणी क्रमांक / REGISTRATION NO:  
D-2023: 27-90268-002475

नोंदणी दिनांक / DATE OF REGISTRATION:  
20-09-2023

शेरा / REMARKS (IF ANY):  
T.O.D.: 06:48 AM

प्रमाणपत्र दिल्याचा दिनांक / DATE OF ISSUE:  
25-09-2023

निगमित करणारे प्राधिकारी / ISSUING AUTHORITY

उप-रजिस्ट्रार (जन्म व मृत्यु)  
SUB-REGISTRAR (BIRTH & DEATH)  
MUNICIPAL CORPORATION OF GREATER MUMBAI H WEST WARD

UPDATED ON :  
2023-09-20



"THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS FACSIMILE SIGNATURE OF THE ISSUING AUTHORITY"  
THE GOVT. OF INDIA VIDE CIRCULAR NO. 1/12/2014-VS(CRS) DATED 27-JULY-2015 HAS  
APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.

\* प्रत्येक जन्म आणि मृत्यूची घटना नोंदव्याची खात्री करा \* / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH \*







**MINISTRY OF CORPORATE AFFAIRS  
RECEIPT  
G.A.R.7**

SRN: M28292584/ BharatKoshOrderId :1-11483063700

Service Request Date:  
16/10/2023

SRN Date: 16/10/2023 12:27:24

**RECEIVED FROM:**

Name: SANJAY DADHICH

Address: OFFICE NO 7 GROUND FLOOR, Marine lines, Mumbai, Mumbai, Maharashtra,  
400002

**ENTITY ON WHOSE BEHALF MONEY IS PAID**

LLPIN/CIN/DIN: AAR-2487

Name: MAKWISE HOMES LLP

Address: FL 506, GANESH DARSHAN CHS. PLOT 35, SECTOR 18, KAMOTHE, , NAVI MUMBAI,  
Raiqarh, Maharashtra, 410209

**FULL PARTICULARS OF REMITTANCE**

Service Type: eFiling

Service Description	Type of Fee	Amount (Rs.)
Fee for LLP Form 3	Normal	100
	Additional	0
<b>Total</b>		<b>100</b>

Mode of Payment: Online

Received Payment Rupees: One Hundred Rupees Only.

Note: The defects or incompleteness in any respect in this application as noticed shall be placed on the Ministry's website([www.mca.gov.in](http://www.mca.gov.in)). In case the application is marked as RSUB, please resubmit the application within the due date. Please track the status of your transaction at all times till it is finally disposed off. (please refer Rule 10 of the Companies (Registration offices and Fees) Rules, 2014)





भारत सरकार

## LLP Form No. 3

### Information with regard to Limited Liability Partnership Agreement and changes, if any, made therein

[Pursuant to rule 21(1) of Limited Liability Partnership Rules, 2009]

Form Language

English

Hindi

Refer instruction kit for filing the form

All fields marked in \* are mandatory

1 \*Form filed for

Filing information with regard to initial LLP Agreement

For information with regard to changes in LLP Agreement

2.\*Limited Liability Partnership identification number (LLPIN)

AAR-2487

(a) \*Name of the Limited Liability Partnership(LLP)

MAKWISE HOMES LLP

(b) \*Address of the registered office of the LLP

FL 506, GANESH DARSHAN CHS. PLOT 35, SECTOR 18,  
KAMOTHE, , India, 40209, NA, NAVI MUMBAI

(c) \*Jurisdiction of Police Station

Kamothe Police Station

(d)\* e-mail ID

dipi\_dinesh9@yahoo.in

### Information with regard to initial LLP Agreement

a) Place at which initial Agreement was made

State

District

(b) Date of Agreement (DD/MM/YYYY)

(c) Date of Ratification, in case initial Agreement was made prior to incorporation (DD/MM/YYYY)

4 Business activities to be carried on by LLP on incorporation

45

### 5 Obligation to contribute

(i) Total Number of partners as on the date of filing the Form

4

(ii) Details of each partner to contribute money or property or other benefit or to perform services and their profit sharing ratio

S.No.	DPIN/ Income- tax PAN/ Passport number of the partner/	Details of DIN/ Income tax PAN/ Passport number	Name of Individual Partner / Nominee of Body Corporate	Type of Body Corporate	LLPIN/ CIN/FCRN/ FLLPIN/ Other Identificati on Number	Details of LLPIN/ CIN/FCRN/ FLLPIN/ Other Identificati on Numbe	Name Of Body Corporate	Designatio n (Partner/ Designate d Partner)	Form of contributi on	Monetary value of contributi on	% of Profit sharing
1											

(iii) Total Monetary value of partners' contribution in the LLP (in figures) (INR)

6 Mutual Rights and Duties of Partners

7 Restrictions, if any, on the partners' authority

8 Management and Administration of LLP

(a) Acts, matters or things, if any, which can be done only with the consent of all the partners/consent of requisite number or percentage of partners

(b) Procedure for calling, holding and conducting meetings, (where the decisions are to be made at meetings of partners)

9 Details of indemnity clause, if any.

10 Details of agreement relating to:

(a) Admission of a new partner

(b) Retirement of a partner

(c) Cessation of a partner

(d) Expulsion of a partner

(e) Resignation of a partner

11 Clause relating to resolution of disputes

(a) Between the partners

(b) Between the partners and the LLP

12 Information relating to duration of LLP, if any

13 Information relating to voluntary winding up

14 Information clauses in the agreement:

(a) relating to rule 16(2)

(b) relating to rule 17 (1)

(c) relating to rule 20 (1)

(d) relating to rule 24(18) (a)

15 Any other information or clause relating to the LLP Agreement not covered above (optional)

**Information with regard to changes (addition, omission or alteration) in the LLP Agreement**

16 Date of modification of the agreement (DD/MM/YYYY)

14/10/2023

(a) Number of amendments/changes made in LLP agreement till date

2

(b) SRN of Form 4 or Form 5 of last one year from the date of filing this form through which notice of change/amendment in the LLP agreement has been filed with the Registrar

Sr. No.	SRN
1	M27670230
2	M27336624

17 Whether change in agreement is on account of

Change in business activities

Change in partner(s)

Change in partner's contribution and % of profit sharing

Change due to other reasons

Specify the other change to LLP agreements

Mutual Rights and Duties of Partners

Restrictions, if any, on the partners' authority.

Y
Y

Acts, matters or things, if any, which can be done only with the consent of all the partners/consent of requisite number or percentage of partners	
Procedure for calling, holding and conducting meetings, (where the decisions are to be made at meetings of partners)	
Details of indemnity clause, if any	
Details of agreement relating to - Admission of a new partner	
Details of agreement relating to - Retirement of a partner	
Details of agreement relating to - Cessation of a partner	
Details of agreement relating to - Expulsion of a partner	
Details of agreement relating to - Resignation of a partner	
Clause relating to resolution of disputes - Amongst the partners	
Clause relating to resolution of disputes - Amongst the partners and the LLP	
Information relating to duration of LLP, if any	
Information relating to voluntary winding up	
Information of clauses in the agreement relating to rule 16 (2)	
Information of clauses in the agreement relating to rule 17 (1)	
Information of clauses in the agreement relating to rule 20 (1)	
Information of clauses in the agreement relating to rule 24(18) (a)	
Any other information or clause relating to the LLP Agreement not covered above (optional)	
18 Details of change in business activity	
(a) Based on new/ changed business activities, search and select industry sub class (as per NIC codes 2008)	
(b) Description of industrial activities to be carried out by the LLP	
Main Industrial Activity	
- NIC Code	
- Description of NIC code	
Other industrial activity	
- NIC Code	
- Description of NIC code	
(c) Description of business activities, after change	
(d) Do change in business activities require change in name of the LLP	

19 (a) Details of each partners' obligation to contribute money or property or other benefit or to perform services and their profit-sharing ratio, after change in LLP agreement and Details of designated partners and partner appointed.

S.No.	Whether Body Corporate Partner	DPIN/ Income-tax PAN/ Passport number of the partner/nominee	Details of DIN/ Income tax PAN/ Passport number	Name of Individual Partner / Nominee of Body Corporate	Type of Body Corporate	LLPIN/ CIN/ FCRN/ FLLPIN/ Other Identification Number	Details of LLPIN/ CIN/ FCRN/ FLLPIN/ Other Identification Number	Name Of Body Corporate	Designation (Partner/ Designated Partner)	Form of contribution	Monetary value of contribution	% of Profit sharing	Type of change (Addition/ Deletion / Change/ No Change)
1	No	DPIN	08156225	DINESH TULSHI RAM PUROHIT					Designated Partner	Cash	37500	37.500000	Change
2	No	DPIN	08315740	ANKIT BABUBHAI PATEL					Designated Partner	Cash	37500	37.500000	Change
3	No	DPIN	09710790	ANURAG BALESH MISHRA					Designated Partner	Cash	25000	25.000000	Deletion
4	No	DPIN	08982187	NARAYAN MANDAN GOTHI					Designated Partner	Cash	25000	25.000000	No Change

(b) (i) Total number of existing designated partners and partners prior to change

4

(ii) Total number of designated partners and partners appointed

0

(iii) Total number of designated partners and partners removed

1

(iv) Total number of designated partners and partners after the change

3

(c) Total monetary value of contribution, after changes (in figures) (INR)

(i) Existing

100000

(ii) Addition

25000

(iii) Reduction

25000

(iv) Total (I+ii-iii)

100000

(v) Total (in words)

Rupees one lakh

20 Change due to other reasons

(a) Mutual Rights and Duties of Partners

--



(b) Restrictions, if any, on the partners' authority

---

(c) Acts, matters or things, if any, which can be done only with the consent of all the partners/consent of requisite number or percentage of partners

---

(d) Procedure for calling, holding and conducting meetings, (where the decisions are to be made at meetings of partners)

---

(e) Details of indemnity clause, if any

---

(f) Details of agreement relating to - Admission of a new partner

---

(g) Details of agreement relating to - Retirement of a partner

---

(h) Details of agreement relating to - Cessation of a partner

---

(i) Details of agreement relating to - Expulsion of a partner

---

(j) Details of agreement relating to - Resignation of a partner

---

(k) Clause relating to resolution of disputes - Between the partners

---

(l) Clause relating to resolution of disputes - Between the partner and the LLP

---

(m) Information relating to duration of LLP, if any

---

(n) Information relating to voluntary winding up

---

(o) Information of clauses in the agreement relating to rule 16 (2)

---

(p) Information of clauses in the agreement relating to rule 17 (1)

---

(q) Information of clauses in the agreement relating to rule 20 (1)

---

(r) Information of clauses in the agreement relating to rule 24(18) (a)

---

(s) Any other information or clause relating to the LLP Agreement not covered above (optional)

---

Attachments

(a) Initial LLP Agreement	
(b) Supplementary/ amended LLP agreement containing changes	Supplement Agreement.pdf
(c) Optional attachment(s) - if any	CTC.pdf, Death Certificate.jpg

Statement

\*I the designated partner of the LLP do state that

- (i) I am a person named in the Incorporation Document as a designated Partner / I am a designated Partner of the LLP;
- (ii) the particulars given above are in accordance with the initial LLP agreement /subsequent agreement relating to change in the LLP agreement;
- (iii) the original copy of LLP Agreement will be produced whenever called for;
- (iv) in case of change in contribution, the fees payable to Registrar have been/are being paid;
- (v) I make this statement conscientiously believing the same to be true.
- (vi) I am authorized to sign this form.

**\*To be digitally signed by designated partner:**

Dinesh Digital Signer  
Tulsini Rana  
Pune, Maharashtra  
19/07/2023 10:00:00

\*DIN/DPIN of the designated partner

Certificate

\*It is hereby certified that I have verified the above particulars from the books and records of \*  and found them to be true and correct.

\*I further certify that all the required attachment(s) have been completely attached in this form.

\*Whether Associate or Fellow

DSC BOX

RITEEK Digital Signer  
BAHETI  
Pune, Maharashtra  
19/07/2023 10:00:00

\*Membership number or certificate of practice number

\*Certificate of practice number

For office use only

E form Service request number (SRN)

e Form filing date (DD/MM/YYYY)

This e-form is hereby registered

Date of signing (DD/MM/YYYY)

---

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## LLP Form No. 4

Form Language

Notice of appointment, cessation, change in name/ address/designation

English

Hindi

of a designated partner or partner and consent to become a partner/designated partner

[Pursuant to rule 8, 10(3), 22(2) and 22(3) of Limited Liability Partnership Rules, 2009]

1(a) *Limited Liability Partnership identification number (LLPIN)	AAR-2487
(b) *Name of the Limited Liability Partnership (LLP)	MAKWISE HOMES LLP
(c) *Address of the registered office of the LLP	FL 506, GANESH DARSHAN CHS. PLOT 35, SECTOR 18, KAMOTHE,NA,NAVI MUMBAI,Raigarh,410209,Maharashtra,India
(d) *Email ID	dipi_dinesh9@yahoo.in

### Form being filed for

(a) *Number of individual designated partner(s) for which this form is being filed	1
(b) *Number of bodies corporate and their Nominees as designated partners for which this form is being filed	0
(c) *Number of individual partner(s) for which this form is being filed	0
(d) *Number of bodies corporate as partners and their nominees for which this form is being filed	0
(e) *Total number of partner(s)/ designated partner(s) for which the form is being filed for	1

### 3 Details of individual designated partner(s) for which this form is being filed

1	
(a) *The form is being filed for	Cessation
(b) *Date of Event (dd/mm/yyyy)	13/09/2023
(c) Changed designation (Category)	
(d) In case of change in designation to Designated Partner, DPIN/ Income-tax PAN/Passport number of partner	
(e) *Designated partner identification number (DPIN)	09710790
(f) *Name	ANURAG BALESH MISHRA
(g) *Whether resident of India	Y
(h) *Number of LLP(s) in which he/she is a partner	2
(i) *Number of company(s) in which he/she is a director	0

---

**4. \*Details of bodies corporate and their nominees as designated partners for which this form is being filed**

(a) *The form is being filed for	
(b) * Date of Event (dd/mm/yyyy)	
(c) * Type of body corporate	
(d) * Corporate identity number (CIN) or Foreign company registration number (FCRN) or Limited liability partnership identification number (LLPIN) or Foreign limited liability partnership identification number (FLLPIN) or any other identification number	
(e) * Name of body corporate	
(f) *Country where registered	
(g) *Full address of registered office or principal place of business in India	
Address Line I	
Address Line II	
Country	
Pin code	
Area/Locality	
City	
District	
State	
(h) *Phone	
(i) Email -ID	
(j) Previous name, address of the body corporate	
Name and particulars of the person signing on behalf of the body corporate as nominee	
(k) DPIN	
(l) Name	
(m) *Whether resident of India	
(n) *Designation & Authority in body corporate	
(o) *Changed designation (Category)	
(p) DPIN/ PAN/ Passport number of the previous nominee	
(q) Name of the previous nominee	

---

**5 Details of individual partner(s) for which this form is being filed**



(a) \*The form is being filed for

(b) \*Date of Event

(c) \*Income tax permanent account number (Income-tax PAN) or Passport Number or DPIN

(d) \*Income tax permanent account number (Income-tax PAN) or Passport Number or DPIN

(e) \*Name of partner

First Name

Middle Name

Last Name

Proof of change in Name of partner

(f) Father's Name

First Name

Middle Name

Last Name

(g) Permanent Residential Address

Address Line I

Address Line II

Country

Pin Code/Zip code

Area/Locality

City

District

State

Proof of change in permanent residential address

(h) Whether present residential address same as permanent residential address

(i) \*If no, present residential address


Address Line I

Address Line II

Country

Pin Code/Zip code	<input type="text"/>
Area/Locality	<input type="text"/>
City	<input type="text"/>
District	<input type="text"/>
State	<input type="text"/>
Proof of change in present residential address	<input type="text"/>
(j) phone	<input type="text"/>
(k) Mobile No.	<input type="text"/>
(l) Email ID	<input type="text"/>
(m) Previous name/ previous address	<input type="text"/>
(n) Whether resident of India	<input type="text"/>
(o) Nationality	<input type="text"/>
(p) Date of Birth	<input type="text"/>
(qi) Occupation type	<input type="text"/>
(qii) Area of Occupation	<input type="text"/>
(qiii) If 'Other's , please specify	<input type="text"/>
(r) Changed designation (Category)	<input type="text"/>
(s) Number of LLP(s) in which he/she is a partner	<input type="text"/>
(t) Number of company(s) in which he/she is a director	<input type="text"/>

**6. Details of bodies corporate as partners and their nominees for which this form is being filed**

	
(a) The form is being filed for	<input type="text"/>
(b) Date of Event	<input type="text"/>
(c) Type of body corporate	<input type="text"/>
(d) *CIN or FCRN or LLPIN or FLLPIN or any other identification number	<input type="text"/>
(e) Name of body corporate	<input type="text"/>
Proof of change in Name of body corporate	<input type="text"/>
(f) Country where registered	<input type="text"/>
(g) Full address of registered office	<input type="text"/>
Address Line I	<input type="text"/>

Address Line II

Country

Pin Code/Zip code

Area/Locality

City

District

State

Proof of change in address of body corporate

(h) Phone

Email -ID

(j) Previous name, address of the body corporate

(k) \*Name and particulars of the person signing on behalf of the body corporate as nominee

(l)\*  PAN

Passport Number

DPIN

(m) Income-tax PAN/ passport number/ DPIN

(n) Name of Nominee

First Name

Middle Name

Last Name

Father's Name

First Name

Middle Name

Last Name

(p) Permanent Residential Address

Address Line I

Address Line II

Country

Pin Code/Zip code

Area/Locality

City



District

State

(q) Whether present residential address is same as the permanent residential address

(r) If no, present residential address

Address Line I

Address Line II

Country

Pin Code/Zip code

Area/Locality

City

District

State

(s) Phone

(t) Mobile

(u) E-mail ID

(v) Previous name/ Previous address

(w) Whether resident of India

(x) Nationality

(y) Date of Birth

(zi) Occupation type

(zii) Area of occupation

(ziii) If 'others' selected, please specify

(aa) Designation & Authority in body corporate

(ab) Changed designation (Category)

(ac) Income-tax PAN/ passport number/ DPIN of the previous nominee

(ad) Name of the previous nominee

Attachment

(a) Consent to become a partner/ designated partner

MAX 2MB

(b) \*Related Entity Details

MAX 2MB

(c) Evidence of cessation

Death Certificate.jpg

(d) Where the appointed partner is a body corporate, copy of resolution on the letterhead of such body corporate to become a partner in the proposed LLP and a copy of resolution/ authorization of such body corporate also on letterhead mentioning the name and address of an individual nominated to act as nominee/ designated partner on its behalf.

MAX 2MB

(e) Optional attachment (if any)

Supplement Agreement.pdf  
CTC.pdf

Statement

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete

I, being a designated partner of the LLP, am authorized to sign and submit this form

To be digitally signed by designated partner

\* DPIN of the Designated Partner

Digitally signed by  
Dharmendra  
Tulshya Baheti  
Purohit  
DN: cn=Dharmendra  
Tulshya Baheti,  
o=BAHETI,  
ou=1234567890

08156225

Certificate

\* It is hereby certified that I have verified the above particulars (including attachment(s)) from the records of

MAKWISE HOMES LLP

and found them to be true and correct. I further certify that all the required attachment(s)

have been completely attached to this form.

\*Category

Company secretary(in whole time practice)

\*Whether Associate or Fellow

Associate

\*Signature Field 2

\*Membership number or certificate of practice number

RITEEK Digitally signed by  
BAHETI  
DN: cn=RITEEK  
BAHETI,  
o=BAHETI,  
ou=1234567890

17766

**\* This e-Form has been taken on file maintained by the registrar through electronic mode and on the basis of statement of correctness given by the filing LLP.**

**For Office use only:**

eForm Service request number (SRN)

1-11481685358

eForm filing date (DD/MM/YYYY)

16/10/2023

This eForm is hereby registered

Digital signature of the authorizing officer

Date of signing (DD/MM/YYYY)

OR

This eForm has been taken on file maintained by the Registrar of Companies through electronic mode and on the basis of statement of correctness given by the company

## महाराष्ट्र शासन

### मालमत्ता पत्रक

713

गाव/पेट : मानखुर्द		तालुका/न.भू.का. : नगर भूमापन अधिकारी, चेंबुर			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	आसनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१७४			११९.००	एच	

सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष:	दि चिल्ड्रेन एड सोसायटी मानखुर्द
पट्टेदार	
इतर मार	
इतर शैरे	१.श्री.आत्माराम खंडेराव कांबळे - अनाधिकाराने कब्जा २.महाराष्ट्र सरकार - कब्जा नसलेले मालक

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा मार	साक्षात्कन
०५/०५/१९७८	मा.उपविभागीय अधिकारी मुंबई यांचा आदेश क्र.DLN LND-CTS Appeal २४ २४/७६ दि.२३.५.७९ अन्वये गांवठाण हद्दीबाबत फेरचौकशी व मा.न.भू.अ.क्र.२ यांचा आदेश क्र.प.भू.१०-१७४/१ दि.५.५.७८ अन्वये न.भू.क्र.१७८ पैकी ६५.०० चौ.मि. क्षेत्रातून न.भू.१७४ मध्ये सामिल.			फेरफार क्र. प्रमाणे सही- ०५/०५/१९७८ न.भू.अ.क्र. २.मुंबई.उपनगर.मुंबई
०१/०७/१९८६	मा.अप्पर जिल्हाधिकारीमु.उ.जिल्हा मुंबईयांचेकडील आदेश क्रसी.डी एस ६/एल एनडी १बी/५१६ दि.१९.५.८२व इकडील दि.१.७.८६चा आदेश क्षेत्र २८.९चौ.मि.	H	अणुविज्ञाननगर सहकारीगृहनिर्माण संस्था(क्षेत्र २८.९ चिल्ड्रेन चौ.मि)	सही- ०१/०७/१९८६ जि.नि.भू.अ.तथा न.भू.अ.क्र.८ मुंबई उपनगर, मुंबई
०१/०७/१९८६	जि.न.भू.अ.तथा मा.न.भू.अ.क्र.८ मु.उ.मुंबई आदेश क्र.मानखुर्द / १७४ व१७८ दि.१.७.८६	H	मुंबई महापालिकेचे रस्तारुंदीभूसंपादन कामी अणुविज्ञानसह.गृहनिर्माण संस्था यांचे क्षेत्र२८.९ गेलेने नोंद	सही- १६/०७/१९८६ जि.नि.भू.अ.तथा न.भू.अ.क्र.८ मुंबई उपनगर, मुंबई
१५/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मानखुर्द/ फे.क्र ५६/७/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकशे एकोणवीस पूर्णांक शून्य दशांश मात्र चौ.मी दाखल केले.			फेरफार क्र.५६७ प्रमाणे सही- १५/१२/२०१५ न.भू.अ.चेंबुर

हे मालमत्ता पत्रक डिजिटली तयार केलेले आहे

हि मिळकत पत्रिका (दिनांक ५/४/२०१८ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक ४/७/२०२२ १:५९:३४ PM  
वैधता पडताळणी साठी <http://aapleabhiakh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०८१००००१५५४८८१ हा क्रमांक वापरावा.



गाव/पेट : मानखुर्द	तालुका/न.भू.का. : नगर भूमापन अधिकारी, चेंबूर	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१७८		८७१४.३०
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	जी	-

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: महाराष्ट्र सरकार
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
२९/१०/१९७४	अप्यर जिल्हाधिकारी मुं.मुंबई क्रमांक D.०.Noc/LND-SR- दि.२८-९-७२ मुंबई महानगर पालीकास्वच्छता गृह बांधण्या-करिता क्षेत्र २२५.० चौ.मीटर.	H	मुंबई महानगर पालीका	सही- २९/१०/१९७४ न.भू.अ.क्र. २.मुंबई.उपनगर,मुंबई
०५/०५/१९७८	मा.उपविभागिय अधिकारी मुं.यांचा आदेश क्र.DLN-CTS-Appeal २४-७६.दि. २३-५-७७ अन्यये गावठाणचे हद्दीचे फेर चौकशी व न.भू.अ.क्र. २ मुं.आदेश क्र.प.भू.१० मानखुर्द १७४/१-७८ दि.५-५-७८ अन्यये ४७५.७ चौ.मि.क्षेत्र न.भू.क्र.१७३ मध्ये ६५.० चौ.मि.न.भू.क्र.१७४ मध्ये, १४९.४ चौ.मि. १७५ मध्ये, ११५५.० चौ.मि.क्षेत्र १७४/१ मध्ये एकूण ८३७.९ चौ.मि.कमी कायम क्षेत्र ८७१४.३ चौ.मि.			सही- ०५/०५/१९७८ न.भू.अ.क्र. २.मुंबई.उपनगर,मुंबई
०३/०९/१९८६	मा.अप्यर जिल्हाधिकारी मुं.मुंबई यांचेकडील आदेश क्र.सी./डेस्क-६.एल्.एन्.डी.१/वो.३५-ग दि.१४-८-७८ मा.जि.नि.भू.अ.तथा न.भू.अ.क्र.८ मुं.मुंबई यांचा आदेश क्र.मानखुर्द न.भू.क्र.१७८/८६.दि.२०-२-८६	H	अणुविज्ञान नगर सहकारी गृहनिर्माण संस्था [ क्षेत्र ३६३९.७ चौ.मि. ] क्षेत्र २३९४.९ चौ.मि.	सही- १९/०३/१९८६ जि.नि.भू.अ.तथा न.भू.अ.क्र.८ मुंबई उपनगर, मुंबई
१६/०८/१९८६	रस्ता रुंदी संपादन मा.जि.नि.भू.अ.तथा न.भू.अ.क्र.८ मुं.मुंबई यांचे कडील आदेश क्र.मानखुर्द/१७४-१७८/०१.१-७-८६	H	मुंबई महापालीकेचे रस्ता रुंदीसंपादन कामी अणु विज्ञान नगर गृहनिर्माण संस्था यांचे क्षेत्र १५४.६ चौ.मी.	सही- १६/०८/१९८६ जि.नि.भू.अ.तथा न.भू.अ.क्र.८ मुंबई उपनगर, मुंबई
१५/०९/१९९२	विनशेती नोंद गांव नमुना नंबर भाग २,मधील अ.न.४० प्रमाणे विनशेती साऱ्याची नोंदकेली क्षेत्र ३६३९.३ विनशेती साऱा १७७९ रु.दि.१-८-८३ पासून			सही- १५/०९/१९९२ जि.नि.भू.अ.तथा न.भू.अ.क्र.८ मुंबई उपनगर, मुंबई
१७/१०/२०११	मा.अप्यर जिल्हाधिकारी मुंबई यांचेकडील दिनांक १५/८/१९७८ चे आदेश,तावेपावत्या व दिनांक १२/८/२००८ ची मोजणी व न.भू.अ.चेंबूर यांचेकडील आदेश क्रमांक न.भू.अ.चेंबूर/मानखुर्द/न.भू.क्र.१७८,१७९/२०११ दिनांक १७/१०/२०११ अन्यये न.भू.क्र.१७८ वरील अनुविज्ञान नगर सहकारी सोसायटीचे नांवे असलेले ३६३९.७ चौ.मि.क्षेत्र कमी करून न.भू.क्र.१७८ वर २३९४.९ चौ.मि. व न.भू.क्र.१७९ वर १०५३.३ चौ.मि. क्षेत्र दाखल करणेची नोंद केली.			सही- १७/१०/२०११ न.भू.अ.चेंबूर
१५/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मानखुर्द/ फे.क्र.५६७/२०१५ दिनांक १५/१२/२०१५ अन्यये मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी आठ हजार सातशे चौदा पूर्णांक तीन दशांश मात्र चौ.मी दाखल केले.			फेरफार क्र.५६७ प्रमाणे सही- १५/१२/२०१५ न.भू.अ.चेंबूर

३. मालमत्ता पत्रक डिजिटली रजिस्ट्रेशन केलेले आहे

हि मिळकत पत्रिका (दिनांक ५/५/२०१८ १२:००:०० AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक २/११/२०२२ १०:०३:५९ PM वैधता पडताळणी साठी <http://aapleabhiksh.mahabhumi.gov.in/DSLDR/propertycard> या संकेत स्थळावर जाऊन २२०८१००००१५५४८८६ हा क्रमांक वापरावा.



## महाराष्ट्र शासन

### मालमत्ता पत्रक

गाव/पेठ : मानखुर्द		तालुका/न.भू.का. : नगर भूमापन अधिकारी, चेंबुर			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१७९			३३४९५.९०	जी	

सुविधाधिकार	
हक्काचा मुळ धारक. H	
वर्ष:	[ दि ऑफिसअल ट्रस्टीज ऑफ दि चिल्ड्रन एड सोसाईटी मानखुर्द ]
पट्टेदार	
इतर मार	
इतर शरे	महाराष्ट्र सरकार कब्जा विरहीत मालक

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा मार	साक्षात्कन
०५/०५/१९७८	मा.उपविभागीय अधिकारी मुंबई यांचे आदेश क्र. DLNLM-D-CTS -Apped २४-७६ दि. २३-५-७७ अन्वयेगावठाणची हद्द दुरुस्ती बाबत फेर चौकशी व मा.न.भू.अ.क्र.२यांचा आदेश क्र.प.भू. १० मानखुर्द १७५/७८ दि. ५-५-७८ व प.भू. १०-१७९-७८ दि. ५-५-७८ अन्वये ७१ चौ.मी.क्षेत्र न.भू. १७५ मध्ये १३६.२ चौ.मी. १७९/२ मध्ये व ४१.२ चौ.मी. १७९/१ मध्ये सामीलव ९६.२ चौ.मी.चे क्षेत्राचा नविन पोटहिस्सा पडलेने एकूण २८०.७ चौ.मी.चे क्षेत्र कमी व न.भू. १५२/१ नविन मिळकत पत्रिका उघडली.			सही- ०५/०५/१९७८ न.भू.अ.क्र. २.मुंबई.उपनगर.मुंबई
१२/०३/१९८१	मा.जि.नि. अ.तथा न.भू.मा.अ.८ मु.ड.न.यांचे आदेश दि. २७.२.८१ अन्वये नविन पोट हिस्से झालेने १८३०४.० चौ.मी.क्षेत्र कमी केले.			सही- १६/०३/१९८१ जि.नि.भू.अ.तथा न.भू.अ.क्र.८ मुंबई उपनगर. मुंबई
१७/१०/२०११	मा.अप्यर जिल्हाधिकारी मुंबई यांचेकडील दिनांक ११/८/१९७८ चे आदेश,तावेपावत्या व दिनांक १२/८/२००८ ची मोजणी व न.भू.अ.चेंबूर यांचेकडील आदेश क्रमांक न.भू.अ.चेंबूर/मानखुर्द/न.भू.क्र.१७८,१७९/२०११ दिनांक १७/१०/२०११ अन्वये न.भू.क्र.१७८ वरील अनुविज्ञान नगर सहकारी सोसायटीचे नावे असलेले ३६३१.७ चौ.मी.क्षेत्र कमी करुन न.भू.क्र.१७८ वर २३९४.९ चौ.मि. व न.भू.क्र.१७९ वर १०५३.३ चौ.मि. क्षेत्र दाखल करणेची नोंद केली.		H अनुविज्ञान नगर सहकारी गृहनिर्माण संस्थाक्षेत्र १०५३.३ चौ.मि.	सही- १७/१०/२०११ न.भू.अ.चेंबूर
१५/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मानखुर्द/ फे.क्र ५६७/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी तेहतीस हजार चारशे पंच्याणव पूर्णाक नऊ दशांश मात्र चौ.मी.दाखल केले.			फेरफार क्र.५६७ प्रमाणे सही- १५/१२/२०१५ न.भू.अ.चेंबूर
१०/०५/२०१८	मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र.सी/कार्या-३ डी/एल-४६४/८०४/२०१७ दि. १६/८/२०१७ जा.क्र. १०८०९ दि. २०/१२/२०१७ च्या आदेशान्वये मौजे मानखुर्द ता. कुर्ला येथील न.भू.क्र.११५, ११५/१ ते ४९, ११९, १२०, १७९, १७९/१ ते ४ या मिल्कातीवरील मूळ धारक द ऑफिशयल इंडस्ट्रीज ऑफ दि चिल्ड्रन एड सोसाईटी, मानखुर्द यांनी दि. २९/३/१९४० च्या सनदेतील अट क्र.२७ व २७ चा भंग केल्यानी त्यांचे नाव कमी करुन धारक सदरी "महाराष्ट्र शासन" याचे नावाची नोंद दाखल केली व सत्ताप्रकार जी असा दाखल केला.			फेरफार क्र.५८५ प्रमाणे सही- १०/०५/२०१८ न.भू.अ.चेंबूर
१४/०३/२०१८	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश पत्र क्र.सी/कार्या-३ डी/एल ४६४/२०५,२०७/जा.क्र.३०३३ दि. ३/३/२०१८ अन्वये न.भू.क्र.११५,११५/१,११५/४७,११५/४९,१७९,१७९/१ ते ४ या अतिक्रमणामुळे बाधित मिळकतपत्रिकेवरील मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे पुर्नापावांगी शिवाय विक्री हस्तांतरण,तारण,बक्षीस,गहाण,पुर्वाधिकास इत्यादी करता येणार नाही याबाबतची नोंद दाखल केली			फेरफार क्र.५९० प्रमाणे सही- १४/०३/२०१८ न.भू.अ.चेंबूर

४ अक्षरका पत्रक डिजिटरी माईन केलेले आहे

हि मिळकत पत्रिका (दिनांक ५/५/२०१८ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक २/१५/२०२२ १०:०४:३५ PM  
वैधता पडताळणी साठी <http://aapleabrahmehk.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०८१००००१५५४८८७ हा क्रमांक वापरावा.





346

Form -----  
88

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. P-7346/2021/(178 (PT.) AND OTHER)/M/E  
WARD/MANKHURD-E/337/1/NEW Dated- 15 September 2023

MEMORANDUM

Municipal Office,  
Mumbai

To,

M/s MAKWISE HOMES LLP, CA to Owner

B 902, IOARDS CHS LTD,  
Plot no 35/35A, Sector 15,  
CBD, Belapur, Navi Mumbai

With reference to your Notice 337 (New) , letter No. 337/0884/22 dated. 30/4/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment of Residential building Anuvidnyan Nagar Co. Op. Hsg. Soc. Ltd., on plot bearing Survey No 141 (pt.), bearing CTS No. 178 (Pt.), 179 (Pt.), 174 (Pt.), Near Datta Mandir, Agarwadi, M/East ward, village Mankhurd, Mumbai. CTS/CS/FP No. 178(Pt), 179(Pt), 174(Pt) furnished to me under your letter, dated 30/4/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

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

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the bore well shall not be constructed in consultation with H.E
- 3 That the requisitions of clause 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work
- 4 That the work shall not be carried out between 6.00 a.m. to 10.00 p.m. in accordance with Rule 5A (3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 5 That the Board shall not be displayed showing details of proposed work, name of owner, developer, L.S., R.C.C. consultant etc
- 6 That the pre-requisites as per Ease of Doing Business circular shall not be submitted before applying for Plinth C.C
- 7 That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T. P. Act shall not be obtained



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before starting the proposed work

- 8 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 9 That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted
- 10 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer/ Owner
- 11 That the payments are shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited
- 12 That the payment as per schedule of installment granted by Dy.Ch.E.(B.P.)E.S. shall be made, if any
- 13 That the no dues pending certificate from A.E Water works "M" ward shall not be submitted
- 14 That the Comprehensive Undertaking and Comprehensive indemnity bond as per EODB shall not be submitted
- 15 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.
- 16 That the Ch.E.(D.P.)'s remarks in their notesheet dated 02/08/2023 shall not be complied with
- 17 That the developer/owner shall demolish the structure/building proposed to be demolished by following the guidelines proposed in the Indian Standard Code no. IS -130:1991 amended up to date in respect of Demolition of Building Code of Safety under the supervision of approved structural Engineer duly registered with MCGM
- 18 That the Revised CFO shall not be submitted before asking CC
- 19 That the NOC from HTL/Koyna Transmission lines shall not be submitted before asking CC
- 20 That the railway NOC for Railway buffer line as per DP remarks shall not be submitted before asking CC
- 21 That the NOC from Collector shall not be submitted before asking CC
- 22 That the Soil Investigation Report from Geologist shall not be submitted.
- 23 That the mobile toilet shall not be provided on site to keep proper sanitation as per Circular U/No. CHE/DP/27391/Gen dated 07/01/2019.
- 24 That the NOC from electric supply company shall not be submitted before asking CC
- 25 That the R.C.C. designs & calculations as per the amended plans should not be submitted through the registered structural engineer before starting the work.
- 26 That the N.O.C. from Insecticide Officer shall not be submitted. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

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- 27 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micro piling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 28 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer/ Owner.
- 29 That the qualified registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C. & his name and license No. duly revalidated will not be submitted.
- 30 The structure design and calculation for the proposed work considering seismic forces as per I.S code nos. 1893 and 4326 and for existing building showing adequacy there of take up additional load will not be submitted.
- 31 That the demarcation of the roads shall not be submitted before asking CC
- 32 That preferably electric vehicle shall not be used for all the development activities such as transporting material / human resources etc.
- 33 That NOC/ remarks from National Board of Life from Eco-sensitive Zone of Thane Creek Flamingo Sanctuary's buffer point of view shall be obtained and submitted, if applicable.
- 34 That all the conditions /observations /remarks in the approval of concession shall not be complied with and if required plan shall be not be get amended within ambit of approved concessions before asking CC
- 35 That project proponent shall abide with forth coming policies, circulars etc. RUT to that effect shall not be submitted before asking CC.
- 36 That the NOC from SG shall not be submitted before asking CC
- 37 That the compliance of Draft Notification of MoEF shall not be complied with, if applicable.
- 38 That the safety precautions as per Reg 12(5) of DCPR 2034 shall not be scrupulously followed.
- 39 That the Advance possession receipt of setback area shall not be submitted as per DCPR 2034, before asking CC
- 40 That the CC of equivalent area of benefit of setback area shall not be restricted till handing over the same.
- 41 That the precautionary measures for Control of Air Pollution from building Construction Activity, shall not be taken as per Mumbai Air Pollution Mitigation Plan approved vide No. MGC /A/ 1386 / 13.03.2023.
- 42 That the Revised title certificate will not be submitted before asking CC

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

- 1 That the plinth/stilt height shall not be got checked by this office staff
- 2 All the payments as intimated by various departments of MCGM shall not be paid
- 3 That the amended Remarks of concerned authorities/empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for :a) S.W.D. b) Sewerage c)

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Water Works d) Tree authority e) Hydraulic Engineer f) PCO g) NOC from Electric Supply Company h) Assessment

- 4 That the Material testing report shall not be submitted
- 5 That the quarterly progress report of the work will not be submitted by the Licensed Surveyor/Architect
- 6 That the Civil Aviation NOC from A.A.I. shall not be submitted
- 7 The plinth level shall be separated before applying for further C.C
- 8 That the NOC from Civil Aviation shall not be submitted before asking CC
- 9 That the revised nalla remarks as per proposed plan shall not be submitted
- 10 That the extra water and sewerage charges shall be paid to Asst.Engineer, Water Works, before C.C
- 11 That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted
- 12 That in the event setback and /or reservation is not handed over then at FCC , area equivalent to the area of Setback and /or reservation shall not be restricted till such area is handed over or as per circular issued from time to time
- 13 That the application for separate P.R.C. in the name of M.C.G.M. for road set back / D.P. Road/reservation in the layout shall not be submitted
- 14 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
- 15 That the plinth completion certificate from Site supervisor shall not be submitted
- 16 That the NOC from M&E shall not be submitted
- 17 That setback land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant Commissioner of the ward

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

- 1 That Society Office permissible as per DCPR for the building under reference shall not be constructed asking before occupation and will not be hand over to Society
- 2 That Fitness Centre permissible as per DCPR for the building under reference shall not be constructed asking before occupation
- 3 That 3.00 mt. wide paved pathway upto staircase will not be provided
- 4 That the dust bin will not be provided
- 5 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 6 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place
- 7 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid
- 8 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be

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provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber

- 9 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted
- 10 That plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site
- 11 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format
- 12 That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall not be submitted before O.C.C
- 13 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall not be provided to the satisfaction of Municipal Commissioner
- 14 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted
- 15 That the low-lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjusting road level whichever is higher with murum, earth, boulders etc. And will not be leveled, rolled, consolidated and sloped towards road side.
- 16 That the parking spaces shall not be provided as per D.C. P. Regulation No. 44.
- 17 That the area affected by road setback shall not be hand over to BMC and PRC in the name of BMC for affected road setback area shall not be submitted
- 18 That the owner/developer shall be submit certificate u/s 270A of MMC act before asking BCC/Occupation certificate for any part of the building
- 19 That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 20 That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D. b) Sewerage c) Water Works d) CFO / Fire Fighting Provisions e) Tree authority f) Hydraulic Engineer g) Assessment shall not be submitted before occupation
- 21 That the completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the R.W.H completed scheme on site shall not be uploaded on RWH tab in online AUTO DCR system. The same shall not be complied before OC.
- 22 That the requirements of N.O.C. from concerned Electric supply Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
- 23 That the Architect certified final rehab fungible statement shall not be submitted before asking for OC.
- 24 That the nalla completion shall not be submitted before asking OC

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 14 September day of 2024 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.  
Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

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

**SPECIAL INSTRUCTIONS**

1. **THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
  - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
  - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c) Not less than 92 ft. (!TownHall); above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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

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

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WARD/MANKHURD-E/337/1/NEW Dated- 15 September 2023

No. EB/CE/ /BS /A/

#### NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

No. P-7346/2021/(178 (PT.) AND OTHER)/M/E  
WARD/MANKHURD-E/337/1/NEW Dated- 15 September 2023

avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before



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starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.


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

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WARD/MANKHURD-E/337/1/NEW Dated- 15 September 2023

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

**P-7346/2021/(178 (PT.) AND OTHER)/M/E WARD/MANKHURD-E/337/1/NEW**

- Copy To :- 1. VIVEK RAGHUNATH BHOSALE  
1A, DR, DAMJI SADAN, PATEL CHOWK GHATKOPAR (E), MUMBAI-400077.
2. Asst. Commissioner M/E Ward.
  3. A.E.W.W. M/E Ward,
  4. Dy.A & C. Eastern Suburb
  5. Chief Officer, M.B.R. & R. Board M/E Ward .
  6. Designated Officer, Asstt. Engg. (B. & F.) M/E Ward ,
  7. The Collector of Mumbai

  
Digitally signed by NARENDRA MADHUKAR KOTKAR  
Date: 15 Sep 2023 15:36:36  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer





**M/s. Gaurav S. Rajpal & Co.**  
**Chartered Accountants**

901, Elite Towers, Sector-10, Kharghar - 410210  
Mob: +91 9867776629 | E-mail: cagauravrajpal@gmail.com

**CHARTERED ACCOUNTANT'S CERTIFICATE**

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

To,  
M/s. Makwise Homes LLP  
B/902, Loards CHS LTD,  
Plot No. 35/35A, Sector 15,  
CBD Belapur, Navi Mumbai-400614

Date: 18-10-2023

Subject: Certificate of Financial Progress of Work of Anuvidnyan Nagar Co-Op. Housing Society Ltd. having MahaRERA Registration Number \_\_\_ being developed by M/s. Makwise Homes LLP

Sir,

This certificate is being issued for the project Anuvidnyan Nagar Co-Op. Housing Society Ltd. having MahaRERA Registration Number \_\_\_ being developed by M/s. Makwise Homes LLP and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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

Sr No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
i. i.	<b>Land Cost</b>	
(a)	Value of the land as ascertained from Annual Statements of Rates (ASR).	0
(b)	Estimated Amount of premium payable to obtain Development Rights, FSI, Additional FSI, Fungible area & any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	8,00,00,000
(c)	Estimated Acquisition Cost of TDR (if any)	0
(d)	Estimated Amount Payable to State Government/UT Administration or Competent Authority or any other Statutory Authority of state or Central Government, toward Stamp Duty, Transfer charges, Registration Fees, etc; and	1,20,87,215
(e)	Estimated Land Premium Payable as per Annual Statement of Rates (ASR) for Redevelopment of Land Owned by Public Authorities	0



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(i)	Under Rehabilitation scheme:	
(i)	Estimated Construction Cost of Rehab Building including Site Development and Infrastructure for the same as certified by the Engineer.	0
(ii)	Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	5,00,00,000
(iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in Project of Rehabilitation	0
(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0
	<b>SUB-TOTAL LAND COST</b>	<b>14,20,87,215</b>
1. ii.	<b>Development Cost / Cost of Construction of Building</b>	
a.	Estimated Cost of Construction as certified by Engineer.	34,56,88,013
b.	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
c.	Estimated Expenditure for development of entire Project excluding Cost of Construction as per (i) above, i.e. salaries, consultant fees, site overheads, development work, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc.	4,14,82,562
d.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority	1,50,00,000
e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0
	<b>SUB-TOTAL OF DEVELOPMENT COST</b>	<b>40,21,70,574</b>
	<b>TOTAL COST OF THE PROJECT (ESTIMATED)</b>	<b>54,42,57,789</b>



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Date: 18-10-2023

**Table B -Actual Cost Incurred on the Project (as on Date of certificate)**

Sr. No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
<b>I</b>	<b>Land Cost</b>	
(a)	Value of the land as ascertained from Annual Statements of Rates (ASR).	0
(b)	Incurred Expenditure on premium to obtain Development Rights, FSI, Additional FSI, Fungible area & any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	13,19,910
(c)	Incurred Expenditure for Acquisition of TDR (if any)	0
(d)	Amount paid to State Government/UT Administration or Competent Authority or any other Statutory Authority of state or Central Government, toward Stamp Duty, Transfer charges, Registration Fees, etc; and	1,20,87,215
(e)	Land Premium Paid for redevelopment of land owned by public authorities.	0
(f)	Under Rehabilitation scheme:	
(i)	Incurred Expenditure for Construction Rehabilitation. Minimum of (a) or (b) to be considered.	
(a)	Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	
(b)	Incurred Expenditure for construction Rehab building as per the books of accounts as verified by the CA.	0
(ii)	Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0
(iii)	Incurred Expenditure towards ASR linked Premium fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in Project of Rehabilitation	0
(iv)	Any other cost including interest incurred estimated on the borrowing done specifically for construction of rehabilitation component	0
	<b>SUB-TOTAL LAND COST</b>	<b>1,34,07,125</b>



2	<b>Development Cost / Cost of Construction</b>	
(i)	Expenditure for Construction . Minimum of (a) and (b) to be considered.	
(a)	Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	0
(ii)	Cost incurred on additional items not included in estimated cost(As per enginner certificate)	
(iii)	Incurred Expenditure for development of entire Project excluding Cost of Construction as per (i) above, i.e. salaries, consultant fees, site overheads, development work, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	0
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	0
(v)	Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0
	<b>SUB-TOTAL OF DEVELOPMENT COST</b>	<b>0</b>
3	Total Cost of the Project (Actual incurred as on date of Certificate)	<b>1,34,07,125</b>
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	2.46%
5	Amount which can be withdrawn from the Designated Account.	1,34,07,125
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	0
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,34,07,125



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**Table C**

**Statement for Calculation of Receivables from the sales of the Real Estate Project.**

**Sold Inventory**

Sr.No	Sale / Tenant	Flat No	Carpet Area In Sq.Mtrs	Unit Consideration as per Agreement /Letter Of Allotment	Received Amount	Balance Receivables
				-	-	-

**Unsold Inventory**

Sr.No	Sale / Tenant	Flat No	Carpet Area In Sq.Mtrs	Unit Consideration as per Readyrecknor Rate
(1)	(2)	(3)	(4)	(5)
1	Sale	A-101	50.91	28,65,724
2	Sale	A-102	49.05	27,61,025
3	Tenant	A-103	55.11	31,02,142
4	Sale	A-201	50.91	28,65,724
5	Sale	A-202	49.05	27,61,025
6	Tenant	A-203	55.11	31,02,142
7	Sale	A-301	50.91	28,65,724
8	Sale	A-302	49.05	27,61,025
9	Tenant	A-303	55.11	31,02,142
10	Sale	A-401	62.54	35,20,377
11	Sale	A-402	59.87	33,70,082
12	Tenant	A-403	78.13	-
13	Tenant	A-404	78.11	-
14	Sale	A-501	62.54	35,20,377
15	Sale	A-502	59.87	33,70,082
16	Tenant	A-503	78.13	-
17	Tenant	A-504	78.11	-
18	Sale	A-601	62.54	35,20,377
19	Sale	A-602	59.87	33,70,082
20	Tenant	A-603	78.13	-
21	Tenant	A-604	78.11	-
22	Sale	A-701	62.54	35,20,377
23	Sale	A-702	59.87	33,70,082
24	Tenant	A-703	78.13	-
25	Tenant	A-704	78.11	-
26	Sale	A-801	62.54	35,20,377
27	Sale	A-802	59.87	33,70,082
28	Tenant	A-804	78.11	-
29	Sale	A-901	62.54	35,20,377
30	Sale	A-902	59.87	33,70,082
31	Tenant	A-903	78.13	-
32	Tenant	A-904	78.11	-
33	Sale	A-1001	62.54	35,20,377
34	Sale	A-1002	59.87	33,70,082





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35	Tenant	A-1003	78.13	-
36	Tenant	A-1004	78.11	-
37	Sale	A-1101	62.54	35,20,377
38	Sale	A-1102	59.87	33,70,082
39	Tenant	A-1103	78.13	-
40	Tenant	A-1104	78.11	-
41	Sale	A-1201	62.54	35,20,377
42	Sale	A-1202	59.87	33,70,082
43	Tenant	A-1203	78.13	-
44	Tenant	A-1204	78.11	-
45	Sale	A-1301	62.54	35,20,377
46	Sale	A-1302	59.87	33,70,082
47	Tenant	A-1303	78.13	-
48	Tenant	A-1304	78.11	-
49	Sale	A-1401	62.54	35,20,377
50	Tenant	A-1403	78.13	-
51	Tenant	A-1404	78.11	-
52	Sale	B-201	44.15	24,85,204
53	Sale	B-202	43.93	24,72,820
54	Sale	B-203	49.04	27,60,462
55	Sale	B-301	44.15	24,85,204
56	Sale	B-302	43.93	24,72,820
57	Sale	B-303	49.04	27,60,462
58	Sale	B-401	59.87	33,70,082
59	Sale	B-402	44.15	24,85,204
60	Sale	B-403	54.62	30,74,560
61	Tenant	B-404	78.08	-
62	Sale	B-501	59.87	33,70,082
63	Sale	B-502	44.15	24,85,204
64	Sale	B-503	54.62	30,74,560
65	Tenant	B-504	78.08	-
66	Sale	B-601	59.87	33,70,082
67	Sale	B-602	44.15	24,85,204
68	Sale	B-603	54.62	30,74,560
69	Tenant	B-604	78.08	-
70	Sale	B-701	59.87	33,70,082
71	Sale	B-702	44.15	24,85,204
72	Sale	B-703	54.62	30,74,560
73	Tenant	B-704	78.08	-
74	Sale	B-801	59.87	33,70,082
75	Sale	B-802	44.15	24,85,204
76	Sale	B-803	54.62	30,74,560
77	Sale	B-901	59.87	33,70,082
78	Sale	B-902	44.15	24,85,204
79	Sale	B-903	54.62	30,74,560
80	Tenant	B-904	78.08	-
81	Sale	B-1001	59.87	33,70,082
82	Sale	B-1002	44.15	24,85,204
83	Sale	B-1003	54.62	30,74,560
84	Tenant	B-1004	78.08	-



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85	Sale	B-1101	59.87	33,70,082
86	Sale	B-1102	44.15	24,85,204
87	Sale	B-1103	54.62	30,74,560
88	Tenant	B-1104	78.08	-
89	Sale	B-1201	59.87	33,70,082
90	Sale	B-1202	44.15	24,85,204
91	Sale	B-1203	54.62	30,74,560
92	Tenant	B-1204	78.08	-
93	Sale	B-1301	59.87	33,70,082
94	Sale	B-1302	44.15	24,85,204
95	Sale	B-1303	54.62	30,74,560
96	Tenant	B-1304	78.08	-
97	Sale	B-1402	44.15	24,85,204
98	Sale	B-1403	54.62	30,74,560
99	Tenant	B-1404	78.08	-
		<b>Total</b>	<b>6132.57</b>	<b>20,89,06,825</b>
		<b>Tenant</b>	<b>2508.56</b>	<b>-</b>
		<b>Sale</b>	<b>3624.01</b>	<b>20,89,06,825</b>



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**Table D**

**Comparison between Balance Cost and Receivables**

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred).	53,08,50,664
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,624.01
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	20,89,06,825
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	20,89,06,825
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account. IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account.	-



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**Table E**

**Designated Bank Account Details**

Sr No.	Particulars	Designated Bank Account Details
		Actual Amount till Date ( From start of bank account to till date)
1	Opening Balance	NA
2	Deposits	NA
3	Withdrawals	NA
4	Closing Balance	NA

I hereby certify that the required proportion of money, as specified in the act, collected from allottees of the projects unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that M/s. Makwise Homes LLP has utilized the required proportion of money, as specified in the act, collected from allottees for this project for land and construction of this project.



**M/s. Gaurav S. Rajpal & Co.**  
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Table F

Means of Finance

Sr No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed/Estimated (As on the date certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own funds	33,53,50,964	33,53,50,964	1,34,07,125
2	Total Borrowed Funds( Secured) - Drawdown Aailed till date	-	-	-
3	Total Borrowed Funds( Unsecured) - Drawdown Aailed till date	-	-	-
4	Customer Receipts used for Project	20,89,06,825	20,89,06,825	-
5	Total Funds for Project	54,42,57,789	54,42,57,789	1,34,07,125
6	Total Estim. ted Cost (As per Table A)	54,42,57,789	54,42,57,789	1,34,07,125



**M/s. Gaurav S. Rajpal & Co.**  
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**Table G**

**Any Comments / Observations of CA**

1	Value of the land is considered Nil as it is a Redevelopment Project.
2	Ready Reckoner rate for unsold inventory valuation is considered to be Rs. 56,290/- sq.m for Residential units.
3	The amounts pertaining to current Form 3 have been considered as per details provided by the management of the company.
4	The certificate and its contents are only to be used in relation to the reporting requirement under MahaRERA. Any other person relying on this certificate for any purpose other than as mentioned above does so on his/her own risk. Our liability shall be restricted maximum to the extent of fees received.

Yours Faithfully,

**GAURAV** Digitally signed  
by GAURAV  
**SATISH** SATISH RAJPAL  
**RAJPAL** Date: 2023.10.18  
16:43:13 +05'30'

CA Gaurav Satish Rajpal  
M/s. Gaurav S. Rajpal & Co.  
M. No: 618490  
UDIN: 23618490BGZWUV1126

Agreed and accepted by:

For M/s. Makwise Homes LLP

**Dinesh** Digitally signed  
by Dinesh Tulshi  
**Tulshi Ram** Ram Purohit  
**Purohit** Date: 2023.10.18  
18:35:57 +05'30'

Authorised Signatory  
Date: 18-10-2023



C - 3



**BRIHANMUMBAI MUNICIPAL CORPORATION**

**FORM 'A'**

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

No P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E/CC/1/New



**COMMENCEMENT CERTIFICATE**

To,  
M/s MAKWISE HOMES LLP, CA to Owner  
B 902, IOARDS CHS LTD,  
Plot no 35/35A, Sector 15,  
CBD, Belapur, Navi Mumbai  
Sir,

With reference to your application No. **P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E/CC/1/New** Dated. **30 Apr 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **30 Apr 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S.No. **178(Pt), 179(Pt), 174(Pt)** Division / Village / Town Planning Scheme No. **I.\*ANKHURD-E** situated at **MANKHURD AGARWADI ROAD** Road / Street in **M/E Ward** Ward .

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

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

The Municipal Commissioner has appointed Shri. **Exe. Engineer BP ES-I** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



This CC is valid upto 28/11/2024

Issue On : 29 Nov 2023

Valid Upto : 28 Nov 2024

Application Number :

P-7346/2021/(178 (PT.) And Other)/M/E  
Ward/MANKHURD-E/CC/1/New

Remark :

C.C. up to still slab level as per approved IOD plans dated 15.09.2023.



Digitally signed by NARENDRA MADHUKAR KOTKAR  
Date: 29 Nov 2023 16:52:46  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Executive Engineer . Building Proposal  
Eastern Suburb M/E Ward Ward

Cc to :

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



## ALLOTMENT LETTER

Date:

To,

-----

**Sub: Allotment of Flat No. ----- admeasuring ----- Square feet RERA carpet area on ----- Floor, in A/B Wing in our project "A Wing" at Survey No.141, CTS No.178(part), 179(part) and 174(part), Agarwadi, Mankhurd, Trombay, Mumbai 400 088.**

Dear Sir/Madam,

- A. You are informed that we, have been appointed as the Developers by Anuvidnyan Nagar Co-operative Housing Society Ltd (hereinafter referred to as the said Society) by registered Development Agreement dated 25.04.2022 to develop the above Plots of land in all admeasuring 3631.70 Sq. Mtr. Belong to the Society in which we are going to construct One towers namely Tower A and Tower B (hereinafter referred to as **the said Property**).
- B. You have inspected all the documents pertaining to title as well as IOD, under File NoP-7346/2021/(178 Pt) and other/M.E. Ward/Mankhurd-E/337 (1)/New dated 15.09.2023 as well as the Commencement Certificated dated 23.11.2023, Building Plans, Layout Plan and all other relevant papers pertaining to the said project and are fully satisfied about our rights, title and interest in respect of the said project.
- C. In response to your expressed desire to make available one flat for you in our project, we are pleased to allot to you Flat No. A-801 on 8th Floor admeasuring 674 square feet RERA carpet area along with 1 car parking-space(hereinafter collectively referred to as said **"Flat/Premises"**) in Tower A and B (hereinafter referred as the **"said Building"**) in our project known "Anuvidnyan " situated on the property bearing Survey No.141, CTS No.178(part), 179(part) and 174(part), Agarwadi, Mankhurd, Trombay, Mumbai 400 088 (herein after referred as **"said project"**), for consideration and on the terms and conditions as stated herein. The Real Estate Regulatory Authority (hereinafter referred as the Authority) has issued certificate u/s 5 of Real Estate (Regulation and Development) Act, 2016 (RERA), bearing Maha RERA Registration No. P51800053906. For details visit website: <http://maharera.mahaonline.gov.in>.
- D. You have inspected the Approved plans and the Title documents of the Land; however we are entitled to modify the plans and for which you have given you full free and irrevocable consent for such modifications/changes which do not affect your above flat.

### E. Cost of Flat

The total cost of the said Flat inclusive or Exclusive of car parking and as stated herein below stamp duty, registration charges, GST and any other taxes applicable, exclusive of other charges is Rs. -----/- (**Rupees -----**) (**Sale Consideration**).

B-902, Loards CHS LTD, Plot No. 35/35A, Sector 15, CBD Belapur, Navi Mumbai-400614

+91-022-3544-3936, +91-8341414180

Website-[www.makwisehomellp.com](http://www.makwisehomellp.com) Email- [makwisehomellp@gmail.com](mailto:makwisehomellp@gmail.com)



**F. Schedule of Payment**

Rs. -----/- (Rupees -----) **only** is paid by you after deducting TDS of RS. \_\_\_\_\_ on or before execution of this Letter of Allotment, paid by Cheque No \_\_\_\_\_/RTGS/NEFT dated/on \_\_\_\_\_ drawn on/from \_\_\_\_\_ Bank, \_\_\_\_\_ Branch being the amount of earnest money. You will have to pay the said below amount within 7 days of such intimation of schedule of payment as per the stage of the Construction in the following installments. Please note that the intimation referred to below shall be by email, or SMS or Whatsapp message at your below give email Id. \_\_\_\_\_ or Mobile No. \_\_\_\_\_

Sr. No.	PARTICULARS	WORK	AMOUNT
1	Booking Amount	10%	
2	Upon Execution of Agreement	20%	
3	Completion of Plinth	15%	
4	On Completion of 1 <sup>st</sup> Slab	3%	
5	On Completion of 2 <sup>nd</sup> Slab	2%	
6	On Completion of 3 <sup>rd</sup> Slab	2%	
7	On Completion of 4 <sup>th</sup> Slab	2%	
8	On Completion of 5 <sup>th</sup> Slab	2%	
9	On Completion of 6 <sup>th</sup> Slab	2%	
10	On Completion of 7 <sup>th</sup> Slab	2%	
11	On Completion of 8 <sup>th</sup> Slab	2%	
12	On Completion of 9 <sup>th</sup> Slab	2%	
13	On Completion of 10 <sup>th</sup> Slab	2%	
14	On Completion of 11 <sup>th</sup> Slab	2%	
15	On Completion of 12 <sup>th</sup> Slab	1.50%	
16	On Completion of 13 <sup>th</sup> Slab	1.50%	
17	On Completion of 14 <sup>th</sup> Slab	1.50%	
18	On Completion of 15 <sup>th</sup> Slab	1.50%	
19	On Completion of 16 <sup>th</sup> Slab	1.50%	
20	On Completion of 17 <sup>th</sup> Slab	1.50%	
21	On Completion of 18 <sup>th</sup> Slab	1.50%	
22	On Completion of 19 <sup>th</sup> Slab	1.50%	
23	On Completion of 20 <sup>th</sup> Slab	1.50%	
24	On Completion of 21 <sup>st</sup> Slab	1.50%	
25	On Completion of Walls	3%	
26	On Completion of internal plaster, flooring, sanitary fittings, staircase & lobbies	3%	
27	On completion of external plumbing, external plaster, elevation & terrace	3%	
28	On completion of water pumps, electrical fittings, paving, doors & windows	3%	
29	On Possession upon receipt of Occupancy Certificate	5%	

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With regard to Building Protection/maintenance deposit, the same will be returned in 30 days without any interest after an application from you after the completion of all the interior work of flat subject to No alterations or damage to the common passages, lifts, any part of the building and there is no change made in grill, exterior of building, elevation, façade and AC outdoor unit and drain are fit as per plan shown by after you take the physical possession of the said Flat.

\*Please note that above charges/expenses/taxes are provisional and may change or any additional charges levied by Government, local authorities at the time of payment.

#### G. Taxes

- I. Goods and Service Tax (GST) at the rate of 5% or the prevalent rate on sale consideration will have to be paid by the Purchaser along with each installment and will have to be paid at the rate of 18% on other charges/expenses/deposits/taxes along with payment of other charges
- II. The purchaser will have to pay any other statutory taxes/payment levied by any authority/government that may become applicable for sale and transfer of Flat.
- III. 1% TDS will be deducted from installment and paid by the purchaser. The Purchaser will have to provide acknowledgement of TDS paid within 15 days from the TDS deducted and TDS certificate shall be given before end of the year

#### H. Stamp Duty and Registration Charges

Stamp Duty & Registration charges, as may be applicable under, Maharashtra Stamp Duty Act, 1958 will have to be paid by the Purchaser at the time of execution and registration of Agreement for Sale, as per The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management & Transfer) Act, 1963 (MOFA) and/or The Real Estate (Regulation And Development) Act, 2016 (RERA)

#### **TERMS AND CONDITIONS FOR ALLOTMENT**

- a. You are well aware that total layout consist of One Tower namely Tower A and B in said property of 3631.70 sq mtr. without any subdivision of land and will have common compound and basement. We have started construction for Tower A situated on the above property and have taken separate Rera Registration No for Tower A only. Towers A & B consists of rehabilitation of existing members of the society.
- b. You have seen the construction as well as Building plan, Layout plan, Floor plan and Flat plan. You are aware of and have acknowledged that the Layout Plan are provisional and are subject to modifications without any changes in Tower A building plan, and you have further agreed that we are entitled to make any changes, modifications, relocation, realignment, alterations and additions in plan, utility areas, layout plan, as may be deemed necessary or may be required to be done by us or any other local authority or body having jurisdiction. This is subject however that the area and location of the flat agreed to be sold shall not be altered/changed without your consent.
- c. You will be bound by the terms and conditions as stated in the Agreement for Sale to be executed between us on one hand with yourself. You will have to pay necessary stamp duty and registrations charges and register the said Agreement for Sale. You have seen standard format of Agreement as required under provision of MOFA/RERA to be executed between us and have accepted all the terms and conditions contained therein. Once the Agreement for



Sale/Sale Agreement is executed then all the terms and conditions of the agreement for sale shall apply and shall supersede the Terms and Conditions of this Allotment Letter.

- d. Please take note it is mandatory to execute and register the Agreement for Sale on payment of 10% of the sale consideration as stated hereinabove as per RERA. Registration of the said Agreement will be your responsibility. Once you have made the payment of stamp duty on the said Agreement for Sale, our representative will attend the office of Sub-Registrar of Assurance at mutually convenient day and time to execute and admit the execution of Agreement for Sale. We will not be responsible for any delay in registration of agreement and any consequence arising under MOFA/RERA for non registration of the agreement.
- e. On signing of this Letter of Allotment, you have paid sum equivalent to 10% of the total consideration and shall pay further consideration as per the Chart shown above. You shall execute and get registered the Agreement for Sale within a period of \_\_\_\_\_ days from the date hereof. If you fail to execute the Regular Agreement for Sale within the said period of \_\_\_\_\_ days from the date hereof, we shall be at liberty to refund the amount paid to us without any interest or costs charges or expenses and thereupon this Letter of Allotment shall automatically come to an end without having any claim against us or against the said Flat which stands duly cancelled/terminated.
- f. All payments must be paid either through RTGS/NEFT in below mentioned bank account and shall be confirmed by you after transferring or to be paid through DEMAND DRAFTS/ Local Cheques which are to be made payable in favour of MAKWISE HOMES LLP Premia Tower A OR TOWER B Master collection A/C. You must insist on a duly signed receipt from us after the payment amount is credited in our bank account.

Name: **M/S. MAKWISE HOMES LLP** Master collection A/C.  
Bank: Karnataka Bank Ltd.  
Branch: Belapur  
iFSC Code:KARB0000522  
A/C NO: 5222000100137301

- g. You shall not have any claim or right on, any part of the said Project and or the property belonging to us save and except concerning the flat agreed to be purchased by you subject to the payment of consideration. All open spaces, lobbies, staircases, terraces, basement in the Layout shall remain our property till whole property is handed over and transferred to the Society and/ or Apex Body as the case may be as herein mentioned, but subject to the rights, reservations, covenants and easements in our favor as may be mentioned.
- h. We shall have absolute & exclusive right & authority to utilize & consume present & future F.S.I., Fungible F.S.I., Mhada Premium FSI, and additional FSI and/or T.D.R., upto the date of Building completion certificate of the Tower i.e. Tower A and B constructed on the property which will be made available on said property under the existing or future DC Rules and Regulations or any other statute applicable to said property and you shall not have or any claim, rights and/or benefits of whatsoever nature in respect thereof.
- i. We shall be entitled to sell, assign, mortgage, transfer or enter into Joint venture or otherwise deal with or dispose of all our right, title and interest in the said project and/or whole property including the buildings being constructed thereon as we may deem fit and

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appropriate and you hereby give irrevocable consent for the same subject to such transaction not prejudicially affecting the rights of your flat hereby created in your favor.

- j. Payment of the consideration stated above is essence of contract and you will pay the said amount as per the schedule of payment as stated herein above. If you fail to pay the said amount as per the schedule, you will be liable to pay interest at the rate of 18% per annum from due date till payment. Notwithstanding the provision for payment of interest, if you continue to commit more than two defaults of payment of the aforementioned installments, we will be entitled, at our sole discretion to cancel/terminate this allotment letter. In case of cancellation/termination of allotment, we will be entitled to forfeit earnest amount i.e 10% of the sale consideration and refund the balance amount to you without any interest thereon. We shall be entitled to sell and dispose of the said flat to any person of our choice refund the said amount, only after sale of said same Flat to new purchaser and after receiving from new Purchaser, amount equivalent to be refunded to you. Save and except refund of the said amount as stated herein you will not be entitled for any amount either as damage/compensation or in any other manner.
- k. In the event of cancellation, notwithstanding our liability to refund the amount as stated herein above, you shall cease to have any right, title, interest and/or claims of any nature whatsoever in said Flat and we shall be entitled to deal with the same in the manner as it deems fit and proper.
- l. That any delay on account of the Authority for issuance of the completion certificate /Occupation certificate for the said building shall not be considered as any delay on account of us. The date of applying for the completion certificate/ occupation certificate shall be presumed as the date of possession, we shall not be liable for the penalty for delay in possession after the said date i.e. any claim for delay in possession will be confined upto the date of applying for the completion certificate/occupation certificate only for the said building.
- m. We have explained you proposed development of the said project and whole layout including the upcoming 2 towers and you have completely understood our project and you hereby confirm that you have given unconditional, unqualified and irrevocable consent to us to develop and/or change the layout plans, plans of the said project as required under section 14 of RERA and also section 7 of MOFA. This consent as mentioned within shall equally be binding on you while entering to the regular agreement of the premises agreed to be purchased by you.
- n. The said Complex shall always be known, as “Anuvidnyan” and the building shall be known as “Anuvidnyan” and the name of the Apex Body to be formed shall always bear the same name and the name of the Society is Anuvidnyan Nagar CHSL and shall always bear the same name. The Complex as well as building name shall not be changed without our written permission.
- o. Please note that the list of amenities, layout, facilities are contained or incorporated in agreement for sale. We will not be bound to provide any other or extra amenities/facilities and we further reserve, at our sole discretion to make such variations, additions, alterations, deletions, and/or modifications in plan and landscaping or as may be directed by the Competent Authority.



- p. We shall offer the possession of the said flat on or before 31/03/2028 subject to force majeure. However we shall not be liable for any consequences arising from any delay in handing over possession of the said flat on or before the possession date if the said delay is attributable to non-availability of water or electric or gas supply, drainage/sewerage connection, riots, war, civil commotion or any Act of God, floods, earthquake, lockdowns, pandemic, change of law or of Govt. policy enforcement of any new statute, ordinance or any other force majeure conditions or circumstances beyond our control.
- q. Possession of the flat will be handed over only after 15 days of clearing of all payments, other charges, GST, etc & reflection of TDS deducted and paid online
- r. You have seen the list of common amenities, flat amenities, fixture and fitting that would be provided in the said Flat and after being aware of the same, have agreed to acquire the said Flat.
- s. You will not be entitled to transfer or assign your rights under this letter of Allotment without our written consent and approval.
- t. The terms and conditions mentioned herein shall prevail over all terms and conditions given in our brochure, advertisement, cost sheet, etc

**Thanking you,**

**For Makwise Home LLP  
Authorized Signatory**

**I/We have read all terms and conditions and agree and confirm the same in toto**

**Purchaser 1**

**Purchaser 2**

**Witness:**