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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000000475

Project: *Indiabulls Park 4 Plot Bearing / CTS / Survey / Final Plot No.: 81/9 , 81/12 , 81/13 , 81/14 , 71/24, 71/23A , 71/23B , 71/16 , 71/13 , 71/15 at Kon, Panvel, Raigarh, 410207.*

1. **Lucina Land Development Limited** having its registered office / principal place of business at *Tehsil: Ward
GSouth, District: Mumbai City, Pin: 400025.*

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 scheduled 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 **18/07/2017** and ending with **30/01/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 8.
 - 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.



Dated: 17/01/2024
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 17-01-2024 17:48:55

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021,
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933
CIN-U99999 MH 1978 BGC-014574

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614,
PHONE : +91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

Date :

CIDCO/NAINA/PANVEL/Kon/BP-89/ACC/2019/4611/SAP/SA(BP)/135 12/04/2019

To,
M/s Diana Infrastructure, Ltd.,
Indiabulls Finance Centre, 15th floor, Wing A,
Senapati Bapat Marg, Elphinstone (W),
Mumbai 400013.

Sub.: Development of proposed Rental Housing Scheme on land bearing Survey No. 63/0, 64/1, 64/2, 65/1, 65/2, 65/3, 66/2, 66/3, 66/5, 66/6, 66/7, 66/8, 66/13, 66/14, 66/15, 67/1A, 67/1B, 67/2, 68/1, 68/2, 68/3, 68/4, 68/5, 68/6, 68/7, 69/1A, 69/1B, 69/2, 69/6, 69/7, 70/1, 70/2, 71/1B, 71/1A/2/A/5/B, 71/3, 71/4/25/K, 71/5A, 71/6A, 71/6B, 71/7, 71/8/A/9/B, 71/8/B/9/K, 71/10/9/A, 71/11, 71/12, 71/13, 71/14, 71/15, 71/16, 71/17A, 71/17B, 71/17K, 71/18, 71/19, 71/20, 71/21B, 71/22/21/A, 71/23B, 71/24/23/A, 71/25/A/5/K, 71/25B, 81/3, 81/4, 81/5, 81/6, 81/7, 81/8, 81/9, 81/10, 81/11, 81/12, 81/13, 81/14, 82/1, 82/2, 82/3, 82/4, 83/1, 83/4A, 83/5A, 83/6 at Village-Kon, Taluka-Panvel, Dist. - Raigad.

- Ref:
1. Commencement certificate issued by this office vide no. CIDCO/NAINA/Panvel/Kon/BP-89/CC/2015/1017 dated 22.07.2015 for rental component.
 2. Commencement certificate issued by this office vide no. CIDCO/NAINA/Panvel/Kon/BP-89/CC/2015/2061 dated 06.11.2015 for sale component.
 3. Commencement certificate issued by this office vide no. CIDCO/NAINA/Panvel/Kon/BP-89/CC/2018/1287 dated 21.02.2018 for fire station.
 4. MMRDA's Revised location clearance no. MMRDA/RHD/RHS-103/14/08 dated 09.01.2017.
 5. MMRDA's NOC for Commencement Certificate for 1.25 FSI (1 FSI of RH component and 0.25 FSI of free sale component) vide no. MMRDA/RHD/RHS-103(II)/204/2017 dated 09.11.2017.
 6. Commencement certificate issued by this office for 1.25 FSI (1.00 FSI of Rental component and 0.25 FSI of free sale component) vide no. CIDCO/NAINA/Panvel/Kon/BP-89/CC/2017/935 dated 05.12.2017.
 7. MMRDA's NOC for Commencement Certificate for 0.50 FSI of Free Sale Component. (Total - 1.00 for RH & 0.75 for Free sale) vide no. MMRDA/RHD/RHS-103(II)/23/2018 dated 16.02.2018.
 8. MMRDA's NOC for Commencement Certificate for 0.50 FSI of Free Sale Component. (Total - 1.00 for RH & 1.25 for Free sale) vide no. MMRDA/RHD/RHS-103(II)/66/2018 dated 23.05.2018.
 9. MMRDA's Revised layout approval vide no. MMRDA/RHD/RHS-103(II)/106/2018 dated 02.08.2018.
 10. Measurement map issued by Land Record Office bearing अ.रा.नि.म.ता.न.ह.द.का.य.म. नं. १ नं. 4 (11779)/30.12.2017 dated 22.02.2018.
 11. Environment clearance granted by GoM, vide letter bearing no. SEAC 2010/CR-526/TC-3 dated 04.02.2013.
 12. Amended Environment clearance granted by GoM, vide letter bearing no. SEAC 2010/CR-526/TC-1 dated 01.04.2015.

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