

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai on the date _____ and year _____ set out in the Third Schedule hereunder written ("Agreement").

BY AND BETWEEN

INTEGRATED AFFORDABLE HOME PRIVATE LIMITED, (*formerly known as Integrated Affordable Home LLP, a Limited Liability Partnership*) (PAN : AAGCI4242P), a company incorporated under the provisions of the Companies Act, 2013 having its registered office at 'D' Wing, Karma Sankalp, Corner of 6th & 7th Road of Rajawadi, Ghatkopar (East), Mumbai - 400 077, hereinafter referred to as the "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title and permitted assigns) of the **ONE PART**:

AND

Person(s) named in the **Third Schedule** and hereinafter called "**the Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual(s), his or her or their heirs, executors, administrators and successors, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors and administrators of such last surviving member of the HUF and in the case of a LLP, the partners from time to time constituting the LLP and the survivors or survivor of them and the heirs, executors

1. SUBRATA BISWAS
2. NABANITA MANDAL.

and administrators of the last surviving partner or a company or a society or a body corporate, its successors in title) of the **OTHER PART**;

(Hereinafter "**the Promoter**" and "**the Allottee/s**" are collectively referred to as the "**the Parties**" and individually referred to as "**the Party**")

WHEREAS:

- A. Dossibai N.B. Jeejeebhoy was the owner of property bearing C.T.S.No.57 forming part of Survey No. 2, Hissa No.1 admeasuring approximately 1 acre 31.75 gunthas ('**Portion of the Larger Land**') forming part of the Larger Land (*defined hereinbelow*) in the revenue Village Goregaon, Taluka Borivali, Registration District and Sub District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai;
- B. One Shri Navsha Chaitya Page alias Nawasha Chaitya Warli alias Navshya alias Nausha Chaitya Page ("**Navsha Page**") was cultivating the Portion of the Larger Land as an agricultural tenant prior to Tiller's Day i.e. 1st April, 1957 whereby Navsha Page was recognized as protected tenant as per the provisions of Section 32 of the Bombay Tenancy and Agricultural Lands Act, 1948 ("**BTAL Act**"); as per Property Register Card, situated, laying and being at Off. Ram Mandir Road, Oshiwara District Center, Oshiwara (West), Mumbai.
- C. In response to an application being made for declaration as deemed purchaser under the provisions of BTAL Act by Navsha Page, the concerned Tahsildar and Agricultural Land Tribunal, Borivali by its order no TNC/32G Goregaon-20 dated 24th November, 1970 declared Navsha Page as a deemed purchaser and fixed purchase price of the Portion of the Larger Land under Section 32G of BTAL Act. On payment of purchase price by Navsha Page the Tahsildar and the Agricultural Land Tribunal, Borivali issued a certificate of purchase under Section 32M of the BTAL Act from Dossibai N. B. Jeejeebhoy in favour of Navsha Page which is registered with the Sub Registrar of Assurances at Bandra under Serial no 210 on 4th December 1970 in Book No I on Page 38, Volume 150;
- D. In addition to the Portion of the Larger Land, Navsha Page was also seized and possessed of land admeasuring and was also cultivating, seized and possessed of adjoining land admeasuring approximately 399 sq mtrs. Thus, Navsha Page was well and sufficiently entitled to land totally admeasuring 7599 sq mtrs in the

revenue Village Goregaon, Taluka Borivali, Registration District and Sub District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai, more particularly described in the First Schedule hereunder written ("the Larger Land");

- E. In the interim, the Government of Maharashtra enacted the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act"). By and under an order bearing no. C/ULC/6(i)/SR-II-923/D-XV dated 24th February, 1982 passed by the Additional Collector and Competent Authority of Greater Mumbai under Section 8(4) of the ULC Act, the Additional Collector and Competent Authority of Greater Mumbai declared an area admeasuring 4,107.40 square meters out of the Larger Land as surplus vacant land upon considering existing built up area, land appurtenant area, area reserved for public purpose of D.P. Road and individual share of the Navsha Page ("Surplus Vacant Land"). Navsha Page challenged the aforesaid order by filing an appeal under Section 33 of the ULC Act which was allowed under order dated 31st August, 1982 and the matter was remanded back to the Additional Collector and Competent Authority of Greater Bombay for re-examination and to pass appropriate orders as per law. By and under an order bearing no. C/ULC/D-XV/6(1)/SR-II-923/70 dated 22nd January, 1985, the Deputy Collector and Competent Authority of Greater Bombay issued final statement under Section 9 of the ULC Act declaring the area admeasuring 4,107.40 square meters out of the Larger Land as surplus vacant land;
- F. Mumbai Metropolitan Regional Development Authority ("MMRDA") formerly known as Bombay Metropolitan Regional Development Authority is a special planning authority appointed under Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act of XXXVII of 1966) ("MRTP"). MMRDA proposed to develop a District Center at Oshiwara with a view to create a new growth center which would act as an additional facility of development activity in the region absorbing future growth of office and commercial space in the western suburbs. The Larger Land falls within the limits of the Oshiwara District Centre. Vide a planning proposal sanctioned by the Government of Maharashtra vide Government Notification No. UDD. No. TPB/4382/26/UD-5 dated 18th June, 1982 published in the Maharashtra Government Extra Ordinary Gazette dated 18 June 1982, MMRDA has been appointed as Special Planning Authority to control the development. The Government of Maharashtra has approved the plans for development of the Oshiwara District Centre on 1st March, 1992 and which are proposed to be implemented through the participation of land

owners by acquiring land notionally by MMRDA and leased back to the Owners who are expected to develop the land in accordance with the planning proposal of MMRDA.

- G. By and under an unregistered agreement dated 4th May, 1992 ("said 1992 Agreement") made by and between Navsha Page therein referred to as the owner of the One Part and Beejay Builders Private Limited ("Beejay Builders") therein referred to as the developer of the Other Part, the owners therein granted to the developer therein *inter-alia* the rights to develop a portion of the said Larger Land admeasuring 7,259.07 square meters (*as provided under the operative part of the said 1992 Agreement*) 7,234 square meters (*as provided under the First Schedule of the said 1992 Agreement*) for the consideration and upon such terms and conditions stated therein. The said 1992 Agreement *inter-alia* provides that (i) in the event of efforts being unsuccessful in obtaining all the required permissions including the commencement certificate within a period of 3 (three) years from the date of execution of the said 1992 Agreement and the said 1992 Agreement shall stand automatically terminated after the expiry of 3 (three) years and (ii) if the developers therein are unable to obtain commencement certificate in respect thereof within 3 (three) years from the date of execution of the said 1992 Agreement, the said 1992 Agreement shall stand automatically terminated and the said 1992 Power of Attorney (*defined hereunder*) cancelled and thereafter the developers therein shall have no right, title or interest of any nature whatsoever as if no agreement was entered into between the parties.

- H. By and under an unregistered power of attorney dated 4th May, 1992 ("said 1992 Power of Attorney"), Navsha Page granted several powers to Shri Madhusudan Brijal Vakharia and Shri R. Ramachandra Pillai, directors of Beejay Builders, to do such acts, deeds, matters and things in respect of a portion the Larger Land admeasuring 7,234 square meters as more particularly mentioned therein. The said 1992 Power of Attorney was valid for 3 (three) years from the date thereof or till the commencement certificate in respect of the said portion of the Larger Land is obtained by the developer under the said 1992 Agreement, whichever is earlier.

- I. As recorded in mutation entry no 626, Navsha Page passed away, intestate, in Mumbai, on 13th October, 1998 as provided under the death certificate dated 31st October, 1998 leaving behind him (i) Smt. Laxmbai Navsha Page (wife), (ii) Shri. Gajanan Navsha Page (son); (iii) Shri. Ramesh Navsha Page (son), (iv) Shri Jayram Navsha Page (son); (v) Smt. Shantibai Devji Dhawade (daughter);

DDD. It is expressly informed by the Promoter to the Allottee/s and the Allottee/s agrees and acknowledges the following:

- i. The Promoter has informed the Allottee/s that the Promoter shall construct the Building (defined hereinafter) and develop the Plot A by consuming the entire Development Potential (defined hereinafter) of Plot A and Plot C. **“Development Potential”** shall for the purpose of this Agreement shall mean all the present or future floor space index (FSI) of Plot A and C including but not limited to basic FSI/ primary FSI, Premium FSI, TDR or TDR/FSI (including but not limited to the TDR purchased from open market, etc.) Road Set back FSI/ TDR, Fungible FSI, Incentive FSI, FSI based on Road Width plus FSI in lieu of stairways, lobbies, amenity areas, passages, elevator shafts and/or any other FSI and/or TDR of whatsoever nature and by whatsoever nature and by whatsoever named called, which is arising from Plot A and Plot C and/or capable of being availed, utilized and consumed on Plot A as per Development Control Regulation for Mumbai Metropolitan Region, 1999;
- ii. The Promoter is undertaking the development of the said Land in a phase- wise manner by constructing thereon a building known as **“Integrated Ramicon”** comprising of two Wings i.e. wing B Lower Basement + Upper Basement + Ground level + 5 level service floor for parking and ancillary uses such as meter room, letter box room etc. + 1st floor/podium (pt. LOS + pt. residential) + 2nd to 35th upper residential floors (**“Wing B”**) and proposed wing A by utilizing balance Development Potential in accordance with requisite approvals to be obtained (**“Wing A”**) (collectively referred to as **“the Building”**);
- iii. The Promoter has expressly informed the Allottee/s that subject to plans being sanctioned/approved by the MMRDA, from time to time, the Promoter shall develop the Building on Plot A (**“Entire Project”**) in a phase-wise manner and has presently undertaken the construction of Wing B of the Building known as **“Integrated Ramicon - Wing B”**, being a multi storied tower building comprising of with Lower Basement + Upper Basement + Ground level + 5 level service floor for parking and ancillary uses such as meter room, letter box room etc. + 1st floor/podium (pt. LOS + pt. residential) + 2nd to 35th upper residential floors as per plans approved and as may be amended by the MMRDA and other concerned authorities from time to time situated on a earmarked portion admeasuring 813.45 square meters out of Plot A and delineated on the plan of Plot A annexed hereto and marked **“Annexure A”** shown surrounded by color boundary lines (**“the Phase I Project”**) which is

a part of the Entire Project. However, in the event due to planning/approval constraints, the Promoter is unable to construct the Phase I Project by consuming Development Potential allocated to Phase I Project, the Promoter may increase/ decrease the height of any of the other buildings/wings on the Plot A, to utilize the balance FSI. The Allottee/s hereby grants its informed consent for the same. Further in the event the Promoter is required to construct the Wing B with additional floors then the height of Wing B will increase and the Allottee hereby grants its informed consent for the same.

iv. The Promoter has applied for and obtained from MMRDA commencement certificate bearing number TCP(P-2)/ODC/CC/3.156/II/20/2022 issued on 11th January, 2022. The Promoter has further applied for and obtained amended the commencement certificates dated 1st July, 2022 and 16th February, 2023 bearing numbers TCP(P-2)/ODC/CC/3.156/II/560/2022 and TCP(P-2)/ODC/CC/3.156/III/143/2023 respectively. The copies of the commencement certificates ("Commencement Certificate") for amendment are annexed hereto as "Annexure C";

v. The Phase I Project has been registered with the Real Estate Regulatory Authority ("RERA/Authority"), under the provisions of Section 5 of RERA read with the provisions of the 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 ("RERA Rules") and the Regulations. The Authority has duly issued Certificate of Registration No. P51800045996 dated 15th June, 2022 in respect of Phase I Project. A copy of the RERA Certificate is annexed and marked as "Annexure D" hereto;

vi. The Promoter has uploaded a copy of the proposed layout plan and the Building/phase/Wing plan showing future proposed development as disclosed by the Promoter in his registration before the RERA authority and further --- disclosures on the website as mandated by the Promoter have been annexed hereto and marked as "Annexure E" hereto;

vii. The Promoter has informed the Allottees that the Promoter proposes to consume development potential including FSI/TDR of not less than 24,966.20 square meters which has been sanctioned for the construction and development of the Phase I Project ("Phase I Development Potential") out of the total Development Potential. The Promoter hereby reserves the right to

consume the entire balance Development Potential FSI on the said Plot A from time to time for the purposes of construction of Wing A of the Building. The Allottee/s shall not have any right in respect of Development Potential sanctioned by the MMRDA or any local authority in respect of Plot A and Plot C and any other floor space index that may be sanctioned in future and the Promoter shall be entitled to utilize the same for the development of the Plot A. Furthermore, the Promoter shall also be entitled to develop Plot A by utilizing TDR of other properties on Plot A to the extent permitted by law and the Allottee/s shall have no objection thereto;

- viii. Further, (i) the requisite approvals and sanctions, for the development of the Phase I Project from the competent authorities are obtained/ being obtained, and (ii) approvals and sanctions from other relevant statutory authorities as may be required for the development of the Phase I Project, are applied for and/or in process of being obtained and/or obtained by the Promoter.
- ix. The common areas, facilities and amenities in Wing B that may be usable by the Allottee/s alongwith other allottees of the Phase I Project on a non-exclusive basis are listed in the fitness center & society office hereunder written ("Wing B Amenities"). The common areas, facilities and amenities in Wing A that may be usable by the Allottee/s alongwith other allottees of the Phase I Project on a non-exclusive basis are listed in the Sixth schedule hereunder written ("Wing A Project Amenities"). Wing B Amenities and Wing A Project Amenities shall hereinafter collectively referred to as the "Amenities" as set out more specifically under Eighth Schedule.
- x. the Promoter has agreed to provide to Adani Ltd. a premise admeasuring 8 x 5 meters. i.e. 40 (forty) square meters to house Sub- Station on the portion of the Plot A to source electricity supply for the Building which is shown by Red Colour hatches on the plan hereto annexed and marked as "Annexure A". The Allottee/s hereby grant his/her/their consent to provide premise to house Sub Station to Adani Ltd. and if required the Society and the Promoter shall jointly execute a Deed of Lease in favour of Adani Ltd. in respect of 40 (forty) square meters of area.
- xi. The Allottee/s agree/s and undertake/s to permit and give the Promoter all facilities for making any additions, alterations or to put up any additional commercial/residential structure on the said Land as per their entitlement and the Lease Agreement. The Allottee/s agree and undertake not to object to such

5.6.6. The Allottee/s shall on or before taking possession of the Apartment from Promoter, deposit and keep deposited with the Promoter following amounts:-

(i)	₹. 20,000/-	towards legal charges. This amount is non-refundable.
(ii)	₹. 700/-	towards subscription of shares of Society and entrance fee of the Society. ₹. 100/- for each name that additionally needs to be incorporated on the Share Certificate. This amount is non-refundable.
(iii)	₹. 20,000/-	towards formation and registration of the Society. This amount is non-refundable.
(iv)	₹. NIL/-	towards Corpus Fund @ ₹. NIL/- per Sq.ft. of RERA Carpet Area for 594.50 sq. ft. carpet area of the said Flat.
(v)	₹. 57,072/-	towards advance maintenance charges and monthly outgoing @ ₹. 8/- per Sq.ft for 594.50 sq.ft. RERA Carpet Area of Apartment for 12 months.
(vi)	₹. 1,05,000/-	Contribution towards Development charges @ ₹. 176.62/- per Sq.ft. for 594.50 sq.ft. RERA Carpet Area of the said Flat which amount is non-refundable
(vii)	₹. 1,05,000/-	towards clubhouse membership. This amount is non-refundable.
(viii)	₹. 20,000/-	towards water meter charges This amount is non-refundable.
(ix)	₹. 20,000/-	towards electric meter charges. This amount is non-refundable.
(x)	₹. 10,000/-	Towards gas supply connection. This amount is non-refundable.
	₹. 3,57,772/-	(Rupees Three Lakhs Fifty-Seven Thousand Seven Hundred and Seventy-Two Only)

- 5.6.7. The Allottee/s shall pay the Goods and Service Tax or any other tax as may be applicable alongwith the amount mentioned hereinabove.
- 5.6.8. The Allottee/s shall also deposit with the Promoter a sum of **₹.57,072/- (Rupees Fifty-Seven Thousand and Seventy-Two Only)** as specified in **Clause No.5.6.6(v)** above as adhoc deposit for payment of proportionate share of taxes and outgoings. The amounts so paid by the Allottee/s to Promoter shall not carry any interest and remain with the Promoter until a Deed of Assignment or other ancillary necessary document of transfer of the Building is executed. Subject to the provisions of RERA on such conveyance or other necessary document of transfer being executed, the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Promoter to such co-operative society and if any shortfall arises then Allottee/s and/or such co-operative society shall be individually and collectively liable to pay to Promoter such amount as may be determined by Promoter at its sole discretion. The Allottee/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings and charges regularly on or before the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.dss
- 5.6.9. The Promoter shall utilise the sum of **₹. 20,000/-**collected under **Clause 5.6.6(i)** from the Allottee/s for meeting all legal costs, charges, expenses, out of pocket expenses including professional costs of Advocates and Solicitors for preparing documents for transfer of the Building as provided hereinabove and sum of **₹. 20,700/-** collected under **Clause No.5.6.6 (ii) & (iii)** shall be utilise for formation and registration of co-operative society under The Maharashtra Co-operative Societies (Amendment) Act, 2016 (formerly known as Maharashtra Co-operative Societies Act, 1960) and for preparing its rules, regulations and bye-laws.
- 5.6.10. The Promoter shall maintain separate account in respect of sums received from the Allottee/s under **Clause 5.6.6 (iv) & (v)** (i.e. Security Deposit and contribution towards monthly outgoing) and shall utilise the amounts only for the purposes for which they have received. However, Promoter reserves its right to adjust surplus or balance or utilise money from any of the accounts to make up deficit of any other account and the Allottee/s shall not object to the same.

IN WITNESS WHEREOF the Promoter and the Allottee/s has hereto have hereunto set and subscribed his/her/their hands on the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:
(AS THE 'LARGER LAND')

ALL THAT pieces and parcels of land bearing City Survey No.57 forming part of Survey No. 2, Hissa No. 1 in all admeasuring 7599.00 Square Meter as per Property Register Card situated, laying and being at Off: Ram Mandir Road, Oshiwara District Center, Oshiwara (West) in the revenue Village of : Goregaon, Taluka : Borivali, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai and bounded as follows :-

On or towards East	:	Western Railway Boundary
On or towards West	:	Property bearing C.T.S.No46 & 58
On or towards North	:	Property bearing C.T.S.No. 46
On or towards South	:	Property bearing C.T.S.No73, 76, 77 & 86

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

AS THE SAID LARGER LAND:

IN STEEL

Description of Plot C

All that piece and parcel of land bearing C.T.S. No. 57C forming part of Survey No. 2(Part), Hissa No. 1(Part), admeasuring 3,285.82 square meters or thereabout acquired by MMRDA for implementation of 25 meters wide DP Road passing through CTS No. 46 to CTS Nos. 73, 76, 77 and 86, and 35 meters wide DP Road passing through Western Rail Boundary to CTS No. 46 and 58 situate, lying and being at Off:Ram Mandir Road, Oshiwara District Centre, Oshiwara (West) in the revenue village of Goregaon, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of the Municipal Corporation of Greater Mumbai and bounded as follow :-

On or towards East	:	Western Railway Boundary
On or towards West	:	Property bearing CTS No. 57 A and 77
On or towards North	:	Property bearing CTS No. 46 and 58
On or towards South	:	Property bearing CTS No. 79, 86 and 57B

(Continuation of "Plot A")

SECONDLY

All that piece and parcel of land bearing CTS No. 57A forming part of Survey No. 2(Part), Hissa No. 1(Part), admeasuring 3298.57 square meters or thereabout with any structures standing thereon situate, lying and being at Off Ram Mandir Road, Oshiwara District Center, Oshiwara (West) in the revenue village of Goregaon, Taluka Borivali in the Registration District and Sub-District of Municipal City and Mumbai Suburban within the limits of the Municipal Corporation of Greater Mumbai and shown in black thick border on the Plan annexed hereto as "Annexure A" and bounded as follows:

On or towards East	:	Junction of proposed 25 meters and 35 meters wide DP Road
On or towards West	:	Property bearing CTS No. 46 and 58
On or towards North	:	Property bearing CTS No. 46
On or towards South	:	Property bearing CTS Nos. 73, 76 and 77

THIRDLY

Description of Plot B.

ALL THAT piece or parcel of land bearing CTS No. 57B forming part of Survey No. 2, Hissa No. 1 admeasuring 329.81 sq. meters or thereabout with the structures standing thereon, situated, lying and being at Ram Mandir Road, Oshiwara District Centre, Oshiwara (West) in the revenue village of Goregaon, Taluka Borivali, in the registration district and Sub-District of Mumbai Suburban within the limits of the Municipal Corporation of Greater Mumbai and bounded as follows:

On or towards East	:	Western Railway Boundary
On or towards West	:	CTS No. 86
On or towards North	:	CTS No. 57C
On or towards South	:	CTS No. 86

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Meaning of the Term and Expression as defined in this Agreement)

Sr. No.	Terms and Expressions	Meaning and Description
1	Date of Agreement	
2	Name, Address and Email ID of Allottee/s	Name: Mr. Subrata Biswas & Ms. Nabanita Mandal Address: 15/1, College Para, Po- Bengal Enamel, Dist - 24 Paraganas North, West Bengal - 743122 Email: sub38@rediffmail.com
3	Apartment	A Residential unit being apartment bearing No. 3410 on 34 th floor in Wing 'B' admeasuring 594.50 square feet RERA Carpet Area in building known as INTEGRATED RAMICON to be constructed on a portion of land and mentioned hereinabove.
4	Use of the Premise	Residence
5	Parking Space	Right to use 1 (One) Car Parking Space in puzzle car park (being incidental to the Apartment free of cost) located in building known as INTEGRATED RAMICON
6	Sale Consideration/ Sale Price for the Premises	₹. 1,142,56,000/- (Rupees One Crore Forty-Two Lakhs Fifty-Fifty Thousand Only)
7	Earnest Money	₹. 14,11,542/- (Rupees Fourteen Lakhs Eleven Thousand Five Hundred and Forty-Two Only)
8	RERA Account Details	Integrated Affordable Home Private Limited Collection Account - Reserve Account No. 2714064392
9	Lender	BAF
10	PAN Nos.	(a) PAN number: AAGC14242P (b) PAN number: AIQPB0153K (c) PAN number: ANVPM1347C Nabanita Mandal - ANVPM1347C

THE FOLLOWING SCHEDULE HEREINAFOVE REFERRED TO:

Schedule of Sale Price

The Sale Price of ₹. 1,42,58,000/- (Rupees One Crore Forty-Two Lakhs Fifty-Eight Thousand Only) payable by the purchaser in installments against the following milestones:

Sr.	Particulars	Amount
1	On Booking	₹. 14,25,800/-
2	Within 45 Days of Booking	₹. 85,54,800/-
3	On Fit-out of the	₹. 35,04,500/-
4	On Receipt of CO	₹. 7,12,900/-
	TOTAL	₹. 1,42,58,000/-

THE FOLLOWING SCHEDULE HEREINAFOVE REFERRED TO:

CONTRACT FOR SPECIFICATION AND AMENITIES

- (1) Vitrified Tile flooring in Living, dining, passage, Kitchen & all bedrooms
- (2) Vitrified / Ceramic floor tiles in Kitchen.
- (3) Vitrified / Ceramic tile flooring & Dado in all Toilets
- (4) Granite kitchen platform & additional service platform
- (5) Aluminium glass window
- (6) Laminated finished door in Bedroom & Toilet doors.
- (7) Gypsum Finished inner walls with paint.
- (8) Video door phone and intercom facility in all units
- (9) Branded Stainless steel single bowl with sink spout.
- (10) Premium sanitary and CP fittings in all Toilets
- (11) Light points with branded switches, sockets & wiring.
- (12) Provision for 15A points for Air-conditioning in Living & Bedrooms.
- (13) Sprinkler system in all Apartments
- (14) Kitchen equipped with LPG gas.
- (15) Provision for Exhaust fan in Kitchen & All Toilets

R E C E I P T

RECEIVED of and from the within named Allottee/s on or before execution hereof being the part/full consideration to be paid to us as within mentioned:

Sr. No.	Cheque/RTGS/NLTF No.	Date	Bank Name	Branch	Amount in ₹
1	405727979271	26-02-2024	Yes Bank	Mumbai	₹. 1,00,000/-
2	768911	14-03-2024	State Bank of India	Mumbai	₹. 13,11,542/-

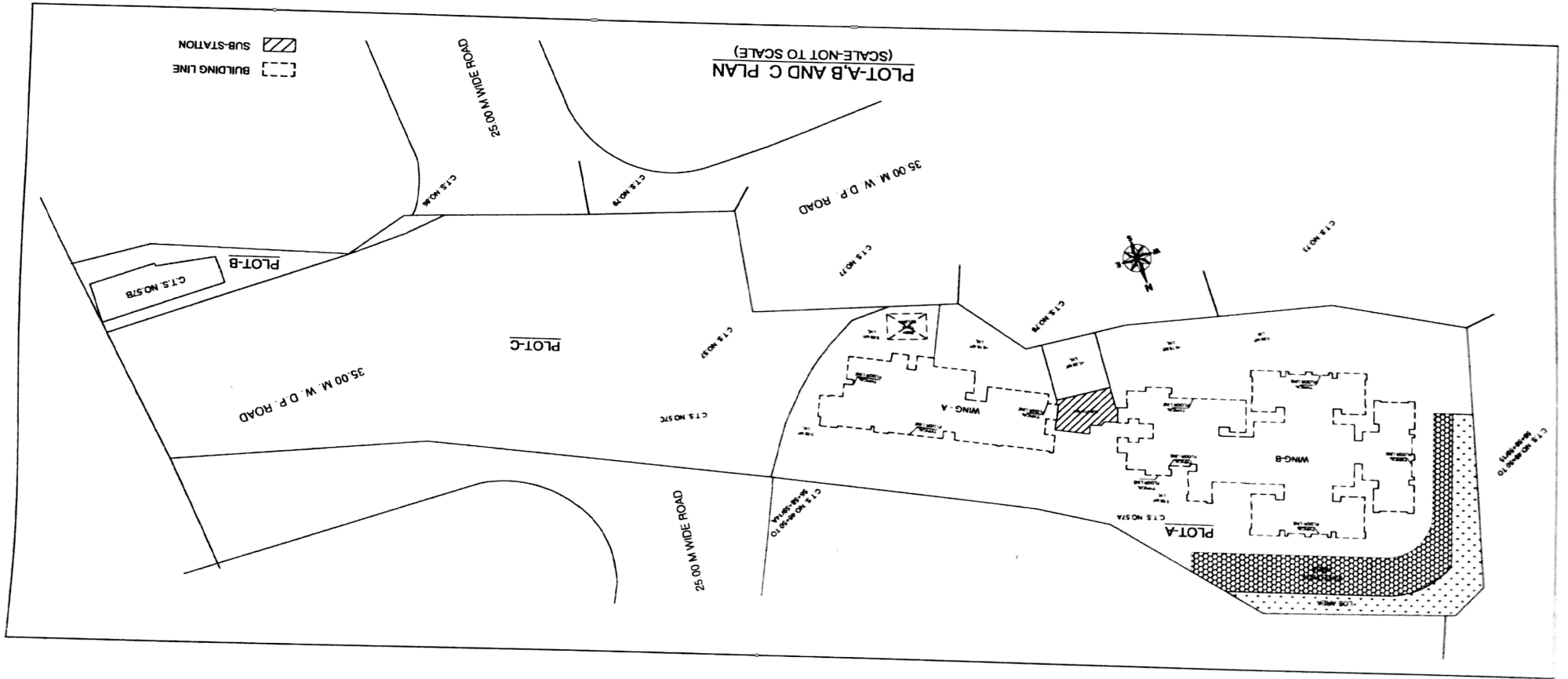
(Total: ₹. 14,11,542/- (Rupees Fourteen Lakhs Eleven Thousand Five Hundred and Forty-Two Only))

Witnesses:

- 1.
- 2.

WE SAY RECEIVED
For Integrated Affordable Home
Private Limited

Director





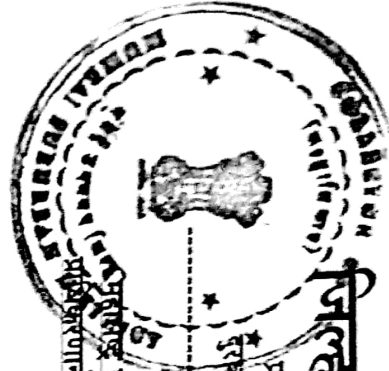
जिल्हाधिकारी, मुंबई उपनगर चांचे कार्यालय

प्रशासकीय इमारत, १० या मजला, शासकीय वसाहत, बांद्रा (पूर्व), मुंबई-४०० ०५१
दुरध्वनी : २६५५६७९९, फॅक्स : २६५५६८०५, ई-मेल : collector@mumbai.com

परिशिष्ट "ब"

जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ(१)(अ) मधील तरतुदीन्वये नियोजन

प्राधिकरणाने बांधकाम / विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटादारास धावपाच्या सनदेचा नमुना.

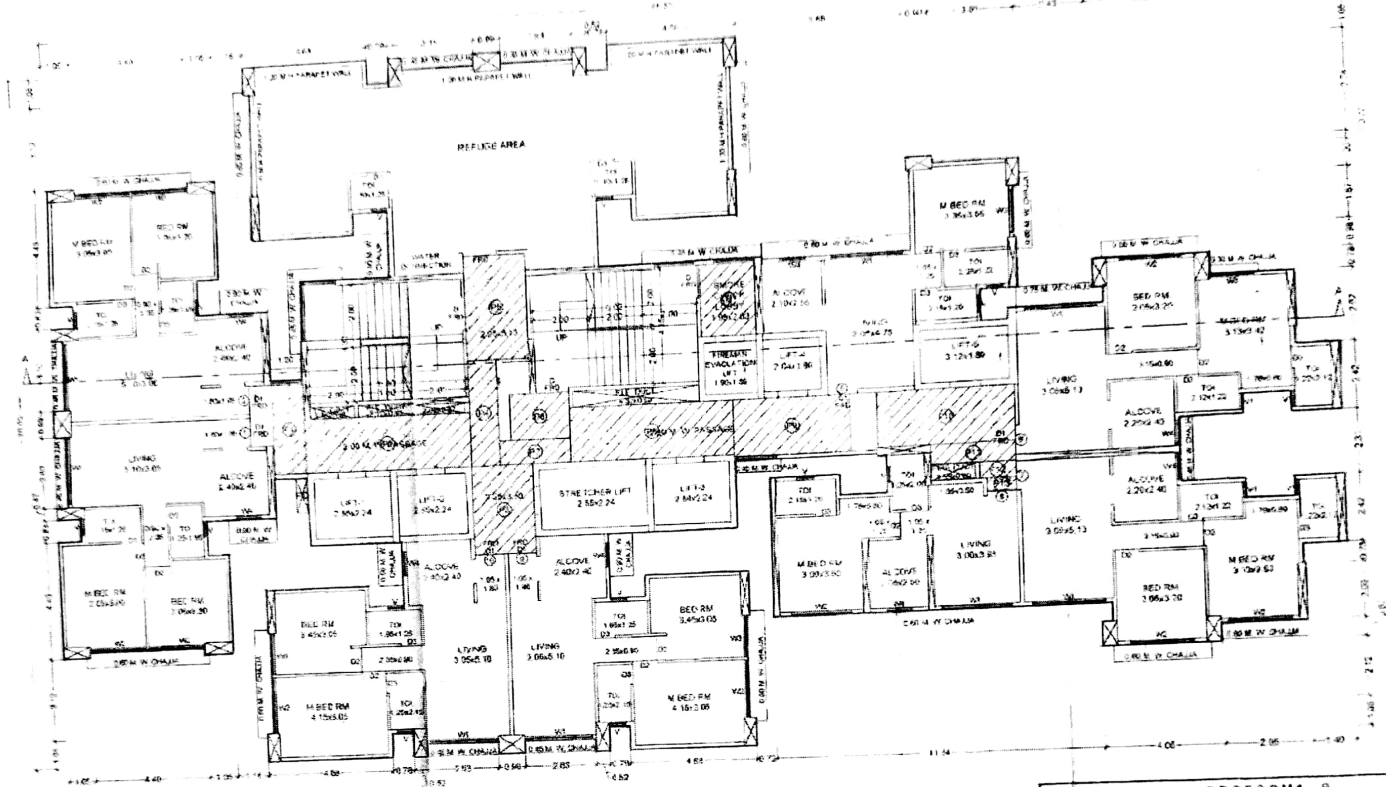


ज्याअर्था, मौजे-गोरगाव, तालुका-बोरीवली जिल्हा-मुंबई उपनगर येथील न.भू.क्र.५७ पै क्षेत्रफळ ७५९९ चौ.मी. या जमिनीच्या भोगवटादाराने महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ च्या तरतुदीन्वये राहवास अकृषिक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास मुंबई महानगर प्रदेशा विकास प्राधिकरण या नियोजन प्राधिकरणाच्या LOI No. MMRDA/SRA Cell/LOI-८०/PL/P(S)/२०१८ दिनांक ११/०६/२०१८ अन्वये बांधकाम परवानगी प्राप्त केली आहे, ज्यासंबंधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे.






ज्याअर्था उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम ४७-अ नुसार देय रूपांतरण कराची रू.१,९४,९१५/-, दंडाची रक्कम रु.१५,५९३२०/-च अकृषिक कर सन-२०१८-१९ रू.३८९८३/- एवढी रक्कम दि.३०/०३/२०१९ रोजी भरणा केली आहे.

त्याअर्था आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदींना आणि खालील शर्तींना अधीन राहून उपरोक्त जमिनीच्या भोगवटादारास सदर जमिनीवर अनुज्ञेय करण्यात आलेल्या अकृषिक वापरापोटी उक्त संहितेच्या कलम ४२-अ अन्वये ही सनद देण्यात येत आहे.

- १) आकारणी : उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित बांधकाम परवानगी प्राप्त झाल्यापासून दि.३१ जुलै रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रू.३८,९८३/- (अक्षरी रूपये अडतीस हजार नवशे च्याऱ्शे मात्र) एवढी अकृषिक कराची वार्षिक रक्कम उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यात येईल. अशी सुधारित आकारणी देईल.
- २) उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर शासनास व संबंधित सक्षम प्राधिकारी यांचेकडे भरणा करील.
- ३) वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पुर्व /मंजूरीशिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पुर्व मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहील.
- ४) उक्त जमिनीच्या भोगवटादाराने पुराणमी शर्तीकरी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकार्यास, उक्त संहितेच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदीअन्वये जी भरण्यास उपयोगकर्ता द्यावी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य वाटेल अशी आकारणी भरल्यावर आणि कलम ३२९ च्या पोट कलम (२) च्या अधीनतेने, त्यास योग्य वाटेल एवढा दंड भरल्यावर उक्त जमीन भोगवटादार याच्या वरिवाटीत असण्याचे चालू ठेवता येईल.

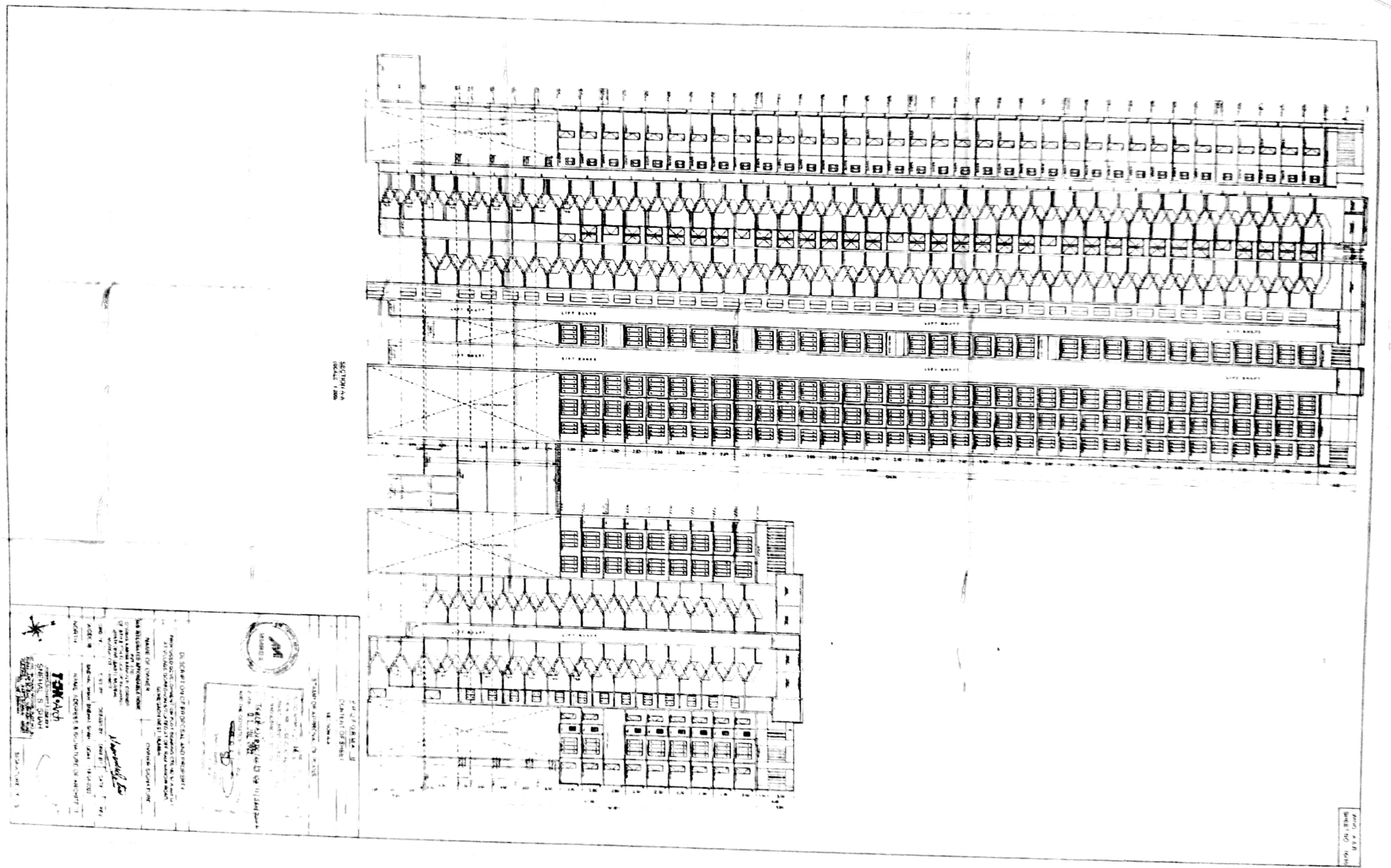


31ST REFUGE FLOOR PLAN (WING B)
(SCALE - 1:100)

PROFORMA - B CONTENT OF SHEET 31ST REFUGE FLOOR PLAN STAMP OF APPROVAL OF PLANS											
 <p> PLANS APPROVED (18) NOS OF DRAWINGS WOULD BE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE (AMENDED) COMMENCEMENT CERTIFICATE ISSUED UP TO PLINT LEVEL BEARING NO. <u>15612-210201-CC(13 156111544)</u> 2022 DATE <u>24 JUL 2022</u> AND THE CONDITIONS MENTIONED THEREIN  Planning Officer Town & Country Planning Division MARRDA </p>											
DESCRIPTION OF PROPOSAL AND PROPERTY PROPOSED DEVELOPMENT ON PLOT BEARING CIL NO 57 A AND 57 C AT VILLAGE GOVERDACHIM WITH REE AT OFF ROAD 4 HANDEH ROAD GURGAON NE ST. MARRAI											
NAME OF OWNER M/S INTEGRATED AFFORDABLE HOME PVE LTD. 2 WIND KARMA GANAPAL COMPLEX 2ND FLOOR OF BALAJI (WATY) SHRI GANESH MARRAI MUMBAI (M.Y. 4000)	OWNER SIGNATURE 										
DRG NO WACG-13 NORTH	<table border="1"> <tr> <th>CHK BY</th> <th>DESIGN BY</th> <th>DRN BY</th> <th>DATE</th> <th>REV</th> </tr> <tr> <td>SNEHAL SHAH</td> <td>SNEHAL SHAH</td> <td>UDAY</td> <td>19/04/2022</td> <td></td> </tr> </table> NAME, ADDRESS & SIGNATURE OF ARCHITECT 	CHK BY	DESIGN BY	DRN BY	DATE	REV	SNEHAL SHAH	SNEHAL SHAH	UDAY	19/04/2022	
CHK BY	DESIGN BY	DRN BY	DATE	REV							
SNEHAL SHAH	SNEHAL SHAH	UDAY	19/04/2022								
 <p> TOK Arch Licensed Surveyor & Engineer SNEHAL S SHAH 2ND FLOOR, 2ND PHASE, 2ND STAGE TOWER-105, SECTOR-105, GURGAON HARYANA, INDIA TEL: 99100-26666 </p>	SIGNATURE OF _____										

SUMMARY OF AREA CALC. FOR 31ST REFUGEE FLOOR			
NO.	DESCRIPTION	AREA (SQ. MT.)	TOTAL AREA (SQ. MT.)
A	REFUGEE FLOOR	121.18	121.18
TOTAL ADDITION		121.18	121.18

NO.	DESCRIPTION	AREA (SQ. MT.)	TOTAL AREA (SQ. MT.)
1	3.85 X 4.73 X 2 NOOR	36.91	36.91
2	4.81 X 4.76 X 2 NOOR	45.91	82.82
3	1.18 X 1.02 X 2 NOOR	2.41	85.23
4	1.40 X 3.80 X 2 NOOR	10.64	95.87
5	1.51 X 4.68 X 2 NOOR	28.18	124.05
6	4.80 X 3.01 X 2 NOOR	28.80	152.85
7	2.05 X 2.95 X 2 NOOR	12.05	164.90
8	1.20 X 4.41 X 1 NOOR	5.29	170.19
9	2.40 X 4.80 X 2 NOOR	23.04	193.23
10	1.30 X 3.80 X 2 NOOR	9.88	203.11
11	0.74 X 0.80 X 4 NOOR	2.36	205.47
12	2.80 X 0.40 X 4 NOOR	4.48	210.00
13	1.11 X 1.90 X 1 NOOR	2.11	212.11
14	0.85 X 0.90 X 1 NOOR	0.77	212.88
15	0.01 X 0.80 X 1 NOOR	0.01	212.89
16	0.71 X 1.06 X 1 NOOR	0.75	213.64
17	0.11 X 0.26 X 1 NOOR	0.03	213.67
18	0.25 X 0.40 X 1 NOOR	0.10	213.77
19	0.89 X 4.78 X 1 NOOR	4.24	218.01
20	3.85 X 0.30 X 1 NOOR	1.16	219.17
21	2.40 X 0.26 X 1 NOOR	0.62	219.79
22	0.88 X 1.26 X 1 NOOR	1.11	220.90
23	0.88 X 1.26 X 1 NOOR	1.11	222.01
24	0.88 X 1.26 X 1 NOOR	1.11	223.12
25	0.88 X 1.26 X 1 NOOR	1.11	224.23
26	0.88 X 1.26 X 1 NOOR	1.11	225.34
27	0.88 X 1.26 X 1 NOOR	1.11	226.45
28	0.88 X 1.26 X 1 NOOR	1.11	227.56
29	0.88 X 1.26 X 1 NOOR	1.11	228.67
30	0.88 X 1.26 X 1 NOOR	1.11	229.78
31	1.60 X 0.77 X 2 NOOR	2.46	232.24
32	0.51 X 0.31 X 1 NOOR	0.16	232.40
33	1.47 X 0.23 X 1 NOOR	0.34	232.74
34	4.00 X 1.40 X 1 NOOR	5.60	238.34
35	0.88 X 1.26 X 1 NOOR	1.11	239.45
36	0.88 X 1.26 X 1 NOOR	1.11	240.56
37	0.88 X 1.26 X 1 NOOR	1.11	241.67
38	0.88 X 1.26 X 1 NOOR	1.11	242.78
39	0.88 X 1.26 X 1 NOOR	1.11	243.89
40	0.88 X 1.26 X 1 NOOR	1.11	245.00
41	0.88 X 1.26 X 1 NOOR	1.11	246.11
42	0.88 X 1.26 X 1 NOOR	1.11	247.22
43	0.88 X 1.26 X 1 NOOR	1.11	248.33
44	0.88 X 1.26 X 1 NOOR	1.11	249.44
45	0.88 X 1.26 X 1 NOOR	1.11	250.55
46	0.88 X 1.26 X 1 NOOR	1.11	251.66
47	0.88 X 1.26 X 1 NOOR	1.11	252.77
48	0.88 X 1.26 X 1 NOOR	1.11	253.88
49	0.88 X 1.26 X 1 NOOR	1.11	254.99
50	0.88 X 1.26 X 1 NOOR	1.11	256.10
51	0.88 X 1.26 X 1 NOOR	1.11	257.21
52	0.88 X 1.26 X 1 NOOR	1.11	258.32
53	0.88 X 1.26 X 1 NOOR	1.11	259.43
54	0.88 X 1.26 X 1 NOOR	1.11	260.54
55	0.88 X 1.26 X 1 NOOR	1.11	261.65
56	0.88 X 1.26 X 1 NOOR	1.11	262.76
57	0.88 X 1.26 X 1 NOOR	1.11	263.87
58	0.88 X 1.26 X 1 NOOR	1.11	264.98
59	0.88 X 1.26 X 1 NOOR	1.11	266.09
60	0.88 X 1.26 X 1 NOOR	1.11	267.20
61	0.88 X 1.26 X 1 NOOR	1.11	268.31
62	0.88 X 1.26 X 1 NOOR	1.11	269.42
63	0.88 X 1.26 X 1 NOOR	1.11	270.53
64	0.88 X 1.26 X 1 NOOR	1.11	271.64
65	0.88 X 1.26 X 1 NOOR	1.11	272.75
66	0.88 X 1.26 X 1 NOOR	1.11	273.86
67	0.88 X 1.26 X 1 NOOR	1.11	274.97
68	0.88 X 1.26 X 1 NOOR	1.11	276.08
69	0.88 X 1.26 X 1 NOOR	1.11	277.19
70	0.88 X 1.26 X 1 NOOR	1.11	278.30
71	0.88 X 1.26 X 1 NOOR	1.11	279.41
72	0.88 X 1.26 X 1 NOOR	1.11	280.52
73	0.88 X 1.26 X 1 NOOR	1.11	281.63
74	0.88 X 1.26 X 1 NOOR	1.11	282.74
75	0.88 X 1.26 X 1 NOOR	1.11	283.85
76	0.88 X 1.26 X 1 NOOR	1.11	284.96
77	0.88 X 1.26 X 1 NOOR	1.11	286.07
78	0.88 X 1.26 X 1 NOOR	1.11	287.18
79	0.88 X 1.26 X 1 NOOR	1.11	288.29
80	0.88 X 1.26 X 1 NOOR	1.11	289.40
81	0.88 X 1.26 X 1 NOOR	1.11	290.51
82	0.88 X 1.26 X 1 NOOR	1.11	291.62
83	0.88 X 1.26 X 1 NOOR	1.11	292.73
84	0.88 X 1.26 X 1 NOOR	1.11	293.84
85	0.88 X 1.26 X 1 NOOR	1.11	294.95
86	0.88 X 1.26 X 1 NOOR	1.11	296.06
87	0.88 X 1.26 X 1 NOOR	1.11	297.17
88	0.88 X 1.26 X 1 NOOR	1.11	298.28
89	0.88 X 1.26 X 1 NOOR	1.11	299.39
90	0.88 X 1.26 X 1 NOOR	1.11	300.50
91	0.88 X 1.26 X 1 NOOR	1.11	301.61
92	0.88 X 1.26 X 1 NOOR	1.11	302.72
93	0.88 X 1.26 X 1 NOOR	1.11	303.83
94	0.88 X 1.26 X 1 NOOR	1.11	304.94
95	0.88 X 1.26 X 1 NOOR	1.11	306.05
96	0.88 X 1.26 X 1 NOOR	1.11	307.16
97	0.88 X 1.26 X 1 NOOR	1.11	308.27
98	0.88 X 1.26 X 1 NOOR	1.11	309.38
99	0.88 X 1.26 X 1 NOOR	1.11	310.49
100	0.88 X 1.26 X 1 NOOR	1.11	311.60
101	0.88 X 1.26 X 1 NOOR	1.11	312.71
102	0.88 X 1.26 X 1 NOOR	1.11	313.82
103	0.88 X 1.26 X 1 NOOR	1.11	314.93
104	0.88 X 1.26 X 1 NOOR	1.11	316.04
105	0.88 X 1.26 X 1 NOOR	1.11	317.15
106	0.88 X 1.26 X 1 NOOR	1.11	318.26
107	0.88 X 1.26 X 1 NOOR	1.11	319.37
108	0.88 X 1.26 X 1 NOOR	1.11	320.48
109	0.88 X 1.26 X 1 NOOR	1.11	321.59
110	0.88 X 1.26 X 1 NOOR	1.11	322.70
111	0.88 X 1.26 X 1 NOOR	1.11	323.81
112	0.88 X 1.26 X 1 NOOR	1.11	324.92
113	0.88 X 1.26 X 1 NOOR	1.11	326.03
114	0.88 X 1.26 X 1 NOOR	1.11	327.14
115	0.88 X 1.26 X 1 NOOR	1.11	328.25
116	0.88 X 1.26 X 1 NOOR	1.11	329.36
117	0.88 X 1.26 X 1 NOOR	1.11	330.47
118	0.88 X 1.26 X 1 NOOR	1.11	331.58
119	0.88 X 1.26 X 1 NOOR	1.11	332.69
120	0.88 X 1.26 X 1 NOOR	1.11	333.80
121	0.88 X 1.26 X 1 NOOR	1.11	334.91
122	0.88 X 1.26 X 1 NOOR	1.11	336.02
123	0.88 X 1.26 X 1 NOOR	1.11	337.13
124	0.88 X 1.26 X 1 NOOR	1.11	338.24
125	0.88 X 1.26 X 1 NOOR	1.11	339.35
126	0.88 X 1.26 X 1 NOOR	1.11	340.46
127	0.88 X 1.26 X 1 NOOR	1.11	341.57
128	0.88 X 1.26 X 1 NOOR	1.11	342.68
129	0.88 X 1.26 X 1 NOOR	1.11	343.79
130	0.88 X 1.26 X 1 NOOR	1.11	344.90
131	0.88 X 1.26 X 1 NOOR	1.11	346.01
132	0.88 X 1.26 X 1 NOOR	1.11	347.12
133	0.88 X 1.26 X 1 NOOR	1.11	348.23
134	0.88 X 1.26 X 1 NOOR	1.11	349.34
135	0.88 X 1.26 X 1 NOOR	1.11	350.45
136	0.88 X 1.26 X 1 NOOR	1.11	351.56
137	0.88 X 1.26 X 1 NOOR	1.11	352.67
138	0.88 X 1.26 X 1 NOOR	1.11	353.78
139	0.88 X 1.26 X 1 NOOR	1.11	354.89
140	0.88 X 1.26 X 1 NOOR	1.11	356.00
141	0.88 X 1.26 X 1 NOOR	1.11	357.11
142	0.88 X 1.26 X 1 NOOR	1.11	358.22
143	0.88 X 1.26 X 1 NOOR	1.11	359.33
144	0.88 X 1.26 X 1 NOOR	1.11	360.44
145	0.88 X 1.26 X 1 NOOR	1.11	361.55
146	0.88 X 1.26 X 1 NOOR	1.11	362.66
147	0.88 X 1.26 X 1 NOOR	1.11	363.77
148	0.88 X 1.26 X 1 NOOR	1.11	364.88
149	0.88 X 1.26 X 1 NOOR	1.11	365.99
150	0.88 X 1.26 X 1 NOOR	1.11	367.10
151	0.88 X 1.26 X 1 NOOR	1.11	368.21
152	0.88 X 1.26 X 1 NOOR	1.11	369.32
153	0.88 X 1.26 X 1 NOOR	1.11	370.43
154	0.88 X 1.26 X 1 NOOR	1.11	371.54
155	0.88 X 1.26 X 1 NOOR	1.11	372.65
156	0.88 X 1.26 X 1 NOOR	1.11	373.76
157	0.88 X 1.26 X 1 NOOR	1.11	374.87
158	0.88 X 1.26 X 1 NOOR	1.11	375.98
159	0.88 X 1.26 X 1 NOOR	1.11	377.09
160	0.88 X 1.26 X 1 NOOR	1.11	378.20
161	0.88 X 1.26 X 1 NOOR	1.11	379.31
162	0.88 X 1.26 X 1 NOOR	1.11	380.42
163	0.88 X 1.26 X 1 NOOR	1.11	381.53
164	0.88 X 1.26 X 1 NOOR	1.11	382.64
165	0.88 X 1.26 X 1 NOOR	1.11	383.75
166	0.88 X 1.26 X 1 NOOR	1.11	384.86
167	0.88 X 1.26 X 1 NOOR	1.11	385.97
168	0.88 X 1.26 X 1 NOOR	1.11	387.08
169	0.88 X 1.26 X 1 NOOR	1.11	388.19
170	0.88 X 1.26 X 1 NOOR	1.11	389.30
171	0.88 X 1.26 X 1 NOOR	1.11	390.41
172	0.88 X 1.26 X 1 NOOR	1.11	391.52
173	0.88 X 1.26 X 1 NOOR	1.11	392.63
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177	0.88 X 1.26 X 1 NOOR	1.11	397.07
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179	0.88 X 1.26 X 1 NOOR	1.11	399.29
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181	0.88 X 1.26 X 1 NOOR	1.11	401.51
182	0.88 X 1.26 X 1 NOOR	1.11	402.62
183	0.88 X 1.26 X 1 NOOR	1.11	403.73
184	0.88 X 1.26 X 1 NOOR	1.11	404.84
185	0.88 X 1.26 X 1 NOOR	1.11	405.95
186	0.88 X 1.26 X 1 NOOR	1.11	407.06
187	0.88 X 1.26 X 1 NOOR	1.11	408.17
188	0.88 X 1.26 X 1 NOOR	1.11	409.28
189	0.88 X 1.26 X 1 NOOR	1.11	410.39
190	0.88 X 1.26 X 1 NOOR	1.11	411.50
191	0.88 X 1.26 X 1 NOOR	1.11	412.61
192	0.88 X 1.26 X 1 NOOR	1.11	413.72
193	0.88 X 1.26 X 1 NOOR	1.11	414.83
194	0.88 X 1.26 X 1 NOOR	1.11	415.94
195	0.88 X 1.26 X 1 NOOR	1.11	417.05
196	0.88 X 1.26 X 1 NOOR	1.11	418.16
197	0.88 X 1.26 X 1 NOOR	1.11	419.27
198	0.88 X 1.26 X 1 NOOR	1.11	420.38
199	0.88 X 1.26 X 1 NOOR	1.11	421.49
200	0.88 X 1.26 X 1 NOOR	1.11	422.60
201	0.88 X 1.26 X 1 NOOR	1.11	423.71
202	0.88 X 1.26 X 1 NOOR	1.11	424.82
203	0.88 X 1.26 X 1 NOOR	1.11	425.93
204	0.88 X 1.26 X 1 NOOR	1.11	427.04
205	0.88 X 1.26 X 1 NOOR	1.11	428.15
206	0.88 X 1.26 X 1 NOOR	1.11	429.26
207	0.88 X 1.26 X 1 NOOR	1.11	430.37
208	0.88 X 1.26 X 1 NOOR	1.11	431.48
209	0.88 X 1.26 X 1 NOOR	1.11	432.59
210	0.88 X 1.26 X 1 NOOR	1.11	433.70
211	0.88 X 1.26 X 1 NOOR	1.11	434.81
212	0.88 X 1.26 X 1 NOOR	1.11	435.92
213	0.88 X 1.26 X 1 NOOR	1.11	437.03
214	0.88 X 1.26 X 1 NOOR	1.11	438.14
215	0.88 X 1.26 X 1 NOOR	1.11	439.25
216	0.88 X 1.26 X 1 NOOR	1.11	440.36
217	0.88 X 1.26 X 1 NOOR	1.11	441.47
218	0.88 X 1.26 X 1 NOOR	1.11	442.58
219	0.88 X 1.26 X 1 NOOR	1.11	443.69
220	0.88 X 1.26 X 1 NOOR	1.11	444.80
221	0.88 X 1.26 X 1 NOOR	1.11	445.91
222	0.88 X 1.26 X 1 NOOR	1.11	447.02
223	0.88 X 1.26 X 1 NOOR	1.11	448.13
224	0.88 X 1.26 X 1 NOOR	1.11	449.24
225	0.88 X 1.26 X 1 NOOR	1.11	450.35
226	0.88 X 1.26 X 1 NOOR	1.11	451.46
227	0.88 X 1.26 X 1 NOOR	1.11	452.57
228	0.88 X 1.26 X 1 NOOR	1.11	453.68
229	0.88 X 1.26 X 1 NOOR	1.11	454.79
230	0.88 X 1.26 X 1 NOOR	1.1	



DIVISION OF PHYSICAL AND CHEMISTRY
 FEDERAL BUREAU OF INVESTIGATION
 U.S. DEPARTMENT OF JUSTICE
 WASHINGTON, D. C. 20535
 DATE: 10/11/68
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 PROJECT: [Illegible]
 SHEET: [Illegible]

10/11/68



No. TCP/P-2)/ODC/CC/3.156/II/ 20 /2022

Date: 11 JAN 2023

COMMENCEMENT CERTIFICATE UPTO PLINTH

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to M/s. Integrated Affordable Homes Pvt. Ltd. for the proposed development of Residential cum Shopping Building upto plinth level only comprising of Wing A (Pt. Ground + Pt. Stilt + 1 level podium + service floor + 2nd to 19th upper residential floors) and Wing B (Pt. Stilt + Pt. ground + 2 level podiums + Service floor + 3rd to 20th upper residential floors) with proposed BUA of 16,065.13 sqm as against the total permissible built up area of 22,786.45 sqm on the land bearing CTS No. 57 A & C of Village Goregaon, Mumbai, as depicted on the drawing no. 1 to 16. The Commencement Certificate upto plinth level is granted on the following conditions:

VIZ:

1. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
2. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - I. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
 - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.
3. This Commencement Certificates is valid for a period of one year from the date hereof and will have to be renewed thereafter.
4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.
5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
6. The provisions in the proposal which are not confirming to applicable Development Control and Promotion Regulations and other acts are deemed to be not approved.

Mumbai Metropolitan Region Development Authority

Bandra-Kurla Complex, Bandra East, Mumbai 400 051.
T +91 22 2659 1234 EPABX +91 22 2659 0001 / 4000 F +91 22 2659 112 / 1264
<https://mmrda.mh.gov.in>

7. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MM/RDA before Occupancy Certificate.
8. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
9. The applicant shall obtain all the permissions required to be obtained and shall pay all the fees/dues/charges required to be paid under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction.
10. The applicant shall obtain an advance connection (not commissioned) for utilities and services before applying for grant of permission above plinth level as mentioned in the MCGM's letter no. ChEng/817/SR/Roads, dt 30-03-2007;
11. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MM/RDA;
12. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances such as EIA clearance; CFO, etc and undertakings submitted to MM/RDA from time to time.
13. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCRs and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
14. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 11(2) of MCGM DCPR-2034;
15. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Offices circular No. MFS/10/2012/1099 dated 19-07-2012.
16. The applicant shall install the Rain Water Harvesting System as per regulation no. 62 of the MCGM's sanctioned DCPR 2034;
17. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen; dated 06-01-2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein] & applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupancy Certificate;
18. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from MCGM and submit the same to MM/RDA before applying for Occupancy Certificate for the buildings on the land under reference.

19. As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:

- I. Name and address of the owner/developer, architect and contractor;
- II. Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
- III. Order No. and date of grant of development permission issued by MMRDA;
- IV. F.S.I permitted;
- V. Address where the copies of detailed approved plans shall be available for inspection;

20. A notice in the form of advertisement giving all the details mentioned in 19 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;

Special Conditions:

21. The applicant shall execute and submit the supplementary lease deed with MMRDA with respect to additional built up area before applying for occupancy certificate.
22. The applicant shall pay entire stamp duty of the prospective buyers for the residential units comprised in the built up area for which this commencement certificate is issued by granting 50% rebate in the payment of addl. built up area premium, premium for fungible compensatory area, premium for availing area under staircase, lift, lift lobby free of FSI and premium for condonation in marginal open space deficiency in accordance with the Govt. order 14-01-2021, MMRDA's Circular dated 21-12-2021 and undertaking dated 28-12-2021 Submitted by the applicant.
23. The applicant shall obtain revised order under the provisions of BT&L Act, 1948 from the competent authority for using land under reference for non agricultural shopping purpose and submit the same to MMRDA before commencing any development on the land under reference.
24. In addition to stamp duty paid while execution of Deed of Assignment dated 07-02-2018, applicant shall pay stamp duty applicable for consuming 1.50 additional FSI and 35% fungible BUA permissible on base as well as additional FSI and submit its receipts to MMRDA before commencing any development on the land under reference.
25. The applicant shall submit amended HE remarks/NOC issued by the Department of Hydraulic Engineer, MCGM for maintaining top of the underground storage tank flushed with the adjacent ground level before commencing any development on the land under reference.
26. The applicant shall submit revised electric supply NOC (i.e. for entire BUA) before submitting request for grant of CC above plinth to the building under reference.
27. The applicant shall restrict covered construction area upto 20,000 Sq.m. till s/he obtains clearance from MOEF and submits it to MMRDA.

28. The applicant shall ensure that the Standard Operating Procedures (SOPs) and all other mandatory requirements as per MCGM's circulars and State Government Orders / Resolutions / Guidelines issued from time to time with respect to prevention and containment of COVID -19 under Epidemic Diseases Act, 1897 are followed at site.
29. The construction and demolition wastes shall be handled and transported to the designated unloading site and the applicant shall comply with all the conditions mentioned in SWM NOC.
30. The applicant shall be liable to pay all the dues, if any, as per any Law/Act/ Notification/ Circular etc. issued from time to time by any competent Authority, as and when such demand is raised.

31. The applicant shall ensure that all the NOC's, Approvals, Bank Guarantees etc. submitted for obtaining this permission are valid till the development is completed in all respect.




Planner
Town Planning Division

Copy with set of approved drawings bearing nos. 1 to 16 to:

- 1) M/s. Integrated Affordable Homes Pvt. Ltd. Shri. Snehal Shah
107-108, Matharu Arcade, Plot No. 32,
'D' Wing, Kamma Sankalp, Paranjape Scheme, above Axis Bank,
Corner of 6th and 7th floor of Rajwadi, Subhash Road, Vile Parle (E),
Chatkopar (E), Mumbai - 400 057
Mumbai - 400 077

Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30-01-2009), with set of approved drawings bearing nos. 1 to 16 to:

The Executive Engineer,
Bldg. Proposals Suburbs, 6th floor,
MCGM Office, Hindu Hriday Samrat Balasahab Thakre Market,
Poonam Nagar, Jogeshwari (E)
Mumbai - 400 093

P.S.: The Commencement Certificate upto plinth is issued subject to the conditions mentioned in the forwarding letter No. TCP (P-2)/ODC/CC/3.156/1/20 /2022, Date: 11 JAN 2022.



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 :
P51800045996

Project: **Integrated Ramicon** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 57A AND Gt Borivli, Borivli, Mumbai Suburban, 400104.**

1. **Integrated Affordable Home Private Limited** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400077.*
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 (1) 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 **15/06/2022** and ending with **31/12/2026** 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. Vasan Premchand Prabh
(Secretary, MARRERA)
Date: 15-06-2022 20:37:16

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

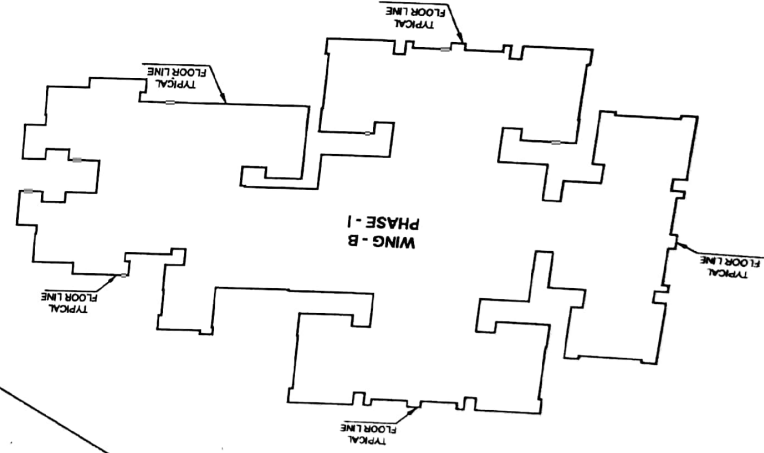
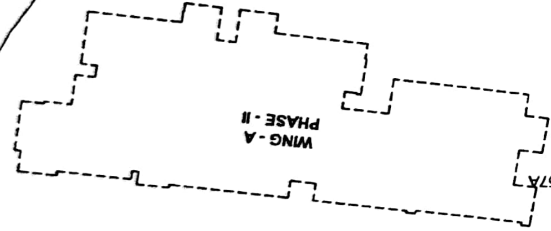
Dated: **15/06/2022**
Place: **Mumbai**

BLOCK PLAN

SCALE : NOT TO SCALE



FUTURE PROPOSED DEVELOPMENT - WING A (PHASE-II)



C.T.S. NO.73

C.T.S. NO.76

C.T.S. NO.57A

C.T.S. NO.46+50 TO
58+58+59/15

C.T.S. NO.46+50 TO
58+58+59/14A

PLOT BOUNDARY