



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 :
P51700046381

Project: **REGENCY PALMS PHASE IV**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO R - 3/A SECTOR 14**
at **Navi Mumbai (M Corp.), Thane, Thane, 400706;**

1. **Regency Inc** having its registered office / principal place of business at **Tehsil: Ulhasnagar, District: Thane, Pin: 421002.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **22/06/2022** and ending with **31/05/2026** 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. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:22-06-2022 12:56:46

Dated: **22/06/2022**
Place: **Mumbai**

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



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र.१,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर - १५ए,
सी.बी.डी. बेलपुर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७०७००

Head Office: Plot No.1,
Near Kille Gaothan, Palmbeach Junction,
Sector 15A, C.B.D. Belapur, Navi Mumbai -400 614.
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 2757 7070

जा.क्र.नमुंमपा/नराय/यां.प./ १२/१९/२०२२
दिनांक ०२/०५/२०२२

प्रति,
मे. रिजेन्सी इंक,
भूखंड क्र.आर-३/ए, सेक्टर १४,
नेरुळ, नवी मुंबई.

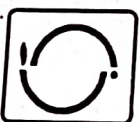
विषय : नवी मुंबई नेरुळ नोडमधील सेक्टर १४, भूखंड क्र.आर-३/ए या भूखंडावरील
निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबत.
संदर्भ : आपले वास्तुविशारद मे. हितेन सेठी अॅन्ड असो. यांचा दिनांक १०/०३/२०२१ व
१६/०३/२०२२ रोजी प्राप्त अर्ज.

महोदय,

नवी मुंबई, नेरुळ नोडमधील, सेक्टर १४, भूखंड क्र. आर-३/ए या भूखंडामध्ये निवासी व वाणिज्य
या वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस चरील संदर्भांथिन अर्जांन्ये
प्राप्त झालेला आहे. संदर्भांथिन भूखंडावर निवासी व वाणिज्य वापराकरीता बांधकाम परवानगी प्रस्तावास महाराष्ट्र
प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने
दि.०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दि.०३/१२/२०२० पासून नवी मुंबई मनपा क्षेत्रासाठी लागू
असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे.
त्यामुळे सदरच्या भूखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र
प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य
प्रयोजनासाठी तसेच प्रमाणपत्रातील १ ते १२ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील
अटीसापेक्ष सुधारीत बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

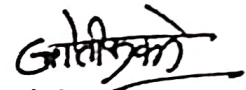
- १) पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- २) सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी.
अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही
करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा
करण्यात येईल याबाबतची नोंद घ्यावी.
- ३) बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक /
भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित
भूखंड धारकाने कुंपण भिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य
करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- ४) भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची
पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि
मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.
- ५) इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम
करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारीत बांधकाम नकाशे
मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार
कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

कृ.मा.प



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतराततात्पुरती शेडस् टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेड स्वखर्चाने काढून टाकणेत यावी.
- ७) बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नांव, जमिन मालकाचे नांव, ठेकेदाराचे नांव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा ही विनंती.
- ८) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करित असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुपणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुपंगीक कायद्यातील तरतुदींचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भूखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जीवित अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक / विकासक हे सर्वस्वी जबाबदार राहतील.
- ९) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची / विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- १०) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.
- ११) शासनाचे व नवी मुंबई महानगरपालिकेचे कोविड-१९ बाबतचे वेळोवेळी प्राप्त होणा-या मार्गदर्शक सुचनांचे पालन करणेच्या अटीस अधिन राहून बांधकाम परवानगी देण्यात येत आहे.
- १२) सदर भूखंडामध्ये यापूर्वी या कार्यालयाने जा.क्र. NMMC/TPO/BP/20181CNMMC14260/4428/2018, दि.03/11/2018 अन्वये तळ मजला + पोडीयम-१ + पोडीयम-२ + ३ रा ते २६ मजले करीता रहिवासी वा वाणिज्य वापरास बांधकाम परवानगी देण्यात आलेली आहे. आता सुधारीत बांधकाम परवानगीमध्ये पुर्व मंजूर बांधकामाव्यतिरिक्त नव्याने प्रस्तावित बांधकाम पर्यावरण विभाग तसेच MCZMA कडील ना हरकत दाखला प्राप्त झाल्याशिवाय करणेत येऊ नये.



(ज्योती कवाडे)

सहाय्यक संचालक, नगररचना (अ.फा.)
नवी मुंबई महानगरपालिका

प्रत : माहितीसाठी.

१. मे. हितेन सेठी अॅन्ड असो, वास्तुविशारद, ययाती को.ऑ.हौ.सोसायटी, भूखंड क्र.०९, सेक्टर ५८-ए, नेरुळ, नवी मुंबई.
२. व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
३. उप आयुक्त (उपकर), नमुंमपा.
४. सहाय्यक आयुक्त तथा विभाग अधिकारी, नेरुळ, नमुंमपा.
५. प्रादेशिक अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ.

NAVI MUMBAI MUNICIPAL CORPORATION
AMMENDED COMMENCEMENT CERTIFICATE

NO.NMMC/TPO/BP/ 134V 2022

DATE : 02/05/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Regency Inc. Plot No.R-3/A, Sector No. 14, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

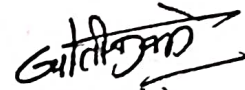
(Plot Area = 16776.90 M², Proposed Built Up Area = 79589.723 M² as per UDCPR for the propose of Residential Cum Commercial Building. Number of units Residential - 208 & Commercial - 18 (Building A & B - Stilt + Podium1 + Podium2 + 1st Floor to 28th Residential floor, Building C & D - Basement + Stilt + Podium1 + Podium2 + 1st Floor to 34th Residential floor) Total Built up Area = 79589.723 M² (Residential 77273.989 M² & Commercial 2315.734 M²)

- 1) The Certificate is liable to be revoked by the Corporation if :
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of 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 Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.13,09,226/- S.D. Rs.3,35,538/- for Mosquito Prevention's Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of MIDC.
- 13) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 14) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 15) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 16) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 17) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 18) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 19) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

- 20) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 21) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 22) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/1679/ 2022, dated 22/04/2022 by Divisional Fire officer, NMMC.
- 23) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 24) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 25) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 26) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System Shall be provided as stipulated in Rule No. 35 of D.C.R. - 1994.
- 27) As directed by the Urban Development, Department Government of Maharashtra, under section 154 of MR&TP Act, 1966 and vide provision No. TPB 432001/2133/CR-230/UD-11, dated 10/03/2005, for all buildings greater than 500.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 500.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.) Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws
- 28) This Office vide letter No. NMMC/TPO/BP/20181CNMMC14260/4428/2018, dated 03/11/2018 has granted Commencement Certificate in the said plot for Ground + Podium-1 + Podium-2 + 3rd to 26th floor for Residential + Commercial Purpose. The additional Construction proposed in revised permission should be started only after obtaining clearance from SIEA (Environment Clearance) and MCZMA.



(Jyoti Karmade)

Assistant Director of Town Planning (A.C.)
Navi Mumbai Municipal Corporation



HITEN SETHI & ASSOCIATES

ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT

FORM 1

ARCHITECT'S CERTIFICATE

Ref: HSA/P-222/RC-07/2024

Date: 17.04.2024

To
M/s Regency Inc.
Plot No 3A, Sector-14,
Nerul, Navi Mumbai - 400706

Subject: Certificate of Percentage of Completion of Construction Work of 2 Nos. Wing of the 4th Phase of the Project "Regency Palms" [MahaRERA Registration Number] situated on the Plot bearing no R-3A, Sector-14, demarcated by its boundaries (latitude and longitude of the end points) 73 00 30.31-10 02 26.38 , 73 00 30.15-10 02 21.98 , 73 00 34.26-10 02 21.78 and 73 00 34.49-10 02 21.49 of village Sarsole, Nerul, Navi Mumbai, District Thane PIN 400706 admeasuring 16,776.90 square meters area being developed by M/s Regency Inc.

Sir,

I, Architect Hiten Sethi, have undertaken assignment as Architect and hereby certify the Percentage of Completion of Construction Work of 2 Nos. Wing of the 4th Phase of the Project, situated on the plot bearing no R-3A, Sector-14, Village Sarsole, Nerul, Navi Mumbai, District Thane PIN 400706 admeasuring 16,776.90 square meters area being developed by M/s Regency Inc.

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number P52000021209 under Maha RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A
Wing Number 4 (Tower C)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	1 number Plinth	100 %
3	2 number of Podiums	100 %
4	Stilt Floor	100 %
5	34 number of Slabs of Super Structure	10 %
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 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	0 %

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0 %	
2	Water Supply	Yes	0 %	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0 %	
4	Storm Water Drains	Yes	0 %	
5	Landscaping & Tree Planting	Yes	0 %	
6	Street Lighting	Yes	0 %	
7	Community Buildings		0 %	
8	Treatment and disposal of sewage and sullage water	Yes	0 %	
9	Solid Waste management & Disposal	Yes	0 %	
10	Water conservation, Rain water harvesting	Yes	0 %	
11	Energy management	Yes	0 %	
12	Fire protection and fire safety requirements	Yes	0 %	
13	Electrical meter room, sub-station, receiving station	Yes		
14	Others (Option to Add more)			

Table A
Wing Number 5 (Tower D)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	1 number Plinth	100 %
3	2 number of Podiums	100 %
4	Stilt Floor	100 %
5	34 number of Slabs of Super Structure	25 %
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10 %
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 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	0 %

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0 %	
2	Water Supply	Yes	0 %	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0 %	
4	Storm Water Drains	Yes	0 %	
5	Landscaping & Tree Planting	Yes	0 %	
6	Street Lighting	Yes	0 %	
7	Community Buildings	Yes	0 %	
8	Treatment and disposal of sewage and sullage water	Yes	0 %	
9	Solid Waste management & Disposal	Yes	0 %	
10	Water conservation, Rain water harvesting	Yes	0 %	
11	Energy management	Yes	0 %	
12	Fire protection and fire safety requirements	Yes	0 %	
13	Electrical meter room, sub-station, receiving station	Yes	0 %	
14	Others (Option to Add more)			

Yours Faithfully,

HITEN
JAGDISHCHANDER
SETHI

Digitally signed by
HITEN
JAGDISHCHANDER
SETHI
Date: 2024.04.17
15:37:31 +05'30'

Ar. Hiten Sethi
Reg. No: - CA/93/16484

Agreed and accepted by:

(M/s Regency Inc.)