

HGP Community Private Limited
CIN: U45201MH2016PTC274222



11th April, 2024

To,
Sanjay Kumar Singh
503 (West), Keshav Place,
Bailey Road, Khajpura, Patna,
Bihar-800014.

Dear Sir/Madam,

1. We are pleased to allot you **Apartment No. 1206** on the **12th floor** of the Building known as **REGENT HILL, 'A' Wing** in Sector XI – A at Hiranandani Gardens, Powai, Mumbai–400076, having **Carpet Area 35.25 sq.mtrs.** equivalent to **379 sq.ft.**, for total consideration of **Rs 1,56,68,700/-** (Rupees One Crore Fifty Six Lakhs Sixty Eight Thousand Seven Hundred Only), including proportionate common areas and facilities appurtenant to the Apartment, hereinafter referred to as the Said Apartment, which shall be paid by you to us as follows:-

SR.NO.	DETAILS	AMOUNT (RS.)
a)	Advance payment or Application fee	15,00,000/-
b)	On or before 15-05-2024	1,41,68,700/-
	TOTAL	1,56,68,700/-

You shall on or before **15-05-2024** pay to us/Promoter, the following amounts:-

- (i) **Rs. 500/-** (for Individual), **Rs. 1000/-** (for non - individual) towards share money, **Rs. 100/-** application entrance fee of the Society.
- (ii) **Rs.9,400/-** towards expenses for formation and registration of the Society and incidental charges.
- (iii) **Rs. _____/-** for proportionate share of taxes and other charges / levies in respect of the Federation / Apex body.
- (iv) **Rs. 1,50,000/-** towards adhoc/provisional contribution towards outgoings of Society for eighteen months and property taxes as per actuals applicable from the date of this allotment letter.
- (v) **Rs. _____/-** for deposit and charges towards Water, Electric, drainage, sewerage connection and other utility and services connection charges.
- (vi) **Rs. _____/-** towards deposit and charges for electrical receiving and Sub Station provided in the Layout Plot.
- (vii) **Rs. _____/-** towards Legal & Documentation charges.
- (viii) **Rs.10,000/-** towards Mahanagar Gas Connection charges.
- (ix) **Rs.1,00,000/-** to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities which are in Hiranandani Gardens Complex (PADS).
- (x) **Rs. _____/-** for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease

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HIRANANDANI

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KAMAL NIRANJAN
HIRANANDANI
Date: 2024.04.11
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Corporate Address: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400 076, India
E-Mail: info@hiranandani.net website: www.hiranandani.com Tel: (91-22)25763600 /6466 Fax: (91-22)2570 6444
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai - 400 021. Tel: 2287 6060/2287 6061* Fax: 2283201

HGP Community Private Limited

CIN: U45201MH2016PTC274222



2. We have informed you and you are aware that –

- (i) We have constructed the Building, **REGENT HILL**, having 5 wings i.e. Wings A, B, C, D & E. Wing "A" of the said Building **REGENT HILL** is of a **3 basements + still+ 1st to 23rd upper floors**, being constructed on a portion of the said Sector XI - A as a part of phase-wise development of larger lands forming part of Powai Area Development Scheme (PADS), which is being developed on layout development basis in phase-wise manner for last several years.

The said 5 Wings of the Building Regent Hill i.e. Wings A, B, C, D & E shall form part of one phase/one project and the amenities (except car parkings) shall be enjoyed in common by all the Societies with access to all the common areas and amenities and that, there will be common entry and exit from the main entrance for all the Allottees / Members of the proposed Societies. However, for each Wing, separate society of the Apartment Allottees will be formed.

- (ii) The Said Apartment has being constructed as per the Judgment / Orders passed by the Bombay High Court in PILs, being PIL Nos. 131 of 2008, 91 of 2008 and 21 of 2010 ("three PILs"). As per the Judgment dated 22nd February, 2012, passed in the above PILs, no two flats can be sold to the same person or any member of her/his family, being her/his spouse and children. Vide Judgment dated 11th January, 2023, the Hon'ble Bombay High Court has disposed of the said three PILs. However, the above condition, i.e. "no two flats can be sold to the same person or any member of her/his family, being her/his spouse and children", continue to apply.
- (iii) This Project i.e the said Building Regent Hill having 5 Wings, has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai no.**P51800018620**.
- (iv) We have proposed to submit plans to MCGM for construction of a Club House, which will be common for all the Wings of the **REGENT HILL** Building i.e. Wings A, B, C, D & E and the proposed buildings, including Highland and Empress Hill buildings and other building/s in the said Sector. After obtaining the necessary approvals from the respective competent authorities, we will start the work of the Sector specific proposed Club House and landscape amenities to be provided in the Sector in phase wise manner. You confirm that you are aware that at the time of possession of the said Apartment, the construction work of the proposed Club House and the landscape amenities will be ongoing as per the phases and stages of construction of the other building in the said Sector and will be ready after completion of the last building / last phase of the said Sector. All the allottees of the aforesaid buildings/ their societies shall be liable to pay on monthly basis Club House usage, maintenance and operation charges regularly to us till federation of the societies of the allottees of the aforesaid buildings are formed and thereafter to such federation.
- (v) There is Stack Parking (mechanized) available in the said project, each wing of the Said Building will have separate car parks, which will be allotted by the Promoter to the Allottees free of cost. After the allotment of parking, the Allottee/s and/or the Society of all the Allottee/s shall not be entitled to raise any objection or make grievance in respect thereof in any manner. The Allottees / Society shall contribute / pay proportionately to the Promoter, all the charges / cost related / incidental to the operation, maintenance and repairs of the carparking systems, which shall be in addition to the maintenance cost of the apartments/building. You, as proposed allottee/s, hereby confirm/s having consented to the same and undertaken not to raise any dispute/grievance in future in respect of the same.

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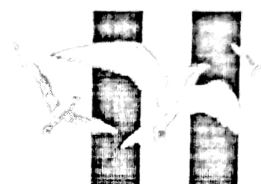
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Corporate Address: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400 076, India
E-Mail: info@hiranandani.net website: www.hiranandani.com Tel:(91-22)25763600 /6466 Fax: (91-22)2570 6444
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai - 400 021. Tel.: 2287 6060/2287 6061* Fax : 2283201



HGP Community Private Limited

CIN: U45201MH2016PTC274222



Hiranandani

- (vi) You, as proposed allottee/s, confirm/s that you have also been informed that you shall use the parking space to park vehicles of standard/permitted size, and that some large vehicles like S.U.V./M.U.V. etc. may not fit into the parking space. You confirm the same and undertake not to raise any dispute and/or claim in future in respect of the same in any manner.
3. The Agreement for Sale of the Said Apartment, containing the detailed terms and conditions for the sale of the Said Apartment has shown to you and has been approved by you and agreed upon between us, which will be executed immediately by you on payment of ten per cent of the total consideration of the said Apartment. In the event of your not coming forward to execute and register Agreement within a stipulated period of 30 days, then we are entitled to sell / allot the said Apartment to any third person without taking any prior consent from you. In such event, we will be entitled to deduct there from 10% of the total Consideration. In such event, you will not be entitled to make any claim of whatsoever nature to the said Apartment.
 4. **Stamp duty charges on Agreement for Sale of the Said Apartment shall be borne by HGP Community Pvt Ltd. & registration charges to be borne by you alone.**
 5. You have confirmed that this Letter of Allotment supersedes previous writing/s and document/s, if any, exchanged / executed between us in respect of this Transaction and that only this Letter of Allotment constitutes the entire understanding / agreement arrived at between the parties hereto for sale of the Said Apartment.
 6. Please note that each of the aforesaid instalments are to be paid by you within the time period of 15 days as stipulated in demand notice/s which shall be sent to you, by email and at your above mentioned address. The notice issued to you as aforesaid, shall be deemed to be a good service upon you. The time stipulated in the demand notice/s shall be the essence of the Contract in this behalf. In the event of non-payment of any of the instalments as per the demand notice/s, inspite of 15 days' notice to you in that behalf, we, at our option and discretion shall have right to terminate the letter of Allotment and thereafter we shall be at liberty to allot/sell the said Apartment to any other person/s without any recourse to you.
 7. Any communication including notices for intimation for completion of work, demand notices and any other communication pertaining to the Said Apartment will be forwarded to your E-mail ID as given by you, i.e **sanjayfromgyanbigha@gmail.com** and your above mentioned address. You undertake to intimate us immediately in the event of any change in your E-mail ID and/or address.
 8. Without prejudice to our right of termination, as aforesaid, you shall be liable to pay monthly compoundable 12% interest from the date the amount become due till payment to us on all such delayed payments.
 9. The amount/s paid by you to us shall be appropriated firstly towards taxes payable by you, then towards interest payable for all outstanding instalments towards consideration in respect of the Said Apartment, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said Apartment.
 10. Please note that any liability arising out of GST, including all increase and/or addition/s thereon or any other taxes as may be applicable from time to time in respect of this Allotment / transaction mentioned herein, shall be borne and paid by you alone.

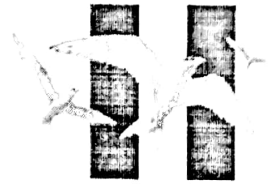
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HGP Community Private Limited

CIN: U45201MH2016PTC274222



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11. We have informed you and you are aware that as per the Finance Act of 2013, TDS is applicable on transfer of immovable property, wherein the consideration of the property exceeds or is equal to Rs. 50 Lakhs. Under the amended provisions of Section 194 IA of the Income Tax Act, 1961, w.e.f., 1st September 2019, **Tax Deduction at Source (TDS)** @1% is required to be deducted by the purchaser of the property at the time of making payment of sale consideration, which is inclusive of Agreement Value and all Other Charges. You shall submit a copy of the TDS challan/s along with Form 16B to us immediately after making payment.
12. TDS certificate in Form 16B is required to be issued by you as a final confirmation of credit to – M/s. HGP Community Private Limited, in respect of the taxes deducted and deposited into the Government Account.

M/s. HGP Community Private Limited - PAN No.: AADCH8389P

Yours faithfully,
For HGP Community Private Limited

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DIRECTOR

H.B. av

I/We Confirm,

Sanjay Kumar Singh



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 : **P51800018620**

Project: **REGENT HILL A B C D AND E WING**, Plot Bearing / CTS / Survey / Final Plot No.: **20 A PT AND 22 A PT** at **Kurla, Kurla, Mumbai Suburban, 400076;**

1. **Hgp Community Pvt. Ltd.** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400021**.
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 **22/11/2018** and ending with **30/06/2025** 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 19:35:11

Dated: **09/09/2021**
Place: **Mumbai**

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

105A Street

HGP COMMUNITY PVT.LTD

REERA Registration no: PS1800018620

Date: 28-03-2024

Building	Regenthill A	Carpet Area	1n Sq Ft	1n Sq Mtrs
Flat No	1206	REERA Carpet Area	379	38.25
Flat Cost	1,61,50,000			



You have the privilege to use 3 Stack parking along with above flat.

Payment Schedule

Payment Description	Amount (in Rs.)	Total Amount (in Rs.)	Less TDS	Total (in Rs.)	Due Date
Earnout 1	16,15,000	16,15,000	16,150	15,98,850	28-Mar-24

Payment Description	Amount (in Rs.)	Total Amount (in Rs.)	Less TDS	Total (in Rs.)	Due Date
Stamp Duty				0	
Registration				30,000	28-Apr-24
Scanning Charges				10,000	

Statutory Cost: (ii)

Payment Description	Amount (in Rs.)	Total Amount (in Rs.)	Less TDS	Total (in Rs.)	Due Date
On Or Before	1,45,35,000	1,45,35,000	1,45,350	1,43,89,650	28-Apr-24
Total	1,61,50,000	1,61,50,000		1,59,89,500	

Other Charges towards the Flat (Payable at the time of possession) (iii):

Payment Description	Amount (in Rs.)	Total Amount (in Rs.)	Less TDS	Total (in Rs.)	Due Date
Interim/Provisional Deposit				1,00,000	
Charges towards membership share money & society formation				10,000	
Advance Maintenance charges for 18 months (Applicable from the Date of Letter of Allotment)				1,50,000	28-Apr-24
Management Cost				10,000	
GST on Other Charges				48,000	
Total				3,18,000	
Total Cost Including (i) + (ii) + (iii) + (iv) - (in Rs.)				1,65,08,500	

1,60,27,930/-

Terms and Conditions

- The Letter of allotment will be issued after payment of 10% of Agreement Value.
- Payment of allotment to be made in the name of 'Hypotenuse Group Infrastructure Association'.
- Name may increase subject to Company Policy without any prior notice.
- Advance questions is valid for a Day only.
- Subject will be changed if 1% compounded monthly for delayed payments.
- Statutory Costs are inclusive & subject to change.
- In case the 1st advance amount is not received by date date from the quotation and the promoter has right to transfer the said flat to any third party without giving any notice to the allottee. In case of such cancellation of the flat the amount of the 1st advance shall be returned by the promoter to the allottee on receipt of the 3rd party and the same shall be reduced by the promoter after deducting promoter fee, bank charges, expenses etc., including the 2nd advance amount @ 1% of the flat value and after deducting 1% TDS. Also cost for TDS shall be paid only on receipt of the TDS paid certificate from 181 days date signed by the allottee.
- Writing modes in the agreement will be as follows in terms.

Name of the Buyer(s)	Sanyog Kumar Singh	Signature of Authority
Communication Address	503 (West), Keshav Place, Bailey Road, Bhatra	
Email Id & Contact No.	Sanyogkumar@gmail.com - 9929202405	
	<i>Sanyog</i>	

Flat No. 1206



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/ES/2581/S/337(NEW)/FCC/5/Amend
COMMENCEMENT CERTIFICATE

To,
HGP COMMUNITY PRIVATE LIMITED
Olympia, Central Avenue, Hiranandani Business
Park, Powai-400076

Sir,
With reference to your application No. CHE/ES/2581/S/337(NEW)/FCC/5/Amend Dated. 27 May 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 27 May 2021 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. Old C.T.S. No. 18 (Pt.), 19(Pt.), 20A(Pt.), 20B, 22A(Pt.) & 22B & New C.T.S. No. 22A/9 (Pt.) Division / Village / Town Planning Scheme No. POWAI situated at Loop road Road / Street in S 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. AE BP 9&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 22/10/2019

Issue On: 23 Oct 2018

Valid Upto:

22 Oct 2019

Application Number:

Remark:

plinth CC upto top of basement 1, for core portion within building line (i.e. Excluding the extended basement) as per IOD plans dated 26.06.2018.

Approved By

Issue On: 04 Apr 2019

Valid Upto:

03 Apr 2020

Application Number:

CHE/ES/2581/5/337(NEW)/FCC/1/Amend

Remark:

Plinth CC is re endorsed for entire work upto plinth i.e. upto still top of wing A, B, C, D & E including basement top as per approved plans dtd 26.06.2018.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On: 28 May 2019

Valid Upto:

27 May 2020

Application Number:

CHE/ES/2581/5/337(NEW)/FCC/1/Amend

Remark:

Final CC granted for Wing A & B comprising of 03 level basements + still + 1st to 23rd upper floors as per approved plans dtd 06.05.2019.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

CHE/ES/2581/5/337(NEW)/FCC/1/Amend

Page 2 of 4 On 21-Oct-2021





Issue On : 16 Aug 2019 Valid Upto : 15 Aug 2020

Application Number : CHE/ES/2581/S/337(NEWY)/FCC/2/Amend

Remark :

Full CC granted for Wing C comprising of 03 level basements + silt + 1st to 6th upper floors as per approved plans dtd 08.05.2019.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 07 Oct 2019 Valid Upto : 06 Oct 2020

Application Number : CHE/ES/2581/S/337(NEWY)/FCC/3/Amend

Remark :

Full CC for Wing C comprising of 03 level basements + silt + 1st to 23rd upper floors as per approved plans dtd 03.10.2019.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 04 Nov 2019 Valid Upto : 03 Nov 2020

Application Number : CHE/ES/2581/S/337(NEWY)/FCC/4/Amend

Remark :

Full CC granted for Wing D & E comprising of 03 level basements + silt + 1st to 23rd upper floors as per approved plans dtd 03.10.2019.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 21 Oct 2021 Valid Upto : 22 Oct 2022

CHE/ES/2581/S/337(NEWY)/FCC/5/Amend

Application Number : CHE/ES/2581/S/337(NEW)/FCC/5/Amend

Remark :

Full CC granted for residential building No.2 comprising of 3 basements + still + 1st to 23rd upper floors for wings A to E, along with the elevation treatments as per approved plans dtd 01.09.2021.

Name : Nitin Vasantrao Patil
Designation : Assistant
Engineer
Organization : Personal
Date : 21-Oct-2021 15: 20:09

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal
Eastern Suburb S Ward Ward

Cc to :

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

CHE/ES/2581/S/337(NEW)/FCC/5/Amend



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/ES/2581/S/337(NEW)/OCC/1/NEW of 09 March 2022]

To,
Surendra Hiranandani, CA to Owner
Olympia, Central Avenue, Hiranandani Business Park, Powai-400076.

Dear Applicant/Owners,

The Part development work of Residential building comprising of Residential building No- 2 (Regent Hill) comprising of i.e. the full development work of Residential building comprising of of Wing-A & B having 3 level basements + stilt + 1st to 23rd on plot bearing C.S.No./CTS No. Old C.T.S. No. 18 (Pt.), 19(Pt.), 20A(Pt.), 20B, 22A(Pt.) & 22B & New C.T.S. No. 22A/9 (Pt.) of village POWAI at Hiranandani Gardens is completed under the supervision of Shri. Suhas Purushottam Joshi , Architect , Lic. No. CA/84/8625 , Shri. Shailesh R Mahimtura , RCC Consultant, Lic. No. STR/M/39 and Shri. ca8625 , Site supervisor, Lic.No. P/8/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/2581/S/337(NEW)-CFO/1/New dated 13 December 2021.

It can be occupied with the following condition/s.

- 1) That the balance conditions as per this office Intimation of Disapproval and amended plans approval conditions under even no. shall be complied with before requesting full OCC.
- 2) That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violations within the said portion shall be permitted by the developer.
- 3) That the prospective occupants of building shall be made aware of the balance works & MCGM shall be kept indemnified for any litigations, mishap etc.
- 4) That the prospective occupiers of building shall be made aware of the ongoing construction activities/ partially incomplete works & protective/ safety measures to be adopted at their end & no FSI violations within the said portion shall be permitted by the developer.
- 5) That the RG/ LOS shall be developed as per approved plans & same shall be planted with trees as per regulations.
- 6) That all temporary provisions in regards to building services shall be maintained till full OCC.

Copy To :

1. Asstt. Commissioner, S Ward
2. A.A. & C. , S Ward
3. EE (V), Eastern Suburb
4. M.I. , S Ward
5. A.E.W.W. , S Ward
6. Architect, Suhas Purushottam Joshi, OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 76

For information please

Name : Lotan Sulkadeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 09-Mar-2022 12: 55:05

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
S Ward





MUNICIPAL CORPORATION OF GREATER MUMBAI

Noteshheet

Application Number : CHE/ES/2581/S/337
(NEW)/OCC/1/NEW
Zone Name : Eastern Suburb
Architect/LE/SE Name : Suhas Purushottam Joshi
Authority Remark:

Ward Name : S Ward
Inward Date : 27 May 2021
Issued On : 09 Mar 2022

Approved as proposed to grant the Part Occupation permission to residential wings A & B for building comprising of 3 level basements + stilt + 1st to 23rd residential upper floors

Name : Lotan Sukadeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 09-Mar-2022 12: 50:48

Executive Engineer (BP) ES II



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notehheet

Application Number : CHE/ES/2581/S/337
(NEW)/OCC/1/New
Zone Name : Eastern Suburb
Architect/LE/SE Name : Suhas Purushottam Joshi
Ward Name : S Ward
Inward Date : 27 May 2021
Issued On : 22 Apr 2022

Authority Remark:

Approved as proposed to grant the Full Occupation permission for full development work of Residential Building No.2 (Regent Hill) comprising of Wing 'C', 'D' & 'E' having 3 level basements + stilt + 1st to 23rd residential upper floors (including LMR, Staircase room, OHT) in addition to the earlier OCC granted to entire wings A & B having 3 level basements + stilt + 1st to 23rd residential upper floors., subject to compliance of MOEF before handing over physical possession to occupier.

Name : Lotan Sukadeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 22-Apr-2022 12: 37:11

Executive Engineer (BP) ES II



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7) * and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6) *
[CHE/ES/2581/S/337(NEW)/OCC/1/New of 22 April 2022]

To,
Surenadra Hiranandani, CA to Owner
Olympia, Central Avenue, Hiranandani Business Park, Powai-400076.

Dear Applicant/Owners,

The full development work of Residential building comprising of Residential building No- 2 (Regent Hill) comprising of i.e. the full development work of Residential building comprising of Wing 'C', 'D' & 'E' having 3 level basements + stilt + 1st to 23rd residential upper floors (including LMR, Staircase room, OHT) in addition to the earlier OCC granted to entire wings A & B having 3 level basements + stilt + 1st to 23rd residential upper floors on plot bearing C.S.No./CTS No. Old C.T.S. No. 18 (Pt.), 19(Pt.), 20A(Pt.), 20B, 22A(Pt.) & 22B & New C.T.S. No. 22A/9 (Pt.) of village POWAI at Hiranandani Gardens is completed under the supervision of Shri. Suhas Purushottam Joshi , Architect, Lic. No. CA/84/8625 , Shri. Shailesh R Mahimtura , RCC Consultant, Lic. No. STR/M/39 and Shri. C. K. PITHAWALLA , Site supervisor, Lic.No. P/8/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/2581/S/337(NEW)-CFO/1/Amend dated 17 February 2022 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward
 3. EE (V), Eastern Suburb
 4. M.I. , S Ward
 5. A.E.W.W. , S Ward
 6. Architect, Suhas Purushottam Joshi, OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 76
- For information please

Name : Lotan Sukadeo Athire
Designation : Executive
Engineer
Organization : Personal
Date : 22-Apr-2022 17: 11:03

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
S Ward