

(pavti)

509/6413

पावती

Original/Duplicate

Friday, May 06, 2022

नोंदणी क्र.: 39म

4:17 PM

Regn.: 39M

पावती क्र.: 6552

दिनांक: 06/05/2022

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबई5-6413-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - - विनायक कलानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 7000.00

पृष्ठांची संख्या: 350

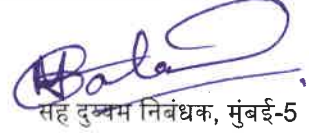
एकूण:

रु. 37000.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:34 PM ह्या वेळेस मिळेल.


सह. दुय्यम निबंधक, मुंबई-5

बाजार मूल्य: रु.101084084/-

मोबदला रु.278250000/-

भरलेले मुद्रांक शुल्क : रु. 13913000/-

सह. दुय्यम निबंधक
मुंबई शहर क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0605202204806 दिनांक: 06/05/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0605202204671 दिनांक: 06/05/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0605202204428 दिनांक: 06/05/2022

बँकेचे नाव व पत्ता:

4) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0605202204481 दिनांक: 06/05/2022

बँकेचे नाव व पत्ता:

5) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016027114202122S दिनांक: 06/05/2022

बँकेचे नाव व पत्ता: IDBI

DELIVERED



022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 6413/2022

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

आचा प्रकार	करारनामा
श्ला	278250000
ारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार ते देतो की पट्टेदार ते नसुव करावे)	101084084
ापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :; इतर माहिती: रेसिडेन्शियल अपार्टमेंट नं 1901,19 वा मजला,फोर सिग्नन प्रायव्हेट रेसिडेन्सेस,1एच/136 डॉ ई मोसीस रोड,वरळी,मुंबई 400018. सदनिकेचे एकूण क्षेत्रफळ 2679 चौ. फुट कारपेट,बाल्कनी क्षेत्रफळ 92 चौरस फुट व सोबत एक्सक्लुझी एरिया 453 चौ. फुट व सोबत 3 कार पार्किंग स्पेस ...((C.T.S. Number : 1H/136 ;))
फळ	1) 329.59 चौ.मीटर
रणी किंवा जुडी देण्यात असेल तेव्हा.	
ऐवज करून देणा-या/लिहून ठेवणा-या चे नाव किंवा दिवाणी न्यायालयाचा ना किंवा आदेश असल्यास,प्रतिवादिचे नाव व	1): नाव:-प्रोविनन्स लॅन्ड प्रायव्हेट लिमिटेड (पूर्वीचे नाव मेगस इस्टेट्स एन्ड हॉटेल्स प्रायव्हेट लिमिटेड) चे संचालक आदर्श जातीया तर्फे कुल सुखत्यार शरत माथुर वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1/136 डॉ. ई मोसीस रोड, वरळी, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AADCM1868J
ऐवज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश ,प्रतिवादिचे नाव व पत्ता	1): नाव:-- विनायक कलानी वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 6 वा मजला, ट्रेजर आईसलॅंड, इंदोर, ब्लॉक नं: -, रोड नं: -, ंआझाा प्रदेश, INDORE. पिन कोड:-452001 पॅन नं:-ATGPK8379P 2): नाव:-- नमिता कलानी वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 6 वा मजला, ट्रेजर आईसलॅंड, इंदोर, ब्लॉक नं: -, रोड नं: -, ंआझाा प्रदेश, इंदोर. पिन कोड:-452001 पॅन नं:-ABMPK6861C
ऐवज करून दिल्याचा दिनांक	31/03/2022
नोंदणी केल्याचा दिनांक	11/05/2022
क्रमांक,खंड व पृष्ठ	6413/2022
गारभावाप्रमाणे मुद्रांक शुल्क	13913000
गारभावाप्रमाणे नोंदणी शुल्क	30000
र	



गसाठी विचारात घेतलेला तपशील:-

लक आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 12/05/2022) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह दुय्यम निबंधक मुंबई ५



Document **H**andling **C**haṛges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 06052022204428

Receipt Date 06/05/2022

Received from VINAYAK KALANI, Mobile number 00000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6413 dated 06/05/2022 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	06/05/2022
Bank CIN	10004152022050604104	REF No.	IGANNEKUG7
Deface No	06052022204428D	Deface Date	06/05/2022

This is computer generated receipt, hence no signature is required.

७०९९-५५
६४१३ २ / ३१२
२०२२

७०९९-५५
६४१३ २ / ३१२
२०२२





Document **H**andling **C**haṛges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 06052022204671

Receipt Date 06/05/2022

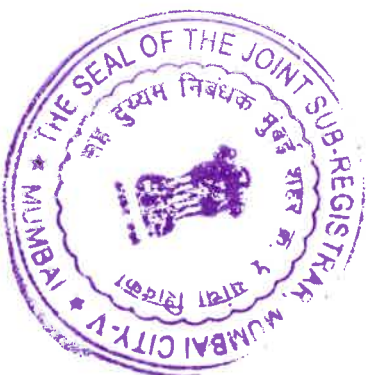
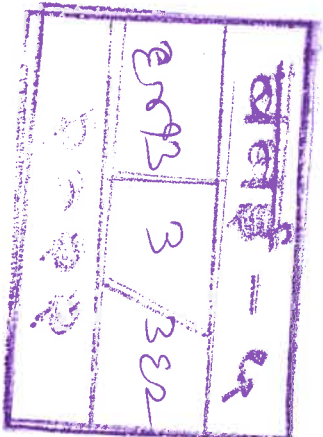
Received from Vinayak Kalani, Mobile number 00000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6413 dated 06/05/2022 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	06/05/2022
Bank CIN	100041520222050604407	REF No.	IGANNENBY4
Deface No	06052022204671D	Deface Date	06/05/2022

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**hařges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 06052022204806

Receipt Date 06/05/2022

Received from Vinayak Kalani, Mobile number 00000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 6413 dated 06/05/2022 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.

DEFACED

₹ 1000

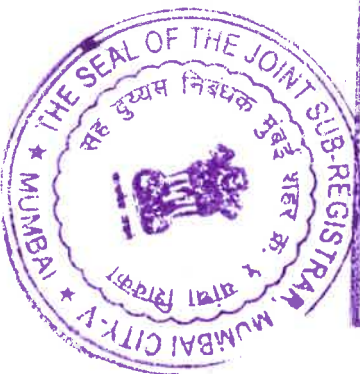
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	06/05/2022
Bank CIN	10004152022050604467	REF No.	IGANNENIZ6
Deface No	06052022204806D	Deface Date	06/05/2022

This is computer generated receipt, hence no signature is required.

बढलल = ५	
३११३	३३२
१०११	





Document **H**andling **C**haṛges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 06052022204481

Receipt Date 06/05/2022

Received from VINAYAK KALANI, Mobile number 00000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6413 dated 06/05/2022 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.

DEFACED

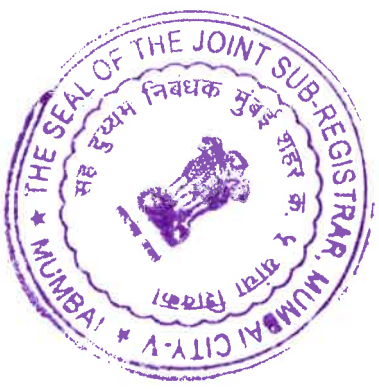
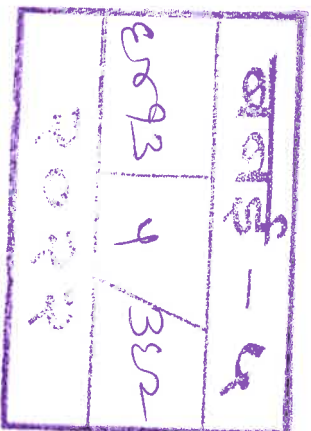
₹ 2000

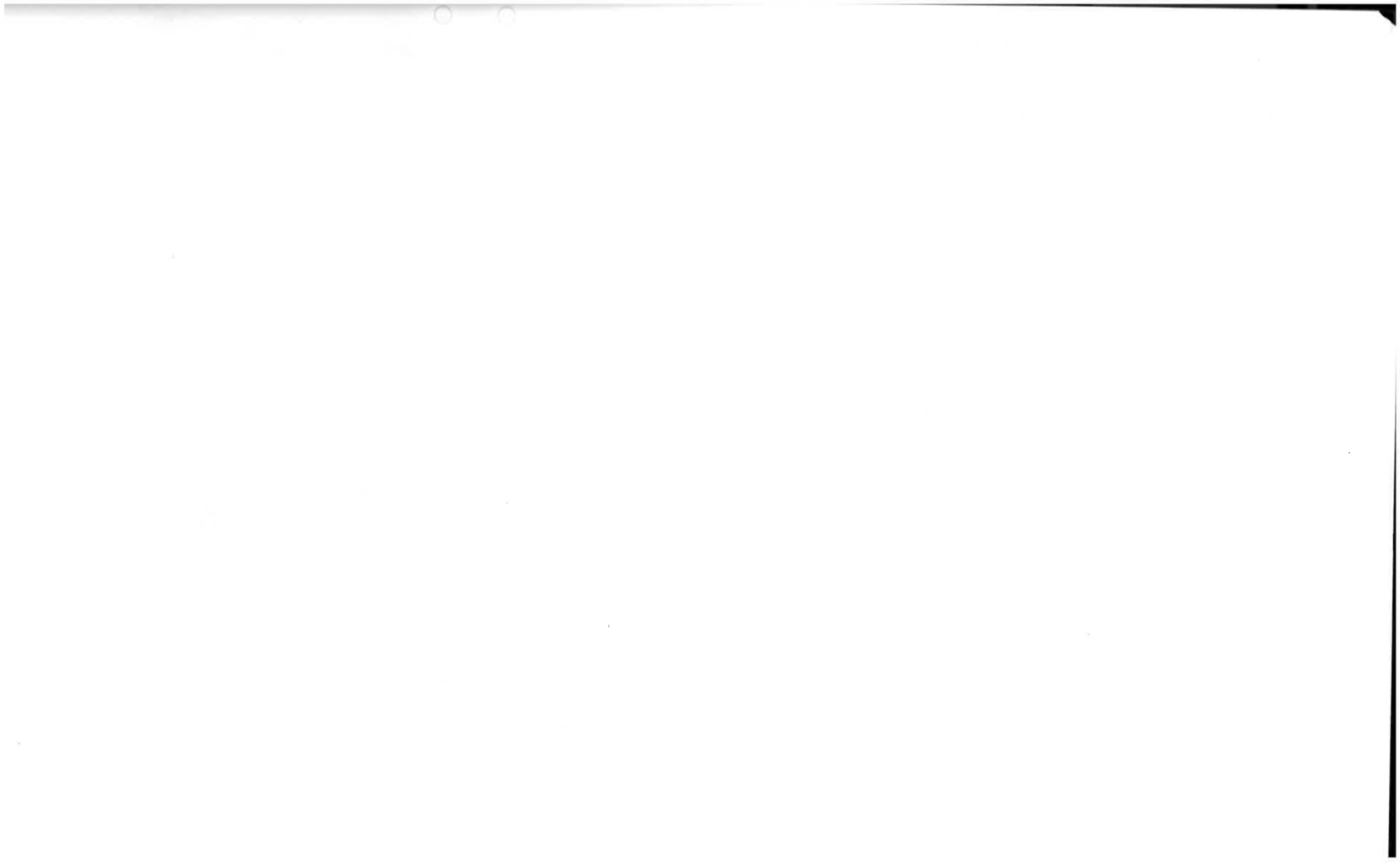
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	06/05/2022
Bank CIN	10004152022050604154	REF No.	IGANNELKU6
Deface No	06052022204481D	Deface Date	06/05/2022

This is computer generated receipt, hence no signature is required.





महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910501/DADAR 14
Pmt Txn id : 709488937
Pmt DtTime : 31-MAR-2022@19:53:38
ChallanIdNo: 69103332022033157259
District : 7101-MUMBAI

19403197126826

Stationery No: 19403197126826
Print DtTime : 04-APR-2022 10:13:39
GRAS GRN : MH016027114202122S
Office Name : IGR182-BOM1_MUMBAI CITY
GRN Date : 31-Mar-2022@19:53:39

StDuty Schm: 0030045501-75/STAMP DUTY

StDuty Amt : R 1,39,13,000/- (Rs One, Three Nine, One Three, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees

RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25--Agreement to sell/Transfer/Assignment

Prop Mvblty: Immovable Consideration: R 27,82,50,000/-

Prop Descr : FLAT NO 1901, FOUR SEASONS, PRIVATE RESIDENC, ES MUMBAI, DR E MOSES ROA
D, WORLI, MUMBAI, Maharashtra, 400018

Duty Payer: PAN-AADCM1868J, PROVENANCE LAND PVT LTD

Other Party: PAN-ATGPK8379P, VINAYAK KALANI

Bank official1 Name & Signature

[Handwritten Signature]

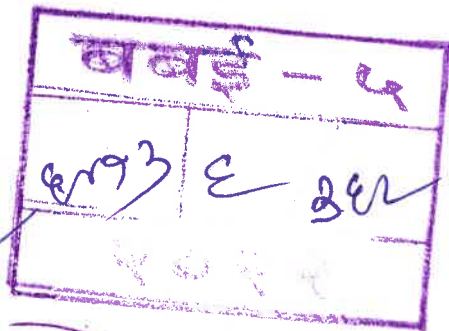


Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

[Handwritten Signature]

[Handwritten Signature]



Bank - IDBI BANK

Bank/Branch : IBKL - 6910501/DADAR 14 Stationary No : 19403197126826
Pmt Txn id : 709488937 Print DtTime : 04/04/2022 10:13:39
Pmt DtTime : 31/03/2022 19:53:38 ChallanIdNo : 69103332022033157259 GRAS GRN : MH016027114202122S
District : 7101 / MUMBAI GRN Date : 31/03/2022 19:53:39
Office Name : IGR182 / BOM1_MUMBAI CITY 1 SUB REGISTRAR

StdDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StdDuty Amt : Rs 1,39,13,000.00/- (Rs One Crore Thirty Nine Lakh Thirteen Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee

RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification purpose to be printed and used

Article : B25

Prop Mvblty : Immovable

Consideration : 27,82,50,000.00/-

Prop Descr : FLAT NO 1901 , FOUR SEASONS

: PRIVATE RESIDENC

: 400018

Duty Payer : PAN-AADCM1868J PROVENANCE LAND PVT LTD

Other Party : PAN-ATGPK8379P VINAYAK KALANI

Bank Scroll No : 101

Bank Scroll Date : 31/03/2022

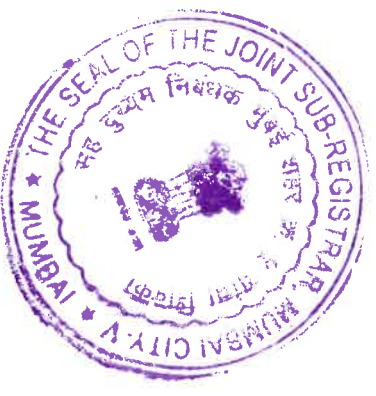
RBI Credit Date : 31/03/2022

Mobile Number : 919220850817



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-509-6413	0000828265202223	06/05/2022-16:16:47	IGR550	30000.
2	(IS)-509-6413	0000828265202223	06/05/2022-16:16:47	IGR550	13913000.
Total Defacement Amount					1,39,43,000.





AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** entered into at Mumbai this 31st day of March, 2022

BETWEEN

PROVENANCE LAND PRIVATE LIMITED (FORMERLY KNOWN AS MAGUS ESTATES & HOTELS PRIVATE LIMITED) (IT PAN: AADCM1868J), a private limited company incorporated under the Companies Act, 1956 having its registered office at 1/136 Dr. E. Moses Road, Worli, Mumbai 400 018 hereinafter referred to as **“the Promoter”** (which expression unless repugnant to the meaning or context thereof shall mean and include its successors and assigns) of the **One Part:**

AND

(1) MR. VINAYAK KALANI (IT PAN: ATGPK8379P) and (2) MRS. NAMITA KALANI (IT PAN: ABMPK6861C), both Adults, Indian Inhabitants, residing at 6th Floor, Treasure Island, Indore 452 001 hereinafter referred to as **“the Purchaser”** (which expression unless repugnant to the meaning or context thereof shall mean and include their respective heirs, executors, administrators and assigns) of the **Other Part.**

WHEREAS:

(A) Karsondas Dharamsey HUF was the owner of and was seized and possessed of or otherwise well and sufficiently entitled to land formerly bearing C.S. No. 136 (part) of Lower Parel Division, Mumbai admeasuring approximately 18,124 sq.yards or thereabouts equivalent to 15,154 square metres situate, lying and being at Haines Road, now known as Dr. E. Moses Road, Worli, Mumbai – 400 018 (hereinafter referred to as the **“Larger Land”**);

(B) By and under a Deed of Conveyance dated 17th March, 1941, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No.2252 of 1941, executed between the coparceners of Karsondas Dharamsey HUF of the One Part as Vendors therein and Messrs. Raval and Company, a partnership firm then consisting of Mahipatram Govindji Raval, Dullabhdas Vithaldas Mody and Jadavji Dullabhdas Mody as partners of the Other Part as Purchasers therein, the said Karsondas Dharamsey HUF sold the Larger Land to Messrs. Raval and Company and granted rights of way over passages marked on the plan annexed thereto on the terms and for the consideration therein contained;

(C) Pursuant thereto, the Larger Land was divided into twelve (12) plots;



(D) Mr. Dullabhdas Vithaldas Mody, one of the partners of Messrs. Raval and Company died on 10th April, 1950 leaving behind his last will and testament dated 26th August, 1948 (for which a probate was granted on 26th August, 1954) under which he bequeathed his share in the partnership business in favour of his sons Jadavji Dullabhdas Mody and Kantilal Dullabhdas Mody;

(E) By and under an Indenture of Lease dated 21st December, 1950, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No.206/207 of 1951, executed between Mahipatram Govindji Raval, Jadhavji Dullabhdas Mody and Kantilal Dullabhdas Mody in their capacity as the then partners of Messrs. Raval and Company and Jadavji Dullabhdas Mody and Kantilal Dullabhdas Mody, as executors of their father's will as Lessors of the One Part and Naraindas Lalchand Punjabi as the Lessee of the Other Part therein, the said Lessors therein granted a lease of (i) a plot of land bearing No.10 admeasuring approximately 1,071.91 square metres forming part of the Larger Land (hereinafter referred to as "Plot No.10"), (ii) a plot of land bearing No. 11 admeasuring approximately 777.6 sq. meters forming part of the Larger Land (hereinafter referred to as "Plot No. 11"), and (iii) a plot of land bearing No. 12 admeasuring approximately 696.49 sq. meters forming part of the Larger Land (hereinafter referred to as "Plot No. 12 for a term of ninety nine (99) years on the terms and for the rent therein reserved;

(F) By and under an Indenture of Lease dated 6th August, 1951, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 4366/4367 of 1951, executed between 1(i) Mahipatram Govindji Raval and (ii) Jadhavji Dullabhdas Mody in their capacity as the then partners of the partnership firm Messrs. Raval and Company and 2(i) Jadavji Dullabhdas Mody and (ii) Kantilal Dullabhdas Mody, as executors of their father's will as Lessors of the One Part and Waterproof Corporation Limited as Lessee of the Other Part, the said Lessors therein granted a lease of a plot of land bearing No.9 and admeasuring approximately 1,061.87 sq. metres forming part of the Larger Land (hereinafter referred to as "Plot No. 9") for a term of ninety nine (99) years on the terms and for the rent therein reserved;

(G) By and under an Indenture of Right of Way dated 3rd March, 1952, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 1418 of 1952, executed between Mahipatram Govindji Raval, Jadhavji Dullabhdas Mody and Kantilal Dullabhdas Mody in their capacity as the then partners of Messrs. Raval and Company and Jadavji Dullabhdas Mody and Kantilal Dullabhdas Mody, as executors of their father's will as Lessors of the One Part and Naraindas Lalchand Punjabi as the Lessee of the Other Part therein, the said Lessors therein granted unto the Lessee a right of way over a private road together with a private passage as more particularly indicated on the plans annexed thereto;

(H) By a Deed of Assignment dated 14th April, 1952, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 2348 of 1952, executed between Naraindas Lalchand Punjabi as Assignor of the One Part and Naraindas Lalchand Punjabi, Pritamdas Naraindas Punjabi and Gobindram Naraindas Punjabi, the then partners of Messrs. Naraindas Lalchand & Sons as Assignees of the Other Part, the said Assignor therein assigned unto the said assignee the leasehold rights in respect of Plot No. 10, Plot No. 11 and Plot No. 12 together with buildings thereon and the right of way over the private road and private passage. The said Deed of Assignment provides that Naraindas Lalchand Punjabi, Pritamdas Naraindas Punjabi and Gobindram Naraindas Punjabi would hold Plot No. 10 as joint tenants and not tenants in common;

(I) By and under a Deed of Assignment dated 30th April, 1952, registered with the office of the Sub-Registrar of Assurances at Mumbai at Serial No. 2652 of 1952, executed between Waterproof Corporation Limited as Assignor of the One Part and Saraswaidewi Mohatta as Assignee of the Other Part therein, the said Waterproof Corporation Limited assigned its leasehold rights in Plot No. 9 to the said Saraswaidewi Mohatta for the unexpired period under the Indenture of Lease dated 6th August, 1951;

(J) By and under an Indenture of Lease dated 14th February, 1956, registered with the office of the Sub-Registrar of Assurances at Mumbai at Serial No. 4877 of 1956, executed between 1(i) Mahipatram Govindji Raval and (ii) Jadhavji Dullabhdas Mody in their capacity as the then partners of the partnership firm Messrs. Raval and Company and 2(i) Jadavji Dullabhdas Mody and (ii) Kantilal Dullabhdas Mody, as executors of their father's will as Lessors of the One Part and Pritamdas Naraindas Punjabi, Govindram Naraindas Naraindas Punjabi, Naraindas Punjabi, Arjun Naraindas Punjabi, Krishin Naraindas Punjabi and Bhagwan Naraindas Punjabi being Lessees of the Other Part, the said Lessors therein granted a lease to the lessees of certain plots of land forming part of the Larger Land, including Plot No. 7 admeasuring approximately 1244 sq. yards equivalent to 1040 sq. meters forming part of the Larger Land (hereinafter referred to as "Plot No. 7") and Plot No. 8 admeasuring approximately 1054 sq. yards equivalent to 881 sq. meters forming part of the Larger Land (hereinafter referred to as "Plot No. 8") admeasuring in the aggregate approximately 1921.41 sq. meters forming part of the Larger Land for a period of ninety nine (99)



years on the terms and for the rent therein reserved. Under the said indenture of lease, the lessors also granted to the lessees a right to pass over a private road and a private passage as indicated therein. Pursuant thereto, the said Pritamdas Naraindas and others constructed certain buildings and structures on the said plots;

(K) By and under an indenture dated 2nd August, 1960, registered with the office of the Sub-Registrar of Assurances at Mumbai at Serial No. 6608 of 1968, executed between Naraindas Lalchand Punjabi and Govindram Naraindas Punjabi, the then partners of Messrs. Naraindas and Sons of the One Part as the Lessors therein and Kores (India) Private Limited (hereinafter referred to as "KPL") of the Other Part as Lessee therein, the said Messrs. Naraindas and Sons granted a sub-lease in respect of the building comprising of ground plus one floor on Plot No. 10 together with a license in respect of the land surrounding the said building for a period of four (4) years for the rent and on the terms therein reserved;

(L) The said Devibai Naraindas Punjabi died, leaving behind her last will and testament dated 8th December, 1965 (for which probate was granted on 27th March, 1972), wherein she bequeathed her undivided share in leasehold rights in Plot No. 7 and Plot No. 8 to her sons Pritamdas Naraindas Punjabi, Govindram Naraindas Punjabi, Arjun Naraindas Punjabi, Kishin Naraindas Punjabi and Bhagwan Naraindas Punjabi;

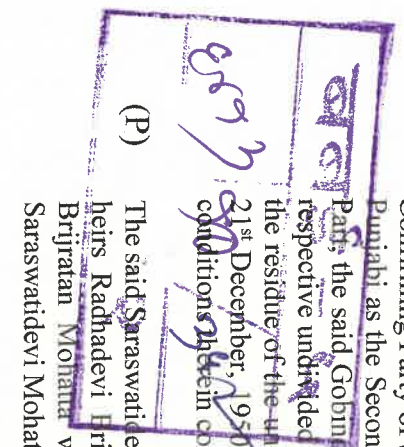
(M) The said Naraindas Lalchand Punjabi died on 11th January, 1968 leaving behind his last will and testament dated 8th December, 1965 (the probate for which was granted on 4th November, 1969), wherein he bequeathed his undivided share in the leasehold rights in Plot No. 10, Plot No. 11 and Plot No. 12 in favour of Kishin Naraindas Punjabi, Arjun Naraindas Punjabi and Bhagwan Naraindas Punjabi to be held by them as tenants-in-common in equal shares absolutely;

(N) The said Pritamdas Naraindas Punjabi died on 27th September, 1972, leaving behind his last will and testament dated 19th April, 1971 (for which probate was granted on 28th May, 1974), wherein he bequeathed 1 (i) his one third undivided share in the leasehold rights in Plot No. 7, Plot No. 8, Plot No. 10, Plot No. 11 and Plot No. 12 in favour of his widow Sushila Pritamdas Punjabi, (ii) his remaining two third share in leasehold rights of Plot No. 7, Plot No. 8, Plot No. 10, Plot No. 11 and Plot No. 12 in favour of his son Prakash Pritamdas Punjabi;

(O) By and under a Deed of Assignment dated 12th April, 1985, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 1377 of 1985, executed between Gobindram Naraindas Punjabi in his individual capacity as the First Assignor of the First Part, (1) Gobindram Naraindas Punjabi, (2) Kishin Naraindas Punjabi, (3) Arjun Naraindas Punjabi and (4) Bhagwan Naraindas Punjabi in their capacity as the executors of the last will and testament dated December 8, 1965 of late Naraindas Punjabi as the Second Assignors of the Second Part, (1) Gobindram Naraindas Punjabi, (2) Sushila Pritamdas Punjabi and (3) Prakash Pritamdas Punjabi in their capacity as executors of the last will and testament dated April 19, 1971 of the late Pritamdas Naraindas Punjabi as the Third Assignors of the Third Part, (1) Kishin Naraindas Punjabi, (2) Arjun Naraindas Punjabi and (3) Bhagwan Naraindas Punjabi in their capacity as the beneficiaries under the last will and testament dated December 8, 1965 of the late Naraindas Punjabi as the First Confirming Party of the Fourth Part, and (1) Sushila Pritamdas Punjabi and (2) Prakash Pritamdas Punjabi as the Second Confirming Party of the Fifth Part and KPL as the Assignee of the Sixth Part, the said Gobindram Naraindas and others assigned and transferred in favour of KPL, their respective undivided share, right, title and interest in the leasehold rights relating to Plot No. 7 for the residue of the unexpired period of ninety (99) years of the aforesaid indenture of lease dated 21st December, 1950 read with the Deed of Assignment dated 14th April, 1952 on the terms and conditions therein contained;

(P) The said Saraswati Devi Mohatta died intestate at Mumbai on or about 6th October, 1987 leaving behind her heirs Radhadevi Brijratan Mohatta, Rajendra Kumar Brijratan Mohatta and Virendra Kumar Brijratan Mohatta who were then entitled to her leasehold rights in Plot No. 9. The said Saraswati Devi Mohatta and her heirs had constructed certain structures on Plot No. 9.

(Q) By and under a Deed of Assignment dated 10th May, 1990, registered with the office of the Sub-Registrar of Assurances, Mumbai under Serial No. 1343 of 1990, executed between Gobindram Naraindas Punjabi in his individual capacity as the First Assignor of the First Part, (1) Gobindram Naraindas Punjabi, (2) Kishin Naraindas Punjabi, (3) Arjun Naraindas Punjabi and (4) Bhagwan Naraindas Punjabi in their capacity as the executors of the last will and testament dated 8th December, 1965 of late Naraindas Punjabi as the Second Assignors of the Second Part, (1) Gobindram Naraindas Punjabi, (2) Sushila Pritamdas Punjabi and (3) Prakash Pritamdas Punjabi in their capacity as executors of the last will and testament dated 9th April, 1971 of the late Pritamdas Naraindas Punjabi as the Third Assignors of the Third Part, (1) Kishin Naraindas Punjabi



Punjabi, (2) Arjun Naraindas Punjabi and (3) Bhagwan Naraindas Punjabi in their capacity as the beneficiaries under the last will and testament dated 8th December, 1965 of the late Naraindas Punjabi as the First Confirming Party of the Fourth Part, and (1) Sushila Priamdas Punjabi and (2) Prakash Priamdas Punjabi as the Second Confirming Party of the Fifth Part and Crompton Greaves Limited (hereinafter referred to "CGL") as Assignee of the Sixth Part, the said Gobindram Naraindas and others assigned and transferred in favour of CGL, their respective undivided share, right, title and interest in the leasehold rights relating to Plot No. 11 and Plot No. 12 for the residue of the unexpired period of ninety (99) years of the aforesaid indenture of lease dated 21st December, 1950 read with the Deed of Assignment dated 14th April, 1952 on the terms and conditions therein contained.

(R) By and under a Deed of Assignment dated 10th May, 1990, registered with the office of the Sub-Registrar of Assurances, at Mumbai under Serial No. 1343 of 1990, executed between Gobindram Naraindas Punjabi, Kishin Naraindas Punjabi, Arjun Naraindas Punjabi, Bhagwan Naraindas Punjabi, Sushila Priamdas Punjabi and Prakash Naraindas Punjabi as Assignors/Confirming Parties therein and CGL, as the Assignee therein, the assignors assigned their leasehold rights in Plot No. 7 and Plot No. 8 to CGL together with the right of way for the unexpired period under the indenture of lease dated 14th February, 1956. Pursuant thereto, CGL constructed additional buildings and structures on Plot No. 7 and Plot No. 8;

(S) Thereafter the C.S. Nos. of Plot No. 7 and Plot No. 8 were changed to C.S.No.1C/136 of the Lower Parel Division in place of C.S. No. 1/136(pt) of Lower Parel Division and a Deed of Rectification in the form of a declaration dated 29th May, 2002 was executed by CGL and registered with the Sub-Registrar of Assurances, Mumbai under Serial No. 2604 of 2002;

(T) Similarly, the C.S. Nos. of Plot No. 11 and Plot No. 12 were changed to C.S.No.1A/136 of the Lower Parel Division in place of C.S. No. 1/136(pt) of Lower Parel Division and a Deed of Rectification in the form of a declaration dated 29th May, 2002 was executed by CGL and registered with the Sub-Registrar of Assurances, Mumbai under Serial No. 2605 of 2002;

(U) By and under a Deed of Conveyance dated 29th November, 2003, registered with the office of the Sub-Registrar of Assurances, Mumbai under Serial No. 8107 of 2003, executed between Rajnikant Jadavji Mody, Bharat Jadavji Mody, Ramesh Kantilal Mody, Atul Pratap Raval, Pranav Rasiklal Raval, Jayshree Hasnmukh Mody, Satyen Hasnmukh Mody, Prafula Ramesh Mody, Praful Atul Raval, Chirag Atul Raval, Harsha and Madhav Pranav Raval, the then partners of Messrs. Raval and Company of the One Part as Vendors therein and the Promoter as the Purchaser therein, the said partners of Messrs. Raval and Company sold Plot No. 11 and Plot No. 12 to the Promoter on the terms and for the consideration therein contained subject to the proposed Indenture of Lease dated 21st December, 1950 read with Deed of Assignment dated 14th May, 1990 and Deed of Rectification in the form of Declaration dated 29th May 2002. The Deed of Conveyance also granted in favour of the Promoter the right to the private passage and further mentioned that the private road originally granted to the Vendors has become a public road.

(V) By and under a Deed of Conveyance dated 29th November, 2003, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 8108 of 2003, executed between Rajnikant Jadavji Mody, Bharat Jadavji Mody, Ramesh Kantilal Mody, Atul Pratap Raval, Pranav Rasiklal Raval, Jayshree Hasnmukh Mody, Satyen Hasnmukh Mody, Prafula Ramesh Mody, Praful Atul Raval, Chirag Atul Raval, Harsha and Madhav Pranav Raval, the then partners of Messrs. Raval and Company of the One Part as Vendors therein and the Promoter as the Purchaser therein, the said partners of Messrs. Raval and Company sold Plot No. 7 and Plot No. 8 to the Promoter on the terms and for the consideration therein contained subject to the aforesaid Indenture of Lease dated 14th February, 1956 read with Deed of Assignment dated 10th May 1990 and Deed of Rectification in the form of Declaration dated 29th May 2002. The Deed of Conveyance also granted in favour of the Promoter the right to the private passage and further mentioned that the private road originally granted to the Vendors has become a public road.

(W) By and under a Deed of Assignment of lease rights cum conveyance dated 5th December, 2003, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 8120 of 2003, CGL assigned and transferred unto the Promoter their leasehold rights in Plot No. 7 and Plot No. 8 for the residue of the unexpired term of ninety nine (99) years under the original lease deed dated 14th February, 1956 on the terms therein contained;

(X) By and under a Deed of Assignment of lease rights cum conveyance dated 5th December, 2003, registered with the office of Sub-Registrar of Assurances at Mumbai under Serial No. 8121 of 2003, CGL assigned and transferred unto the Promoter their leasehold rights in Plot No. 11 and Plot No.



12 for the residue of the unexpired term of ninety nine (99) years under the original lease deed dated 14th February, 1956 on the terms therein contained;

(Y) By and under a Deed of Conveyance dated 29th April, 2004, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 7659 of 2004, executed between Rajnikant Jadavji Mody, Bharat Jadavji Mody, Ramesh Kantilal Mody, Atul Pratap Raval, Pranav Rasiklal Raval, Jaysree Hasnukh Mody, Satyen Hasnukh Mody, Prafula Ramesh Mody, Praful Atul Raval, Chirag Atul Raval, Harsha and Madhav Pranav Raval, the then partners of Messrs. Raval and Company of the One Part as Vendors therein and Mittal Communications Private Limited (hereinafter referred to as "MCPL") as the Purchaser of the Other Part therein, the said partners of Messrs. Raval and Company sold Plot No. 9 to MCPL on the terms and for the consideration therein contained;

(Z) By a Deed of Conveyance of Reversionary Rights dated 30th October, 2004, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 8584 of 2004, executed between MCPL as the Vendor of the One Part therein and the Promoter as the purchaser of the Other Part therein, MCPL sold to the Promoter Plot No. 9 on the terms and for the consideration therein contained;

(AA) By and under a Deed of Conveyance dated 30th October, 2004, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 9763 of 2004, between Rajnikant Jadavji Mody, Bharat Jadavji Mody, Ramesh Kantilal Mody, Atul Pratap Raval, Pranav Rasiklal Raval, Jaysree Hasnukh Mody, Prafula Ramesh Mody, Praful Atul Raval, Harsha Pranav Raval, Kokila Rajnikant Mody, Jaysree Bharat Mody, and Madhav Pranav Raval, the then partners of Messrs. Raval and Company and the Promoter, the said Messrs. Raval and Company sold Plot No. 10 in favour of the Promoter subject to the Deed of Assignment dated 12th April, 1985 and on the terms and conditions therein contained together with the right to the private passage mentioned therein;

(BB) By and under a Deed of Assignment dated 11th May, 2005, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 4440 of 2005, executed between Radhadevi Brijratan Mohatta, Rajendra Kumar Brijratan Mohatta and Virendra Kumar Brijratan Mohatta as Assignors of the One Part and the Promoter as the Assignee therein of the Other Part, the said assignors assigned their respective undivided rights in the leasehold rights relating to Plot No. 9 together with the structures constructed thereon on the terms and for the consideration therein contained;

(CC) By and under a Deed of Assignment of Lease cum Conveyance dated 12th November, 2010 registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 8835 of 2010, executed between KIPL as Assignor of the One Part and the Promoter as the Assignee of the Other Part, KIPL assigned its leasehold rights in Plot No. 10 to the Promoter together with all buildings thereon;

(DD) In this manner, the Promoter is seized and possessed and otherwise well and sufficiently entitled to Plot No. 7, Plot No. 8, Plot No. 9, Plot No. 10, Plot No. 11 and Plot No. 12 together with private passage forming part of the land bearing Cadastral Survey No. 1/136 of the Lower Parel Division;

(EE) At the request of the Promoter, Plot No.7, Plot No. 8, Plot No. 9, Plot No. 11 and Plot No. 12 together with private passage were amalgamated under letter dated 22nd August 2006 issued by the Deputy Chief Engineer (Building Proposal) City, Municipal Corporation of Greater Mumbai (hereinafter referred to as the "MCGM") and allotted Cadastral Survey No. 1/136 of Lower Parel Division, Mumbai;

(FF) By and under a Deed of Exchange dated 1st July, 2011, registered with the office of the Sub-Registrar of Assurances, Mumbai, under Serial No. 5834 of 2011 and executed between the MCGM of the First Part, Rajendra Vale, the Deputy Municipal Commissioner (Improvement) of the Second Part and the Promoter of the Third Part, the MCGM, as owner of the adjoining land bearing Cadastral Survey No. 133 of Lower Parel Division, Mumbai transferred in favour of the Promoter a portion of its property bearing C.S. No. 133 admeasuring 302.81 sq. meters in exchange for the Promoter transferring to the MCGM a portion of the land bearing Cadastral Survey No. 1/136, admeasuring 302.81 sq. meters.

(GG) By and under a Deed of Conveyance dated 28th November 2001 executed between Crompton Greaves Limited therein referred to as the Seller of the One Part and the Promoter, therein referred to as the Buyer of the Other Part and registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 8171 of 2001, Crompton Greaves Limited granted;



conveyed, sold and transferred a parcel of land admeasuring 10,145.05 square metres bearing C.S. No. 114 in favour of the Promoter, for the consideration and in the manner and on the terms and conditions more particularly mentioned therein.

(HH) In these circumstances, the Promoter is the owner of all those pieces and parcels of lands collectively measuring about 16,709.49 square meters (as per Property Register Cards) or thereabouts of Lower Parel Division situate, lying and being at Dr. E. Mosses Road, Worli, Mumbai – 400 018.

(II) Since the said Amenity Area has been handed over to the Municipal Corporation for Greater Mumbai, the same has not been factored in the description of the Larger Project Land, and all references to the Larger Project Land shall mean land measuring 16,381.25 square meters ("the Larger Project Land").

(JJ) The portion of the Larger Project Land on which the Real Estate Project and the Phase 2 Project is being developed is all those pieces and parcels of Cadastral Survey No. 1H/136 of Lower Parel Division admeasuring 3,166.46 square metres situate lying and being at off Dr. E. Moses Road, Worli, in the Registration Sub-District of Bombay City more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the "said Project Land") and washed in brown colour on the plan annexed hereto and marked as **Annexure "F"**;

(KK) As on the date of this Agreement, the Promoter has availed of a loan from a lender and the Project Land has been offered as a security, however the formalities for creation of such interest over the Project Land has not yet been completed.

(LL) The Promoter is shown to be the owner of the said Project Land in the Government and revenue records.

(MM) The Promoter has got the plans for developing the said Project Land sanctioned from the MCGM and other concerned authorities and has obtained the Intimation of Disapproval ("IOD")/Commencement Certificate ("CC") from the MCGM, Planning Authority, copy of IOD dated 2nd July 2021 is approved till 61 MCGM Floors (which is 64 Marketing floors) is hereto annexed and marked as **Annexure "A"** and copy of the CC along with amended plans approved till the 61st MCGM Floor (64th Marketing floor) dated 31st March, 2022 are as **Annexure "B"**;

(NN) The Promoter has obtained a part occupancy certificate for the said Real Estate Project i.e. the Phase 1 Project (as defined below) vide letter bearing No. EB/1518/GS/AOC/1/Ne dated 9th August 2021 and a copy of the same is annexed as **Annexure "B-1"** ("Occupation Certificate")

(OO) The Promoter has obtained Environmental Clearance inter-alia for development of the said Project Land from the Government of Maharashtra vide No. SEAC2010/CR-562/NE-2 dated 26th June 2013 (read with amendment dated 19th August 2021). A copy of the environmental clearance and amendment is annexed hereto and marked as **Annexure "C"**.

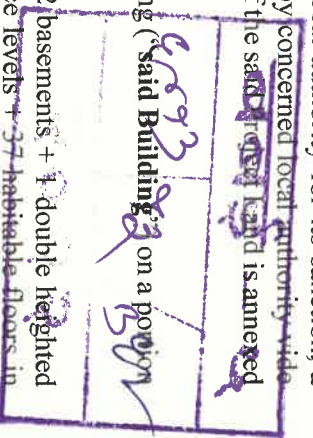
(PP) The Promoter has prepared and submitted with the concerned local authority for its sanction, a layout plan of the said Project Land which has been sanctioned by concerned local authority vide letter dated 27th July 2021. A copy of the sanctioned layout plan of the said Project Land is annexed hereto and marked as **Annexure "D"**.

(QQ) The Promoter has commenced construction of a residential building (**said Building**) on a portion of the said Project Land in 2 (two) phases as under:

(a) **Phase 1 Project / Real Estate Project** consisting of 2 basements, + 1 double heighted lobby + 1 amenity floor + 2 fire check floors + 4 service levels + 37 habitable floors in accordance with the plans and specifications sanctioned by MCGM. The plans with respect to the said Real Estate Project have already been sanctioned.

(b) **Phase 2 / Phase 2 Project** consisting of 1 service level + 1 fire check floor + 1 Sky Bar Floor + 15 habitable floors in accordance with the plans and specifications that shall be sanctioned by MCGM. The plans with respect to the Phase 2 Project have already been sanctioned. Revised Commencement certificate for the last 2 upper floors and their plans need to be sanctioned.

(RR) The Promoter has registered the Real Estate Project (i.e., the Phase 1 Project) with the Maharashtra Real Estate Regulatory Authority under registration certificate bearing No. MAHARERA No.



Handwritten initials 'MM' and a signature.

P51900002789 dated 4th August 2017, read with the Certificate dated 18th May, 2020 and read with the Certificate dated 09th September, 2021. An authenticated copy of the registration certificates is annexed hereto and marked as **Annexure "F"**.

(SS) The Promoter has also registered the Phase 2 Project with the Maharashtra Real Estate Regulatory Authority under registration certificate bearing No. MAHARERA No. **P519000022056** read with the Certificate dated 18th May, 2020, read with the Certificate dated 08th September, 2021. An authenticated copy of the registration certificate is annexed hereto and marked as **Annexure "F-1"**.

(TT) The principal and material aspects of the development of the Real Estate Project and Phase 2 Project (where mentioned) are briefly stated below: -

(a) Construction of the said Building where sanction till the 61st MCGM floor top slab level which is 64th Marketing floor as is approved as per CC dated 31st March, 2022 (approved amended plans dated 02.07.2021).

(b) The said Building shall comprise of residential units / premises / apartments / duplexes / penthouse / flats.

(c) The total FSI proposed to be consumed in the construction of the said Building is 13,184 square meters ("**Total Sanctioned FSI**").

(d) FSI of 9,405.1 square meters shall be consumed for the construction and development of the Real Estate Project ("**Real Estate Project FSI**"). The Real Estate Project FSI has already been sanctioned.

(e) FSI of 3,778.9 square meters is proposed to be consumed for the construction and development of the Phase 2 Project ("**Phase 2 FSI**"). The Phase 2 FSI has already been sanctioned.

(f) The common areas, facilities and amenities in the Real Estate Project and Phase 2 Project that may be usable by the Purchaser along with all other purchasers in the Phase 1 Project/Real Estate Project and Phase 2 Project are listed in Part A of the Third Schedule hereunder written ("**Common Amenities and Facilities of the Building**").

(g) The said Project Land forms part of Cadastral Survey No. 1H/136, which admeasures 4069.37 square meters. The FSI potential of the entire land comprised in Cadastral Survey No. 1H/136 measuring 4,069.37 has been utilized for development of the Project Land.

(h) The limited common areas, facilities and amenities in the Real Estate Project and Phase 2 Project which may be exclusively used by the Purchaser are listed in Part B of the Third Schedule hereunder written ("**Limited Common Areas Amenities and Facilities**").

(i) The details of conferment of title, with respect to the Real Estate Project and Phase 2 Project, are more particularly specified in this Agreement.

(j) The Promoter shall be entitled to designate any spaces/areas on the Larger Project Land or any part thereof (including on the said Project Land / the terrace and / or basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the purchaser/s of the apartments to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require and may be utilized in common including by purchaser/s of apartments in the Real Estate Project and / or the Phase 2 Project or on the Larger Project Land, as the case may be. The Promoter and its workmen/agents/contractors/employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the Larger Project Land.

(UU) The Promoter has obtained necessary approvals required for carrying out the construction of the Real Estate Project and the Phase 2 Project and the same are valid and subsisting. Copies of the approvals are annexed hereto and marked as **Annexures "G, H and I"**.



(VV) The Project Land forms part of the Larger Project Land. The Promoter has commenced the development of/has developed the balance portion of the Larger Project Land. The key and material aspects of the development of the balance portion of the Larger Project Land are as follows as per the MCGM sanctioned plan dated 27th July 2021 ("**Layout Plan dated 27th July 2021**"). Promoter reserves the right to amend the layout for the Larger Property Land as and when required. The Purchaser is not concerned with and will not raise any questions, issues or disputes regarding the development of the balance portion of the Larger Project Land. A copy of the Layout Plan dated 27th July 2021 is annexed hereto and marked as **Annexure "D"**.

(a) **Project Land** - A portion admeasuring 3,166.46 square metres forming part of Cadastral Survey No. 1H/136 measuring 4,069.37 square meters (as per the Property Register Card) shown designated as 'Sub Plot B' in the Layout Plan dated 27th July 2021;

(b) The area of the balance portion of the Larger Land is 13,215 square metres;

(c) **Hotel Land**- All those pieces and parcels of land bearing Cadastral Survey No. 1/136 measuring 4,058.50 square meters (as per the Property Register Card) and shown designated as 'Sub Plot A1' in the Layout Plan dated 27th July 2021; The Promoter has developed and is in the process of developing/expanding a hotel building (the "**Hotel**") on a portion of the Larger Project Land ("**the Hotel Land**"); No part of the FSI of the said Land has been used on the Hotel Land and no part of the FSI of the Hotel Land has been used for development of the Real Estate Project or the Phase 2 Project.

(d) **Commercial Land**- All those pieces and parcels of land bearing Cadastral Survey No. 1K/136 measuring 7,220.35 square meters (as per the Property Register Card) and shown designated as 'Sub Plot A2' in the Layout Plan dated 27th July 2021 measuring 7,164.76 square metres. The Promoter proposes to develop a Commercial building on a portion of the Larger Project Land ("**Commercial Land**"). No part of the FSI of the said Land has been used on the Commercial Land and no part of the FSI of the Commercial Land has been used in the Real Estate Project or the Phase 2 Project; provided, however, that a portion of the Hotel is located on the Commercial Land and, as such, will remain part of the Hotel and available for use and occupancy by the owner of the Hotel Land and its invitees, guests, occupants and personnel;

(e) **Layout Road** - All those pieces and parcels of land bearing Cadastral Survey No. 1L/136 measuring 1,033.00 square meters (as per the Property Register Card) and shown designated as 'Layout Road' in the Layout Plan dated 27th July 2021 measuring 1,088.62 square meters. The Layout Road shall be maintained by the Promoter (or its successors or assigns) and the Promoter hereby grants, and the Purchaser and all other purchasers of the said Building shall have, the right to use the said Layout Road for ingress and egress, on a non-exclusive basis, for the benefit of all purchasers, lessees, guests licensees, users and other persons accessing the Larger Project Land or any part thereof including the users of Hotel Land and the Commercial Land and accordingly no exclusive rights of the users of Hotel Land and the Commercial Land and accordingly no exclusive rights of the Promoter (or its successors or assigns). It is clarified that the FSI of the said Layout Road shall be used for development of the Commercial Land and the Purchaser or other purchasers of units in the said Building being constructed on the Project Land shall be entitled to claim any benefit of the same. A mortgage has been created on the Layout Road, however the same will not affect the Real Estate Project or the Phase 2 Project for the said Land in any manner.

(f) **Amenity Area** - All those pieces and parcels of land bearing Cadastral Survey Nos. HH156, 1G/136 and 1/114 measuring 862.20 square meters (as per the Property Register Cards) shown designated as 'Amenity Area' in the Layout Plan dated 27th July 2021 measuring 862.17 square meters ("**the said Amenity Area**"). The Amenity Area is identified in the plan annexed hereto and marked as **Annexure "J"**. The said Amenity Area has been handed over to MCGM.

(g) **Access Roads** - Roads identified with pink lines on the plan annexed hereto as **Annexure "E"**, which shall be used as access roads in the Layout ("**said Access Road**"). The Access Road shall be maintained by the Promoter (or its successors or assigns) and the Purchaser and all other purchasers of apartments in the said Building shall use, and shall have the right to use, the said Access Road for ingress and egress on a non-exclusive basis. Owners, lessees, guests, licensees, users and other persons accessing the Larger Project Land or any part thereof including the users of Hotel Land and the Commercial Land shall also be entitled to use the said Access Road and accordingly no exclusive rights or title will be



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claimed or granted in respect of the said Access Road and the title thereof will be retained by the Promoter (or its successors or assigns). The said Access Road shall provide access to all purchasers, guests, licensees, users and other persons accessing the said Building and this covenant will be a covenant running with the Project Land even after formation of the association of flat purchases in the said Building (the "said Condominium"). After its due formation, each member of the Condominium shall be responsible to pay proportionate maintenance to the Promoter (or its successors or assigns), in the manner and in such proportion as may be determined by the Promoter (or its successors or assigns on fair and equitable basis). A portion of the said Access Road runs through a portion of the Project Land as identified on the plan annexed hereto and marked as **Annexure "E"**. The rights of the Purchaser and the Condominium to the Project Land shall always be subject to the right of way, ingress and egress over the said Access Road as stated in this Clause and neither the Purchaser nor the Condominium will interfere with the said Access Road in any manner whatsoever.

(h) A portion of the said Project Land admeasuring approximately 1,024.53 square metres is presently proposed to be used as the recreational ground, as part of the Common Amenities and Facilities of the Building ("**Project Land Recreational Ground**"). After its due formation, the Condominium (including the said Purchaser) shall be responsible to maintain the Project Land Recreational Ground in accordance with the world class luxury standards applicable to residential real estate projects comparable to standards maintained by the Manager. The Condominium (including the said Purchaser) shall ensure that the Project Land Recreational Ground is kept open to sky at all times. A copy of the plan showing the said Project Land Recreational Ground is annexed hereto and marked as **Annexure "F"**.

(i) The plan annexed hereto and marked as **Annexure "D"** is the proposed layout plan for the Larger Project Land, on the basis of which the Promoter proposes to develop the Larger Project Land ("**Proposed Layout Plan**"). The Promoter will be submitting the Proposed Layout Plan to the appropriate authorities for sanction at the relevant time, if necessary and as and when deemed necessary by the Promoter.

(j) The scheme and scale of development proposed to be carried out by the Promoter on the Larger Project Land will be as set out in the Proposed Layout Plan, as annexed hereto and marked as **Annexure "G"**.

(WW) The Promoter has appointed Gensler & Associates International Limited, USA as its principle architects, Magnusson Klemencic Associates, Seattle, USA as its principle structural engineers for preparation of structural designs and drawings of the said Building;

(XX) The Promoter has also entered into a standard Agreement with RSP Design Consultants, Mumbai Private Limited and Messrs Shashank Mehendale & Associates, Architects registered with the Council of Architects, in respect of the said Building and such Agreement is as per the Agreement prescribed by the Council of Architects. The Promoter has also appointed Sterling Consultancy Private Limited, the local Structural Engineers on record for preparation of structural designs and drawings of the said Building and the Promoter has accepted the professional supervision of the aforementioned Architects and Structural Engineers till the completion of the said Building.

(YY) The name of Magus Estates & Hotels Private Limited has changed to Provenance Land Private Limited with effect from 8th August, 2014 and the Certificate of Incorporation is annexed hereto as **Annexure "K"**;

(ZZ) Messrs Kanga & Co. Advocates & Solicitors for the Promoter have investigated the title of the Promoter to the said Land and have issued their Certificate of Title dated 5th September, 2013, the Supplemental Certificate of Title dated 29th October, 2014 and the fresh Certificate of Title dated 26th February 2016 in respect thereof, copies of aforementioned Certificates of Title along with the Due Diligence Report on title issued by Wadia Ghandy dated 18th January 2019 are hereto annexed and marked as **Annexure "L"** colly. A copy of the Extract from the Property Register Card standing in the name of Provenance Land Private Limited is annexed hereto and marked as **Annexure "M"**;

(AAA) The Purchaser has demanded from the Promoter and the Promoter has given inspection to the Purchaser of Title Report dated 26th February 2016 and Supplementary Report dated 29th October 2014 along with the Due Diligence Report on title issued by Wadia Ghandy dated 18th January 2019 issued by the Advocate of the Promoter, the said Orders and the plans, designs and specifications prepared by the Promoter's Architects viz. Gensler & Associates International



Limited/ RSP Design Consultants (India) Private Limited inter-alia and of such other documents as requested by the Purchaser.

(BBB) Prior to execution of this Agreement, the Purchaser/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Apartment, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Phase 2 Project and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date, (iii) the Promoter's entitlement to develop the Real Estate Project and the Phase 2 Project and to construct the Real Estate Project and the Phase 2 Project thereon as mentioned in this Agreement and applicable law and (iv) all aspects related to the development of the Larger Project Land.

(CCC) The Purchaser being so desirous of purchasing a residential flat/apartment in the said Building approached the Promoter and pursuant thereto, the Promoter has agreed to allot to the Purchaser, the said Premises being as follows, at or for a lump sum consideration of Rs. 27,82,50,000/- (Rupees Twenty Seven Crores Eighty Two Lakhs Fifty Thousand only). The Purchaser confirms that it shall not have any right to use the portions not washed in red, pink, green colour on his/her/their/s floor on the floor plan annexed hereto and marked as **Annexure "N"**.

(i) Apartment No. 1901 admeasuring carpet area of 2679 square feet on the 19th floor (16th floor of MCGM approved plan) (as per RERA) and an area of 92 square feet as balcony area and an area of 453 square feet as Limited Common Area collectively admeasuring 3224 square feet carpet area (as per RERA) in the said Apartment as more particularly described in the **Second Schedule** hereunder written and as shown in the floor plan thereof hereto annexed and marked as **Annexure "N"**;

(ii) The exclusive right to Limited Common Areas, Amenities and Facilities to the said Apartment admeasuring 453 square feet as more particularly described in Part B to the Third Schedule hereunder written;

(iii) Three (3) number of car-parking spaces inclusive of Two (2) bays and One (1) stack parking spaces (hereinafter referred to as the "**said Car-Parking Spaces**"). The exact location of said Car-Parking Space will be finalized only upon completion of Registration of the Real Estate Project and the Phase 2 Project in all respects, including receipt of Occupancy Certificate for the Phase 2 Project. The location whereof shall be in the basements of the said Project, plans of the basements are **Annexure "O"** hereto;

(iv) The use in common with other purchasers of the Common Amenities and Facilities of the Building as per the rules and regulations to be framed by the Promoter and/or the Condominium, are more particularly described in **Part A of the Third Schedule**; and

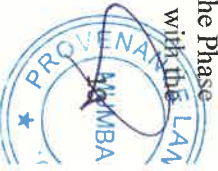
(v) The right to seek proportionate undivided right, title and interest in the leasehold (in perpetuity) in respect of the Project Land and on execution of the Deed of Apartment.

(DDD) The Purchaser was allotted the said Apartment as per Letter of Allotment dated 31st March, 2012 which was duly executed between the Parties, for the Consideration and upon the terms and conditions set out herein.

(EEE) The Consideration is for all the aspects/points mentioned in Recital CCC above.

(FFF) Prior to the execution of these presents, the Purchaser/s has/have paid to the Promoter a sum of Rs. 4,07,96,750/- (Rupees Four Crores Seven Lakhs Ninety Six Thousand Seven Hundred and Fifty only) being the part payment of the consideration of the said Premises agreed to be sold by the Promoter to the Purchaser/s as advance payment of or deposit (the payment and receipt whereof the Promoter do hereby admit and acknowledge) and the Purchaser/s has/have agreed to pay the Promoter the balance of the sale price as set out in this Agreement;

(GGG) Till such time that the full occupation certificate with respect to the said Building (including Phase 2) is received and in addition to what is mentioned elsewhere in this Agreement, the Promoter reserves to itself the right to make such alterations, additions in the layout/building plans as may be deemed necessary by the Promoter, without affecting the Premises agreed to be sold hereunder to the Purchaser/s and consequent thereto construct such additional premises as permissible under the Development Control Regulations and/or by MCGM and other concerned authorities from time to time; The Promoter has registered the Real Estate Project and the Phase 2 Project under provisions of the Real Estate (Regulation and Development) Act, 2016 with the LAM Real Estate Regulatory Authority.



(HHH) Under provisions of the Real Estate (Regulation and Development) Act, 2016 the Promoter is required to execute a written Agreement for Sale of the said Premises to the Purchaser/s being in fact these presents and also to register this Agreement under the Registration Act, 1908;

(III) The Promoter has obtained no objection certificates from the lender for allotment, sale and transfer of the said Premises to the Purchaser/s, copies whereof are annexed hereto and marked as **Annexure "P"**.

(JJJ) The parties hereto are desirous of recording the said terms and conditions:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The aforesaid recitals shall be treated as forming an integral part of the operative portion of this Agreement.

2. In this Agreement, unless there is something in the subject or context inconsistent therewith, the expressions shall bear the meanings as defined hereunder:

a. **Agreement** means this Agreement together with Schedules and Annexures hereto including the Letter of Allotment as mentioned under recital (DDD) and any other deed and document executed in pursuance hereof.

b. **"Carpet Area"** of the flat/ apartment would mean the net usable area floor area of the Apartment, excluding the area covered by the external walls, areas under the services shafts, exclusive balcony/ verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment measured on a bare shell basis prior to application of any finishes / finishing material. The above is subject to a tolerance of +/- 3% on account of structural, design and construction variances.

c. **"Real Estate Project / Phase 1 Project"** shall have the meaning as ascribed to the term **"Real Estate Project / Phase 1 Project"** shall have the meaning as ascribed to the term **"Real Estate Project / Phase 1 Project"** in Recital QQ above.

d. **"Phase 2 / Phase 2 Project"** shall have the meaning as ascribed to the term **"Phase 2 / Phase 2 Project"** in Recital QQ above.

e. **"the Rules"** shall mean the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017 and other applicable rules.

f. All references in this Agreement to statutory provisions shall be construed as meaning and including references to any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;

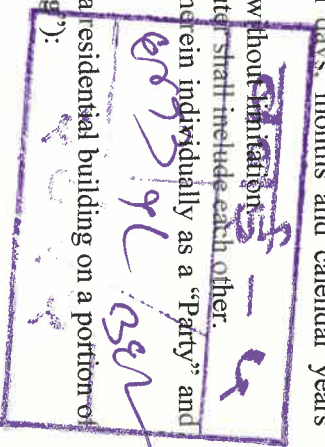
g. Words denoting the singular shall include the plural and words denoting the plural shall include all genders.

h. Reference to days, months and years are to Gregorian days, months and calendar years respectively.

i. The words "include" and "including" are to be construed without limitation.

j. Any references to the masculine, the feminine and the neuter shall include each other.

k. The Builder/Promoter and the Purchaser are referred to herein individually as a "Party" and collectively as the "Parties".

3. As stated above, the Promoter has commenced construction of a residential building on a portion of the said Project Land in 2 (two) phases as under ("**said Building**"): 

(a) **'Phase 1 Project'** consisting of 2 basements + double heighted lobby + 1 amenity floor + 2 fire check floors + 4 service levels + 37 habitable floors in accordance with the plans and specifications sanctioned by MCGM ("**Real Estate Project**"). The plans with respect to the said Real Estate Project have already been sanctioned.

(b) **'Phase 2 Project'** consisting of 1 service level + 1 fire check floor + 1 Sky Bar Floor + 15 habitable floors in accordance with the plans and specifications that shall be sanctioned by MCGM ("**Phase 2 Project**"). The plans with respect to the Phase 2 Project have been sanctioned, excluding the last two floors, viz. the 63rd and the 64th Floors (60th and the 61st MCGM Floors) and the CC with respect to the aforementioned floors needs to be obtained.

(c) In addition to what is stated elsewhere in this Agreement, the Purchaser confirms that it has no objection to the development of the Phase 2 Project and that the Purchaser shall at no point raise any objections in this regard and shall take possession of the said Premises without objecting to the works being undertaken by the Promoter with respect to the Phase 2 Project, it being acknowledged by the Purchaser that the Purchaser shall have no right to occupy the



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Premises until the construction of the Real Estate Project and the Phase 2 Project has completed to the extent determined appropriate by the Promoter in its sole discretion.

Provided that the Promoter shall be required to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the area or specification of the said Apartment agreed to be acquired by the Purchaser/s under this Agreement, except any alteration or addition required by any government authorities or due to change in law or, any change as contemplated by any of the disclosures already made to the Purchaser.

4. The total Floor Space Index ("FSI") proposed to be consumed in the construction of the said Building is 13,184 square meters ("**Total Sanctioned FSI**"). FSI of 9,405.1 square metres shall be consumed for the construction and development of the Real Estate Project ("**Real Estate Project FSI**"). The Real Estate Project FSI has already been sanctioned. FSI of 3,778.9 square meters is proposed to be consumed for the construction and development of the Phase 2 Project ("**Phase 2 FSI**"). The Phase 2 FSI has already been sanctioned.

5. While undertaking the work on the Phase 2 Project, the Promoter shall be entitled to keep and/ or store any construction materials, on any portion of the said Project Land, and/ or to have additional electricity supply and/ or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Purchaser shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Purchaser directly and/ or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.

6. The Promoter shall have an unfettered right to construct additional floors over the said Building(s) and /or the additional building/s over the said Project Land by consuming further FSI if it desires, in addition to the Phase 2 Project.

7. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the "**said Premises**", being as follows at or for the lump sum consideration of **₹ 27,82,50,000/- (Rupees Twenty Seven Crores Eighty Two Lakhs Fifty Thousand Only)**.

- (i) Apartment No. 1901 admeasuring carpet area of 2679 square feet in the 19th Floor (16th floor of MCGM approved plan) (as per RERA) and an area of 92 square feet as balcony area and an area of 453 square feet as Limited Common Area collectively admeasuring 3224 square feet carpet area (as per RERA) in the said Apartment as more particularly described in the Second Schedule hereunder written and as shown in the floor plan thereof hereto annexed and marked as Annexure "N";

- (ii) The exclusive right to Limited Common Areas, Amenities and Facilities to the said Apartment admeasuring 453 square feet as more particularly described in Part B to the Third Schedule hereunder written;

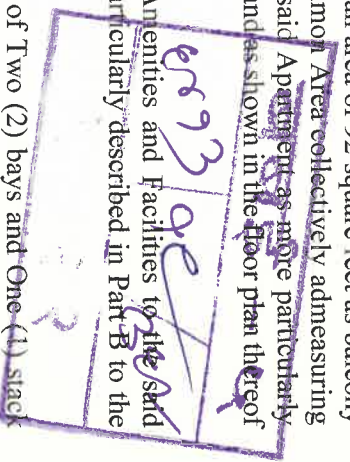
- (iii) Three (3) numbers of car-parking spaces inclusive of Two (2) bays and One (1) stack parking spaces (hereinafter referred to as the "**said Car-Parking Spaces**"), the exact location of said Car-Parking Space will be finalized only upon completion of the Real Estate Project and the Phase 2 Project in all respects, including receipt of Occupation Certificate for the Phase 2 Project. The said Car Parking Spaces shall be located in the basements of the said Project, plans of the basements are **Annexure "O"** hereto;

- (iv) The uninterrupted use in common with other purchasers of the Common Amenities and Facilities of the Building as per the rules and regulations to be framed by the Promoter and / or the Condominium, are more particularly described in **Part A of the Third Schedule**;

- (v) The right to seek proportionate undivided right, title and interest in the leasehold rights (in perpetuity) in respect of the Project Land on execution of the Deed of Apartment;

8. The Consideration does not include the following charges, which will be paid by the Purchaser to the Promoter as the case may be, as and when demanded by the Promoter:

- (a) Deposit for installation of utilities at actuals;
- (b) Advance building maintenance charges and common area maintenance charges, which are to be handed over to the Condominium.



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- (c) Corpus towards building maintenance charges and common area maintenance charges, which are to be handed over to the Condominium; and
- (d) Any other amounts collected from the Purchaser to be handed over to the Condominium in terms of applicable law.

9. The Consideration also excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project and/or the Phase 2 Project (as applicable) and/or with respect to the said Apartment and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Apartment, shall be borne and paid by the Purchaser alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Purchaser as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be.

10. The Consideration is escalation-free, save and except escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local authority or any other authorities from time to time. The Promoter undertakes and agrees that while in possession of the land, the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand letter published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable to subsequent payments.

11. The Purchaser shall pay / has paid the consideration in the following manner:

Payment Stage	Dates	Payment Schedule	Base Price
Earnest Amount	Signing of Lol	6.8%	1,89,12,500
Booking Amount-1	03-April-2022	7.86%	2,18,84,250
Scheduled Payment -1	On or before 30-May-2022	3.45%	95,88,584
Scheduled Payment -2	On or before 30 th June, 2022	3.45%	95,88,583
Schedule Payment-3	On or before 30 th July, 2022	75%	20,86,87,500
On Possession for fitout (Bareshell)	On or before 30 th July, 2022	3.45%	95,88,583
Total		100.00%	Rs. 27,82,50,000

Note: Agreement Value mentioned is Net of Taxes. GST, Stamp Duty, Maintenance, Reserve and other misc charges will be as applicable at actuals. Any other taxes (other than Income Tax and related cess, surcharge, etc. payable by the Promoter) if legislated and in force will become applicable.

The Purchaser further agrees that on a written demand being made by the Promoter upon the Purchaser with respect to a payment amount (whether Consideration or any other amount payable in terms of this Agreement), the Purchaser shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.

12. The Purchaser shall deduct tax at source ("TDS") from each installment of the Consideration as required under the Income Tax Act, 1961 and shall cause the applicable TDS certificate/s to be issued in accordance with the Income Tax, 1961 at the earliest. It is clarified that the deduction made in the amount paid by the Purchaser to the Promoter under this Agreement on account of TDS shall be acknowledged by the Promoter, only upon the Purchaser submitting the original tax deduction at source certificate and provided that the amount mentioned in the certificate matches with the Income Tax Department site. Provided further that if at the time of taking possession of the said Premises, if any such certificate is not produced, the Purchaser shall deposit such equivalent

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amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Purchaser producing such certificate within 4 (four) months from the Purchaser taking possession of the said Premises. Provided further that in case the Purchaser fails to produce such certificate within the stipulated period of 4 (four) months, the Promoter shall be entitled to appropriate the said deposit unto itself as and by way of receivables from the Purchaser.

13. The Promoter shall confirm the final Carpet Area that has been allotted to the Purchaser upon completion of construction of the said Building and receipt of occupation certificate from the competent authority for the said Building (including Phase 2) ("**Occupation Certificate**") by furnishing details of the changes, if any, in the Carpet Area, subject to a variation cap of 3% (three per cent). The total Consideration payable on the basis of the Carpet Area of the Apartment, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Carpet Area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by Purchaser within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the Carpet Area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the payment plan. It is clarified that the payments to be made by the Promoter/Purchaser, as the case may be, shall be made at the same rate per square meter as agreed in clause 7 hereinabove.

14. The proportionate share of the Purchaser/s in the Common Amenities and Facilities of the Building and the Limited Common Areas, Amenities and Facilities is liable to be increased or decreased in the event of there being a change/s in the building plans. It is specifically agreed that the apportionment of the proportionate price to the Common Amenities and Facilities of the Building is notional and the same is not subject to change even if the percentage of the individual share of the said Apartment in the Common Amenities and Facilities of the Building increases or decreases, the intent of the parties being that, the said Apartment is being sold to and purchased by the Purchaser/s, with all the appurtenant rights, for the said price. The Purchaser/s expressly consents to such changes in the said share in the Common Amenities and Facilities of the Building and hereby expressly authorizes the Promoter to so increase or decrease the said share of the said Apartment and/or of the Purchaser/s in the said Common Amenities and Facilities of the Building of the said Building and the Purchaser/s hereby irrevocably agree/s to accept the said share changed as aforesaid.

15. The Purchaser authorizes the Promoter to adjust / appropriate all ~~payments made by him/her~~ under any head(s) of dues against lawful outstandings, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his/her/its payments in any manner.

16. If the Purchaser enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in Clause 11 hereinabove (Consideration) (which will not absolve Purchaser of its responsibilities under this Agreement)

17. **Loan and Mortgage:**

- (i) The Purchaser shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Purchaser for availing any such loan and for creation of any such mortgage/charge, in the event the Purchaser has/have defaulted in making payment of the Consideration and/or other amounts payable by the Purchaser under this Agreement.

- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Purchaser. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Consideration and balance of such other amounts payable by the Purchaser under this Agreement.

- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution,



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the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.

18. The Purchaser hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project and the Phase 2 Project (including by utilization of the full development potential) in the manner more particularly detailed at Recital QQ and Clause 3 above and all the plans and specifications pertaining thereto and the Purchaser has agreed to purchase the said Apartment based on the unfettered and vested rights of the Promoter in this regard.

19. The Purchaser hereby agrees, accepts and confirms that the Promoter proposes to develop the Larger Project Land (by utilization of the full development potential) and develop the same in a phase-wise manner and undertake multiple real estate projects therein in the manner more particularly detailed at Recital VV above and the Proposed Layout Plan and the Purchaser has agreed to purchase the said Apartment based on the unfettered and vested rights of the Promoter in this regard. It is further agreed between the parties that any unutilized/balance FSI of the said Real Estate Project and/or Phase 2 Project may be transferred/utilized to another portion of the Larger Project Land.

20. In addition to what is mentioned elsewhere, the Consideration mentioned above, has been arrived at and mutually agreed to after having taken into consideration the following facts and the Purchaser/s shall not make any claim for damage or rebate in the agreed consideration on any account whatsoever including the facts mentioned below

i. The Purchaser/s is/are aware that the Promoter may in the future be contemplating additional construction by use of proposed FSI and/or Maximum FSI Potential at the relevant time. The said additional construction may be undertaken at any time even after the Purchaser/s has/have taken possession of and is in occupation of the said Premises and is therefore bound to cause inconvenience/ nuisance/ irritation to the Purchaser/s. The Purchaser/s has/has entered into this Agreement with full knowledge of the aforesaid facts and has given his/their consent for the additional construction;

ii. The said Apartment is being sold in a bare shell condition. For any specification at an apartment, a separate agreement of even date known as the Interior Service Agreement shall be executed between the Purchaser and the Promoter. It is clarified that the Interior Service Agreement is a separate agreement and is not covered under the ambit of this Agreement and that after obligation of the Promoter under this Agreement shall be restricted to the Promoter handing over the said Apartment in a bare shell condition only.

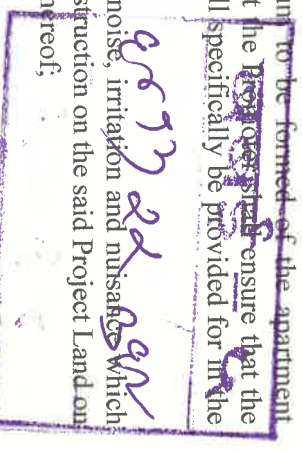
iii. The said Car Parking Space/s reserved for the Purchaser/s shall be subject to the superintendence and confirmation of the Condominium to be formed of the apartment purchasers of the said Building; provided however that the Promoter shall ensure that the rights of the Purchaser/s to the Car Parking Spaces shall specifically be provided for in the Declaration, and shall be governed by the Declaration;

iv. The Purchaser/s shall not object to the inconvenience, noise, irritation and nuisance which would be caused if the Promoter undertakes further construction on the said Project Land on the availability of Maximum FSI Potential or any part thereof;

v. The Promoter may retain for itself and or its nominees, some apartments in the said Building and/or may let/lease out or give on leave and license basis, some or even substantial number of apartments in the said Building and, without limiting Promoter's obligation to pay assessments and / or other expenses attributable to apartments owned by the Promoter or its nominees, shall not be liable to pay non-occupancy charges in respect thereof to anybody whomsoever including the Condominium to be formed;

vi. The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Larger Project Land to the concerned authorities or develop the same as public amenities. The Promoter shall determine and identify the portion and location of the Larger Project Land to be handed over for complying with the terms and conditions of statutory approvals. A list of the amenities and reservations affecting the Larger Project Land is set out in the Proposed Layout.

vii. The nature of development of the Larger Project Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.



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viii. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Project Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.

ix. The Promoter is entitled to amend, modify and/or substitute the Proposed Layout Plan in full or in part, as may be required by the applicable law from time to time.

x. The Promoter will be entitled to develop the Larger Project Land itself or in joint venture with any other person, or by transferring its shareholding in favour of any other persons and / or will also be entitled to mortgage and charge the Larger Project Land or the Project Land and the structures to be constructed thereon from time to time.

xi. Save and except the said Premises, all the other ground, spaces, floors, facilities and areas in the said Building shall belong exclusively to the Promoter and the Purchaser/s has/have no right or title to the same till the Project Land is handed over to the Condominium to be formed of the apartment purchasers in the said Building.

21. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the Apartment.

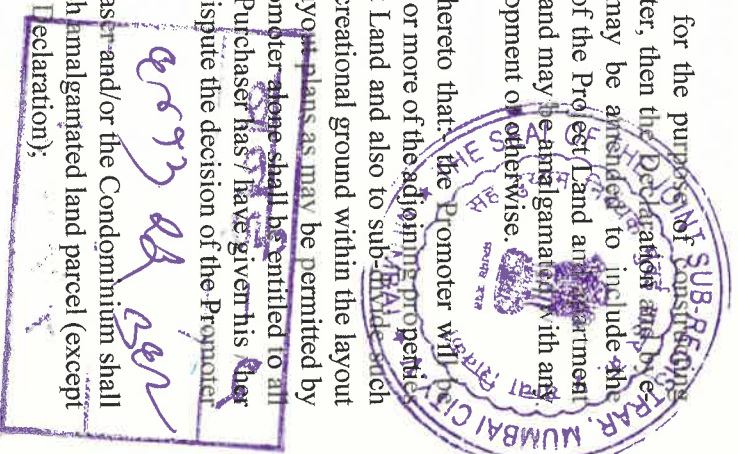
22. The Promoter hereby declares that the base FSI available in respect of the Project Land has not been utilised by the Promoter elsewhere for any purpose whatsoever and the Promoter shall be exclusively entitled to the same. In the event of FSI in respect of the Project Land or any part thereof being increased as a result of any favourable relaxation of the relevant building regulations or otherwise at any time hereafter till transfer of title of Project Land unto the Condominium, the Promoter shall be entitled to the benefit of the additional FSI for the purpose of development and/or construction of additional built-up areas as and by way of additional floors in the said Building and/or additional building(s) on the said Project Land or any other piece of land, whether adjacent to the said Building or not, as may be permissible and the Purchaser shall co-operate with the Promoter for such development.

In the event that the Promoter does utilize the additional FSI for the purpose of development and/or construction of additional floors in the said Building at the option of the Promoter, then the Declaration and Bye-laws of the Condominium (the "Bye-laws") (as applicable) may be amended to include the apartments on the additional floors of the said Building as part of the Project Land and apartment purchasers as member(s) of the Condominium. The said Project Land may be amalgamated with any other adjacent plot(s) of land for the purpose of any further development or otherwise.

i. It is hereby expressly agreed by and between the parties hereto that: the Promoter will be entitled to amalgamate the Larger Project Land with any one or more of the adjoining properties and to utilise the FSI thereof, inter alia, on the said Project Land and also to sub-divide such amalgamated property or any part thereof or relocate the recreational ground within the layout to the aforesaid Project Land and to submit or amend the layout plans as may be permitted by the MCGM and the other concerned authorities and the Promoter alone shall be entitled to all the benefits arising out of the aforesaid amalgamation. The Purchaser has / have given his / her / their / its consent for the same and shall not be entitled to dispute the decision of the Promoter in this regard nor shall object to such amalgamation;

ii. In the event of amalgamation as aforementioned, the Purchaser and/or the Condominium shall not claim any undivided share, right, title and interest in such amalgamated land parcel (except the right in respect of Project Land as transferred under the Declaration);

23. The title to the Layout Road and the said Access Road forming part of the said Larger Project Land shall at all times stand vested in the Promoter (or its successors or assigns). The Access Road and the Layout Road shall be maintained by the Promoter (or its successors or assigns) in accordance with the world class luxury standards applicable to residential real estate projects which are managed by the Manager or its affiliates. The Purchaser and other purchasers of apartments in the said Building shall have the right to use the Access Road and Layout Road for ingress and egress on a non-exclusive basis. Owners, lessees, guests licensees, users and other persons accessing the Larger Project Land or any part thereof including the users of Hotel Land and the Commercial Land shall also be entitled to use the said Access Road and Layout Road and accordingly no exclusive rights or title will be claimed or granted in respect of the said Access Road and Layout Road and the title thereof will be retained by the Promoter (or its successors or assigns). The said Access Road and Layout Road shall provide access to all purchasers, guests, licensees, users and other persons accessing the said Building and this covenant will be a covenant running with the Project Land even after formation of the said



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Condominium. After its due formation, each member of the Condominium shall be responsible to pay proportionate maintenance for the Access Road and Layout Road to the Promoter (or its successors or assigns), in the manner and in such proportion as may be determined by the Promoter (or its successors or assigns on a fair and equitable basis).

24. The Promoter shall be entitled to make such amendments, alterations, modifications and/or variations in the building plans in respect of the proposed building/s as it may deem fit from time to time. Provided however that due to such amendments in building plans if there is an increase or decrease in area of the Apartment above 3% of the existing area then in such event the Promoter shall obtain prior written permission of the Purchaser/s, for changing/altering the design and/or area of the Apartment agreed to be purchased by the Purchaser/s hereinabove and such permission shall not be unreasonably withheld by the Purchaser/s.

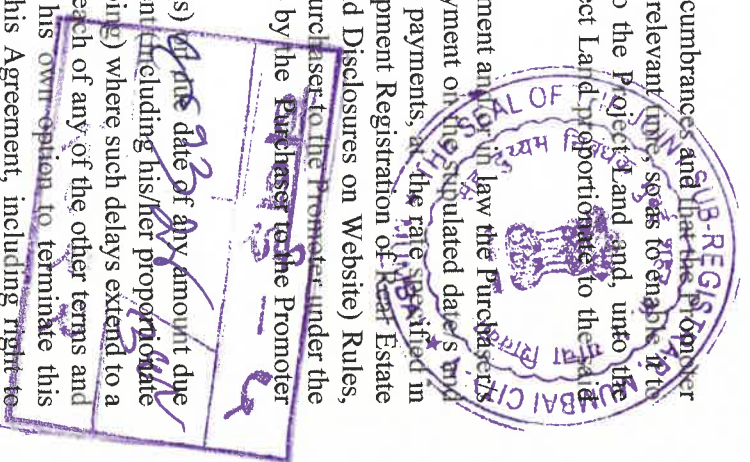
25. In addition to what has been mentioned above, it is also expressly agreed and understood that in the event of the Promoter constructing one or more buildings on the said Project Land and/or on the amalgamated land, the Promoter shall be at liberty to dispose of the apartments/units therein to any person or party whatsoever, on such terms and conditions, at such consideration and in the manner as the Promoter may in its absolute discretion deem fit. If such additional apartments/units are constructed / disposed of after the formation and registration of the Condominium and the Promoter desires that the additional building/s shall form part of the then existing Condominium then the Condominium shall be bound to admit the purchaser/s of apartments/units in such additional buildings as its members.

26. The Promoter shall ensure that the Project Land is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the Project Land and at the relevant time, seeks to enable it to transfer unto the Condominium leasehold rights with respect to the Project Land and, unto the Purchaser an undivided leasehold share and interest in the Project Land proportionate to the said Premises agreed to be sold under these presents.

27. Without prejudice to the Promoter's other rights under this Agreement and/or in law the Purchaser/s agree to pay interest to the Promoter, for failure to make any payment on the stipulated date/s and time/s as required under this Agreement or for any delays in such payments, at the rate specified in Rule 18 of the Maharashtra Real Estate (Regulation and Development) Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 on all the amounts which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoter till the date of actual payment.

28. On the Purchaser committing three defaults in making payment(s) ^{of any amount due} and payable by the Purchaser to the Promoter under this Agreement ^{including his/her proportionate} share of taxes levied by concerned local authority and other outgoing) where such delays extend to a period of more than 10 days or on the Purchaser committing breach of any of the other terms and conditions herein contained, the Promoter shall be entitled at his ^{own option} to terminate this agreement (without prejudice to its other rights under law or this Agreement, including right to interest as mentioned in Clause 27 above):

Provided always that the power of termination hereinbefore contained shall not be exercised by the Promoter, unless and until the Promoter shall have given to the Purchaser fifteen days prior notice in writing of Promoter's intention to terminate this agreement by registered post A.D at the address provided herein and mail at the e-mail addressed provided herein and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser in remedying such breach or breaches within the time stipulated in the notice. In the event the Purchaser fails to remedy the breaches within the time stipulated in the notice then in such event upon expiry of the time stipulated in the notice, this Agreement shall stand terminated without any further reference to the Purchaser. The Purchaser agrees and acknowledges that on termination of this Agreement, a sum equivalent to the booking amount/ earnest money as set out in clause 11 hereinabove with a further 9 % of the Consideration amount as and by way of liquidated damages out of the amounts paid by the Purchaser as instalment towards the purchase of the said Premises are liable for forfeiture and the balance sum without any interest shall be refunded to the Purchaser within 30 (thirty) days from the date of termination of this Agreement. The Parties acknowledge that the amounts forfeited are genuine pre-estimates of reasonable compensation for the loss and damage that will be suffered by the Promoter in the event of any failure on the part of the Purchaser to complete the purchase transaction and the Purchaser irrevocably undertakes that it will not, whether by legal proceedings or otherwise, contend that forfeiture of such amounts is not reasonable nor will it put the Promoter to the proof thereof, nor further contend that its agreement to such sum and undertaking as aforesaid were arrived at by force, duress, coercion, mistake or misrepresentation on the part of the Promoter. It is further agreed



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statutory/local authority or Any other circumstances that may be deemed reasonable by the Authority; and in any of the aforesaid events, in which event the Promoter shall be entitled to such extension of time, as may be determined by the Architects for the said Building for delivery of possession of the said Premises and the same shall not be construed as a breach on the part of the Promoter and the Purchaser/s shall not be entitled to claim interest and/or terminate this Agreement and ask for the refund of the amount paid by the Purchaser/s to the Promoter.

Subject to aforesaid if for any reason the Promoter is unable to or fails to give possession of the said Apartment to the Purchaser on the Possession Date, the Purchaser agrees to grant a further extension of time of 6 (six) months grace period to the Promoter. Thereafter, if the Promoter remains unable to or fails to give possession of the said Apartment to the Purchaser by the date which is 6 months after the Possession Date and in the event the Purchaser is not willing for further extension of time beyond the aforesaid grace period of 6 (six) months, then the Purchaser shall be entitled to either of the following options: -

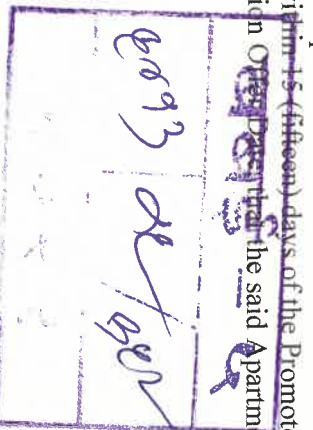
(a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% ("the Interest Rate") thereon for every month of delay from the Possession Date, on the Consideration paid by the Purchaser. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter; **OR**

(b) the Purchaser shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Purchaser Termination Notice**"). On the receipt of the Purchaser Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Purchaser Termination Notice by the Promoter, the Promoter shall refund to the Purchaser the amounts already received by the Promoter under this Agreement with interest thereon at the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Purchaser shall have no claim of any nature whatsoever on the Promoter and/or the said Apartment and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper.

(c) In case the Purchaser elects its remedy under sub-clause (a) above then in such a case the Purchaser shall subsequently not be entitled to the remedy under sub-clause (b) above. The Purchaser agrees and confirms that the Purchaser shall select either of the options mentioned in sub-clauses (a) and (b) above within 30 days of the Purchaser being informed of the extended date of possession by the Promoter, the Purchaser fails or neglects to revert within the time stipulated above, the Purchaser shall have deemed to have availed the option as set out in sub-clause (a) above

34. Prior to the Occupancy Offer Date (as defined below), the Promoter may offer the said Apartment to the Purchaser only for the purposes of fit out works by entering into a letter agreement with the Purchaser. If the Purchaser is desirous of taking the said Apartment for fit out works the Purchaser shall execute such letter and shall comply with its terms including making all payments stated in the aforesaid letter, and will make any balance payments not mentioned in the aforesaid letter in the manner provided in Clause 38 below. It is clarified that prior to the Occupancy Offer Date the said Apartment will be used only for fit out works at the sole risk of the Purchaser, the Purchaser will not use or permit the said Apartment to be used for occupation and in no event shall the Purchaser have any right to receive or require any services from, or operation and management of the Real Estate Project or the said Apartment by, any person (including, without limitation, the Manager) during the period of such fit out.

35. The Promoter shall within the later to occur of (a) 7 (seven) days of receiving the Occupation Certificate for the entire said Building (including for Phase 2), and (b) the date on which the construction of the Real Estate Project and the Phase 2 Project has been completed to the extent determined appropriate by the Promoter in its sole discretion (such later date being the "**Occupancy Offer Date**"), offer possession of the said Apartment to the Purchaser in writing. The Purchaser shall take possession of the said Apartment within ~~15 (fifteen)~~ 15 (fifteen) days of the Promoter giving written notice to the Purchaser intimating the Occupancy Offer Date that the said Apartment is ready for use and occupation.



Provided that if within a period of 5 (five) years from the date of handing over the said Apartment to the Purchaser, the Purchaser brings to the notice of the Promoter any defect in the said Apartment or the said Building or the material used therein or any unauthorized change in the construction of the said Building, then, wherever possible such defects or unauthorized changes shall be rectified by the Promoter, at his own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from the Promoter reasonable compensation for such defect or change.

36. The Purchaser shall use the said Apartment or any part thereof or permit the same to be used only for purpose of residence. She / He shall use the Car Parking Space only for purpose of keeping or parking the Purchaser's own vehicle. In such event that the Purchaser is desirous of executing a lease and license agreement with respect to the said Apartment, the Purchaser hereby undertakes not to enter into any such agreement for a period less than 11 consecutive months. The Purchaser further undertakes to obtain a prior No-objection from the Promoter / Condominium (as applicable) in relation to executing such agreement/s.

37. Subject to the payments required to be made as stated in Clause 34 above, within 15 (fifteen) days after notice in writing is given by the Promoter to the Purchaser of the Occupancy Offer Date, the Purchaser shall be liable to bear and pay the proportionate share of outgoing in respect of the said Project Land, Common Amenities and Facilities of the Building, Layout Road, Access Road, and any other common amenity or infrastructure as may be applicable, all costs and expenses associated with the Limited Common Areas, Amenities and Facilities to the said Apartment, in each case as and when payable to the necessary and competent authorities namely local taxes, assessment taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other outgoing expenses necessary and incidental to the management and maintenance of the said Project Land, Common Amenities and Facilities of the Building, Limited Common Areas, Amenities and Facilities to the said Apartment, Layout Road, Access Road, Project Land Recreation Ground and any other common amenity or infrastructure as may be applicable and for which the Purchaser hereby undertakes to pay an advance as stated under Clause 8 at the time of taking possession of the said Apartment which advance shall be appropriated towards the costs payable by the Purchaser in respect of the aforesaid. In case of a deficit, Purchaser undertakes to pay the differential amount to the Promoter / Association and in case of a surplus, the same shall be adjusted towards future amounts payable by the Purchaser pursuant to the Bye-laws. Until the Condominium is formed and the respective units/apartments are transferred to each of the purchasers thereof, the Purchaser shall pay to the Promoter such proportionate share of outgoing expenses (in proportion to carpet area of the Apartment as per RERA) as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Promoter provisional monthly contributions of approx. [INR 2,05,000/- on a per floor per month basis, being the current estimate towards the outgoing expenses]. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and will remain with the Promoter until a reserve fund is set up in the manner and in accordance with the provisions of the Bye-laws. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. The above amount unless paid on their respective dates when due, shall attract interest at the rate specified in Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017, from the date of the amount becoming due till its actual payment and in case any amounts are not paid in spite of them having fallen due, the Promoter shall be entitled to adjust such arrears against amount of deposit lying with the Promoter and amounts so deposited in Clause 38, herein and the Purchaser's shall reimburse to the Promoter the said amounts so deposited and shall always maintain with the Promoter the said amounts of deposit as mentioned in Clause 38 herein.

38. The Purchaser/s shall at the time of being granted access to the said Apartment for its own works as stated in Clause 34 above or if the Purchaser does not take the said Apartment for fit out works as stated in Clause 34 above then at the time of possession of the said Apartment or within 7 days of the receipt of the notice from the Promoter to take possession of the said Apartment as stated in Clause 35 above), whichever is earlier, deposit with the Promoter the following amounts:-

- (i) Advance Provisional Property Tax: At INR 4.50 per square foot monthly on the carpet area, collected for a period of one year.
- (ii) Advance building maintenance charges and common area maintenance charges, to be handed over to the Condominium, at approx. INR 60-per-square foot on the Carpet area for a period of 18 months.

At INR 4.50 per square foot monthly on the carpet area, collected for a period of one year.

At approx. INR 60-per-square foot on the Carpet area for a period of 18 months.



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- (iii) Provisional Miscellaneous Charges of INR 1 lakh which includes Electricity & Water Connection Charges, provision for piped gas and condominium entry fee, condominium registration / formation charges etc.
- (iv) Development Charges/ Cess: Specific amount for the apartment to be included.
- (v) Advance Provisional Corpus of INR 1.00 Cr for a Single Floor Apartment, to be handed over to the Condominium.
- (vi) Maintenance and other charges as determined by the Promoter based on actual expenses.

The above amounts are only an estimate and accordingly, in case there shall be deficit in regard to any of the aforesaid, the Purchaser/s shall forthwith on demand pay to the Promoter his/her/its/their proportionate share to make up such deficit. The Purchaser/s shall, on demand, deposit with the Promoter his/her/its/their proportionate share towards or for any other deposit to be paid by the Promoter to the local authority or body concerned and/or to any other concerned authority. It is expressly agreed by and between the parties hereto that the Promoter shall be entitled to demand for corpus fund as and when required and the Purchaser shall be bound to deposit the same with Promoter.

39. The Purchaser has paid at the time of execution of these presents a sum of Rs. 50,000/- (Rupees Fifty Thousand only) towards legal charges and Rs. 30,000/- (Rupees Thirty Thousand only) towards registration fees. The said sum paid as legal charges by the Purchaser/s to the Promoter for meeting all costs such as legal costs, charges and expenses, including professional costs of the Attorney-at-law/Advocates in connection with the formation of the Condominium, as the case may be, preparing its rules, regulations and bye-laws and the costs of preparing and engrossing this Agreement, the Declaration, the Deed of Apartment, Lease Deed etc.

40. The Promoter shall hold the amounts mentioned in Clause 38 (i) to (vi) as deposit without interest and the Promoter shall be entitled to utilize such deposits towards payment of taxes and other outgoings if the Purchaser/s, in breach of their covenants, fail to pay the same when the same are due (but for no other purpose). In the event of the Purchaser/s making any default in payment of any amount, as agreed to herein by them, the Promoter will have right to take legal action against the Purchaser/s for recovering the same. After the Condominium shall have been formed and the said Building, together with the Project Land and Common Amenities and Facilities of the Building and Limited Common Areas, Amenities and Facilities have been transferred to the Condominium, the Promoter shall handover the said deposit or the balance thereof to such Condominium.

41. The Purchaser acknowledges that the Promoter and the owners of the Hotel Land and the Commercial Land may elect to form a master association (the "Master Association") which would govern and maintain areas which are used or accessed by (i) the owners, occupants, guests, tenants or other invitees of the owner of the Hotel Land and/or the Commercial Land, and (ii) Purchaser and all other purchasers of apartments in the said Building, such as (by way of example) the Layout Road and/or the Access Road (the "Master Shared Components"). As and to the extent any such Master Association is formed, the Purchaser acknowledges that (a) all costs, expenses and other amounts incurred by the Master Association to operate, maintain, service, repair or improve such Master Shared Components shall be fairly and equitably allocated among the owner of the Hotel Land, the owner of the Commercial Land and the Condominium, and (b) the assessments or other amounts payable by the Purchaser to the Condominium shall include any such costs, expenses or other amounts.

42. Payment of the various deposits under this Agreement by the Purchaser/s to Promoter shall not entitle the Purchaser/s to make default in or delay making payment of the outgoings, etc. as provided in the Agreement.

43. The Promoter hereby represents and warrants to the Purchaser/s as follows:

- (a) the Promoter has clear and marketable title with respect to the Project Land and absolutely entitled to the development of the same;
- (b) the Promoter is in actual physical and legal possession of the Project Land for implementation of the Real Estate Project and the Phase 2 Project.
- (c) the Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;
- (d) there are no litigations pending before any court of law with respect to the Project Land or the Real Estate Project or the Phase 2 Project;



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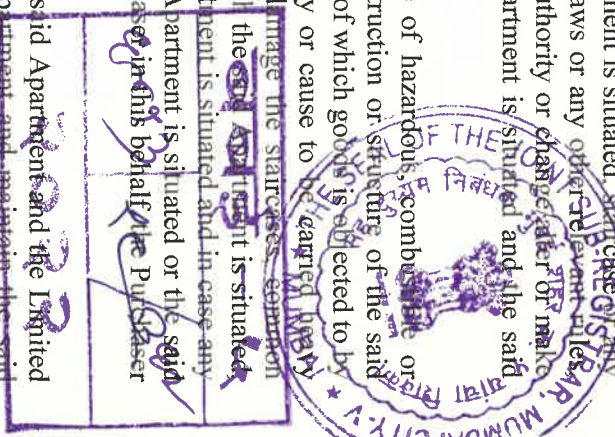


- (e) all approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, the Phase 2 Project, the Project Land and said Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project, the Phase 2 Project, the Project Land and said Building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project, the Phase 2 Project, the Project Land, said Building, Limited Common Areas, Amenities and Facilities and the Common Amenities and Facilities of the Building;
- (f) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- (g) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Purchaser in the manner contemplated in this Agreement;
- (h) At the time of execution of the Declaration under section 2 of the Maharashtra Apartment Ownership Act, 1970 ("MAO Act") or after the completion of the full development of the said Project Land and receipt of the full occupation and completion certificate of the said Building, whichever is later, the Promoter shall handover lawful, vacant, peaceful, physical possession of the Common Amenities and Facilities of the Building and the Limited Common Areas, Amenities and Facilities to the Condominium.
- (i) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project and the Phase 2 Project to the competent authorities (including, for clarity, in respect of any Apartment which is owned by Promoter); and
- (j) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notice for acquisition or requisition of the Project Land has been received by the Promoter.

44. The Purchaser(s) doth/ do and each of them hereby covenant with the Promoter as follows:

- (a) To maintain the said Apartment and the Limited Common Areas, Amenities and Facilities to the said Apartment at his/her/its own cost in good tenantable repair and condition from the date the possession of the said Apartment is taken and shall not do or suffered to be done anything in or to the said Building in which the said Apartment is situated including passages which may be against the Declaration and Bye-laws or any other authority or regulations or bye-laws or concerned local or any other authority or other competent authority in addition in or to the said Building in which the said Apartment is situated and the said Apartment itself or any part thereof.
- (b) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building in which the said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely damage the structure of the said Building or any other structure of the said Building in which the Apartment is situated and in case any damage or injury is caused to the said Building in which the Apartment is situated or the said Apartment on account of negligence or default of the Purchaser or in this behalf the Purchaser shall be liable for the consequences of the breach.

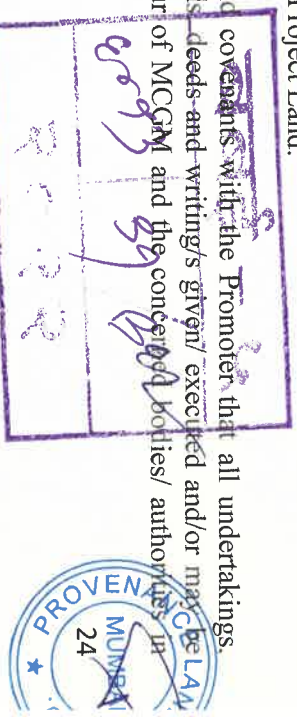
- (c) To carry at his/her/its own cost all internal repairs to the said Apartment and the Limited Common Areas, Amenities and Facilities to the said Apartment and maintain the said Apartment and the Limited Common Areas, Amenities and Facilities to the said Apartment in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffering to be done anything in or to the said Building in which the said Apartment is situated or the Apartment which may be given by the Declaration and Bye-laws, or any rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the Condominium and/or the concerned local authority and or other public authority.



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- (l) To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser/s as set out in this Agreement (including in the recitals) and the Declaration and Bye-laws.
- (m) Not to do or omit, suffer or permit to be done any act, deed, matter or thing in relation to the said Project Land and/or the said Building thereon or any portion/s thereof which may or is likely to in any manner affect, prejudice or jeopardise the development rights held by the Promoter and/or the F.S.I. layout plans, orders and/or permissions and sanctions pertaining to the said Project Land or pertaining to Common Amenities and Facilities of the Building, the Limited Common Areas, Amenities and Facilities or to any other portion/s of the said Project Land or which may in any manner cause any damage or injury to the rights/interest of the Promoter and/or the persons who have Purchased / hold Apartments, parking spaces and other spaces in the said Building.
- (n) To conform to the terms and conditions of the N.O.C. issued by the Chief Fire Officer, in respect of the refuge area of the said Building.
- (o) Not to put up or install box grills outside the windows of the said Apartment or in any other manner do any other act which would in the opinion of the Promoter or Condominium, as the case may be, affect or detract from the uniformity and aesthetics of the exterior of the said Building.
- (p) To maintain the external elevation of the said Building in the same form as constructed by the Promoter and in any manner whatsoever not to put up, under any circumstances, any construction.
- (q) To install air-conditioner/s only in the space/s provided in the said Apartment for the same and, if the Purchaser/s desire to install further air-conditioner/s of a type which or any part, unit or component of which will protrude/project substantially outside the said Apartment, or be required to be affixed / installed outside the said Apartment, the Purchaser/s shall install/ affix the same only after obtaining the Promoter's or Condominium's prior written permission to do so and shall strictly observe and comply with all the terms and conditions, if any, which may imposed by the Promoter and/or the Condominium in respect of the same.
- (r) If, after the possession of the said Premises is handed over to the Purchaser/s, any notice(s)/summons are served by local authority or any other statutory authority on the Promoter due to any acts or omissions on the part of the Purchaser, then in such event the Purchaser shall be liable to restore the said Apartment and/or any part of the said Building to the same position as it was at the time of obtaining the Occupation Certificate entirely at his/her/its/their own costs and expenses and the Promoter shall not in any manner be liable or responsible for the same.
- (s) The Purchaser shall not do or cause to be done any act or thing which may delay issue of Occupation Certificate / building completion certificate.
- (t) The Purchaser/s shall not interfere in any manner in any work of development or construction and, until such time as the Promoter shall have completed the sale of the rest of the apartments / units in the said Building, the Promoter alone shall have full control absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Project Land / Larger Land and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.
- (u) The Purchaser/s shall not take any objection, on the ground of nuisance, annoyance and/or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction of the Real Estate Project and the Phase 2 Project, on the said Project Land.
- (v) The Purchaser hereby confirms and covenants with the Promoter that all undertakings, declarations, indemnity bond/ bonds deeds and writings given/ executed and/ or may be LA executed by the Promoter in favour of MCGM and the concerned bodies/ authorities in



Mr. M. M.

respect of the said Project Land and its development shall be binding upon the Purchaser/s and Condominium formed of the purchaser/s of Premises in the Building.

(w) The Purchaser, his heirs, executors and administrators doth hereby covenant and agree that he/she/it acknowledges and affirms the right of Promoter to enter into the management and other related agreements between the Promoter and Four Seasons Luxury Resorts (India) Private Limited ("Four Seasons" or "Manager") and/or certain of its affiliates concerning the licensing, operation and management of, and delivery of related services to the Real Estate Project and the Phase 2 Project (collectively referred to as the "Private Residences Agreements") for the purpose of operation and management of the Real Estate Project and the Phase 2 Project and that he/she/it shall do all such acts, deeds or things as may be necessary to acknowledge such agreements including by signing all such documents as the Promoter may require for the same. The Purchaser further covenants and agrees that it shall not do or cause anything to be done to terminate the Private Residences Agreements otherwise than in accordance with the provisions thereof.

(x) The Purchaser, his heirs, executors and administrators doth hereby covenant and agree that in the event of fire and/or emergency of any nature whatsoever, the Purchaser/s shall provide to the users and occupiers of the other apartments in the said Building an unobstructed access to the fire staircase passing through the exclusive usable area of the Apartment.

(y) The Purchaser covenants and agrees not to utilize or access the refuge areas on the other floors of the said Building except in case of exigency.

45. The Purchaser shall observe and perform all the rules and regulations which the Condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the apartments therein and for the observance and performance of the Bye - Laws regulations and Bye-laws of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down in the Deed of Apartment, Lease Deed, Declaration and Bye- laws (as such documents may be amended from time to time) and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of the Deed of Apartment, Lease Deed, Declaration and Bye- laws.

46. The Purchaser shall permit the Manager and / or the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into the said Building or any part thereof to view and examine the state and condition thereof repair any part of the said Building and for laying cables, water pipes, fittings, electric wires, structures and other conveniences belonging to or serving or used for the said Building and also for the purpose of cutting off the supply of water and other services to the said Apartment or any other unit/s, in the said Building, in respect whereof the Purchaser/s or user or occupier of such Apartment, as the case may be shall have certain the defaults including a default in payment of their share of the Local Body property taxes and other outgoings as also in the charges for electricity consumed by them.

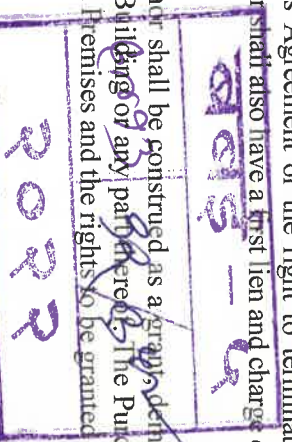
47. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser towards the outgoing charges.

48. The Purchaser/s agree that the Promoter shall be entitled to receive the refund of the deposits and other deposits paid by them to MCGM and other authorities. In the event of such deposits being refunded to the Condominium, the Condominium shall be bound to pay over the same to the Promoter.

49. Without prejudice to the right of Promoter to charge interest at the rate specified in Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 on any amounts remaining unpaid by the Purchaser/s under this Agreement or the right to terminate this Agreement or any other right of the Promoter, the Promoter shall also have a first lien and charge on the said Premises agreed to be purchased by the Purchaser/s.

50. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Apartment or of the said Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said Premises and the rights to be granted to the Purchaser pursuant to the Deed of Apartment.

51. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms



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conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter.

52. Within 3 (three) months of the obtainment of the full Occupation Certificate of the said Building (including Phase 2 Project), the Promoter shall (i) form a condominium for the apartment holders of the Building as per the provisions of the MAO Act ("said Condominium") and (ii) execute a Declaration in respect of the Real Estate Project and the Phase 2 Project in accordance with the provisions of the MAO Act ("Declaration") for the formation of the Condominium and shall ensure that MAO Declaration is duly registered with the concerned office of the Sub-Registrar of Assurances. The Purchaser shall, if so required by Law, join in the execution of the Declaration and will accept the draft prepared by the Promoter and will not raise any issues. Further, the Promoter will not have any liability if the execution and registration of the Declaration is delayed on account of any purchaser/member of the Condominium.

53. The Promoter shall also enter into a Deed of Apartment with the Purchaser under which the Promoter shall sell the Apartment to the Purchaser (herein referred to as the "Deed of Apartment") and grant leasehold rights to the Purchaser of the undivided share and interest in the Project Land, (proportionate to the Apartment being conveyed to the Purchaser). The format of the Deed of Apartment will be prepared by the Promoter. Further, the Promoter will not have any liability if the execution and registration of the Deed of Apartment is delayed on account of any purchaser/member of the Condominium not cooperating with the execution and registration of the Declaration.

54. The Promoter shall compile and handover to the Condominium when formed, all documents as prescribed under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, Real Estate (Regulation and Development Act), 2016, the MAO Act and the rules made there under. As the title is being conferred under the Maharashtra Apartment Ownership Act, 1970, the Purchaser will not be party to any proceeding or action for formation of any co-operative housing society of flat purchasers in the said Building. The Bye-laws of the Condominium will be prepared by the Promoter.

55. The Purchaser/s hereby agree/s and undertakes that the Condominium shall entirely at its cost and expenses, preserve and maintain the documents/plans received from the Promoter/Architect and subsequently carry out necessary repairs/ structural audit/ fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit from time to time as per requirement of Chief Fire Officer through the authorized agency of MCGM and also comply with other terms and conditions as may be laid down by MCGM from time to time.

56. The Purchaser/s hereby agree/s and undertake to be a part of the Condominium when formed, in the manner herein mentioned and also from time to time to sign and execute all forms, applications, declarations, correspondence or any other documents as may be necessary for the formation and registration of the Condominium and for becoming a member thereof, including the Bye-laws of the proposed Condominium and to duly fill in and sign the same in the office of the Promoter within 10 (ten) days of receipt of intimation in that regard being given by the Promoter to the Purchaser/s. On the Condominium, being registered, the rights of the Purchaser/s in respect of the said Apartment will be regulated by the provisions of the MAO Act and the Rules, Regulation and Bye-laws framed by them from time to time, but subject to the terms of this Agreement and the rights of the Promoter as provided herein.

57. The Purchaser/s shall from time to time sign all applications, papers and documents and all facts deeds and things as the Promoter and/or the Condominium may require for safeguarding the interest of the Promoter and/or of the persons who purchase other apartments and spaces within said Building. The Purchaser/s shall ensure that, as and when the Promoter shall so require, the Condominium shall pass necessary resolutions confirming the right of the Promoter to carry out additional construction work on the said Building/ said Project Land and confirming the right of the Promoter to retain and/or sell on ownership basis such additional areas to be constructed on the said Project Land and/or give rights therein to persons of the choice of the Promoter.

58. In the event of any Condominium being formed and registered before the sale and disposal by the Promoter of all the premises in the said Building, the Promoter shall have absolute authority to deal with and dispose of the unsold premises, in such manner as it deems fit and to receive the consideration in respect thereof. Provided the Purchaser/s hereby agrees and confirms that in the event of the Condominium being formed before the Promoter deals with or disposes of all the premises in the said Building or in additional floors of the said Building, then an allottee or purchaser/s of premises from the Promoter shall be admitted to the membership of such Condominium of Apartment on being called upon by the Promoter without payment of premium or



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any additional charges save and except Rs.1000/- as entrance fee and such allottee, purchaser or transferee thereof shall not be discriminated against or treated prejudicially by the Condominium.

59. The Promoter shall be liable to pay only the proportionate Municipal rates and taxes, at actuals, in respect of the unsold premises in the said Building and all other costs / charges payable in respect to the same (including, without limitation, all common area maintenance charges associated with Common Amenities and Facilities of the Building and/or Limited Common Areas, Amenities and Facilities attached with apartments in the said Building which are owned by Promoter). The Promoter shall be entitled to sell the unsold premises as and when deemed expedient by the Promoter.

60. The Promoter shall be entitled to alter the terms and conditions of the Agreement relating to the unsold premises in the said Building of which the said Apartment forms part and the Purchaser/s shall have no right to object to the same.

61. All costs, charges and expenses in connection with preparation of this Agreement including shall be paid by the Purchaser/s alone. All costs, charges and expenses in connection with the preparation of any other documents required to be executed by the Promoter, or by the Purchaser/s, in respect of such documents, shall be paid by the Purchaser/s proportionately with the Purchaser/s of the other apartments in the said Building, as well as the entire professional costs of the Advocates of the Promoter in preparing and/or approving all such documents shall be borne and paid by the Purchaser/s proportionately. Such amount if required by the Promoter shall be kept deposited by the Purchaser/s with the Promoter at the time of taking possession of the said Apartment and shall, until utilization, remain with the Promoter free of interest or as may be provided in law. However, the Stamp Duty shall be borne by the Promoter.

It is agreed that the said Building may be named "Four Seasons Private Residences Mumbai" and that neither the acquirers of apartments in the proposed building/s nor the Condominium, proposed to be incorporated, shall be entitled to change the said name in any manner whatsoever; provided, however, that the Purchaser acknowledges that the use of the name "Four Seasons Private Residences" in respect of the said Building is subject to termination in accordance with the terms of the agreements entered into with Four Seasons and/or its affiliates.

62. The Purchaser agrees to be bound by the provisions of the Four Seasons disclaimer rider ("Four Seasons Disclaimer Rider") as set out in Annexure "Q". In addition, the Purchaser shall execute, concurrently with this Agreement, the buyer disclosure and acknowledgement form attached hereto as Annexure "Q-1". For clarity, Purchaser acknowledges that, for the purposes of the Real Estate (Regulations and Development) Act, 2016 ("RERA"), the Promoter (a) is the sole promoter of the Real Estate Project, the Phase 2 Project and the said Apartment and (b) shall be solely responsible for all liabilities ensuing or arising under RERA and none of Manager nor its affiliates shall be liable for any such obligations, including for any losses or claims arising out of the obligations of the Promoter (in its capacity as promoter or otherwise) under the provisions of RERA. This covenant shall not merge on, but shall survive the execution and delivery of this Agreement and the registration of the Deed of Apartment.

63. In addition to what has been specified elsewhere in this Agreement, the Purchaser acknowledges that his/her/its purchase of the said Apartment shall not grant Purchaser any right, title or interest in the facilities of the hotel building standing on the Hotel Land.

64. As of the date of this Agreement, this Agreement and the Letter of Allotments mentioned under Recital DDD contains the whole agreement among the Parties relating to the transaction contemplated by this Agreement and supersedes all previous agreements/writings between the Parties to this transaction.

65. The Purchaser consents to the Promoter creating mortgages and charges of its right title and interest in the said Project Land and the structures to be constructed thereon and the rights, on such terms and conditions as the Promoter deems fit and proper. The Purchaser also consents to the 60% change in shareholding and control of the Promoter, on such terms and conditions as the shareholders of the Promoter deems fit and proper.

66. The Purchaser/s is/are aware and understand that the Promoter has entered into this transaction and has agreed to sell the said Apartment to the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfil and comply with all the terms, conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on the part of the Purchaser/s to be observed, performed, fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agree, undertake and covenant to indemnify, save, defend and keep harmless at all times hereafter, the Promoter and its successors and assigns, from and against all costs, charges, expenses, penalties and duties, which they or any of

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them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of any breach, violation, non-observance, non-performance, non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.

67. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Real Estate Project, the Phase 2 Project and the said Premises shall equally be applicable to and enforceable against any subsequent purchasers of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes and the Purchaser shall ensure any such subsequent purchaser confirms such applicability and enforceability.

68. The Purchaser and/or the Promoter shall present this Agreement as well as ancillary documents at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter and Purchaser will attend such office and admit execution thereof.

69. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser, by Registered Post AD/email at his/her address specified below :

Address: 6th Floor, Treasure Island, Indore, Madhya Pradesh, 452 001

Email: Vinayak.kalani@kalanigroup.com

70. All out of pocket costs and incidental charges pursuant to this Agreement shall be borne and paid by the Purchaser/s.

71. The transaction covered by this contract at present is not understood to be a sale eligible to tax under a sales tax law but is subject to Goods and Services Tax ("GST"). The Purchaser/s hereby agrees to bear and pay GST and other taxes which are connected to the construction of the said Building/s and/or the sale of the said Apartment. If, by reason of any amendment to the constitution or enactment or amendment of any other law, Central or State, this transaction is held to be eligible to further taxes, either as a whole or in part or on any inputs or materials or equipment used or supplied in execution of or in connection with this transaction which are eligible to tax, the same shall be payable by the Purchaser/s along with other Purchasers on demand at any time.

Further, in case, any additional taxes become payable in future in respect of the transaction recorded under this agreement, the Purchaser shall be liable to pay the same in respect of payments already made and / or to be made in relation to the current transaction.

Any benefit arising out of set off available to the Promoter as a result of GST implementation, has been taken into account while arriving at the Apartment price agreed in this agreement.

72. This Agreement, the Declaration and Deed of Apartment to be executed in pursuance hereof shall be subject to the provisions of the MAO Act; the provisions of the Real Estate (Regulation and Development Act), 2016 and the rules made thereunder.

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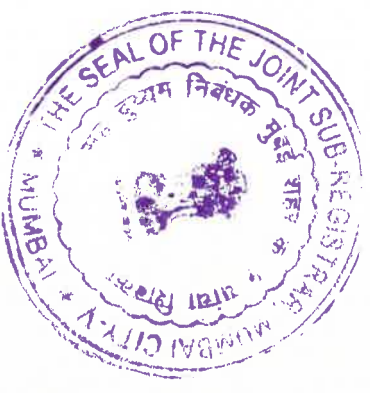


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FIRST SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF THE PROJECT LAND

All that piece and parcel of freehold land comprised in Cadastral Survey No. 1H/136 of Lower Parel Division admeasuring 3166.46 square metres or thereabouts (formerly forming part of the land bearing C.S.No.1/136) situate lying and being at off Dr. E. Moses Road, Worli, in the Registration Sub-District of Bombay City and shown delineated on the plan hereto annexed and marked as Annexure "E" and thereon shown surrounded by Green colour boundary line.



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SECOND SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE SAID APARTMENT

Residential Premises bearing Flat No. 1901 (admeasuring 2679 sq. ft. Carpet Area, and the benefit of the Balcony Area of 92 sq. ft. and a Limited Common Area of 453 sq. ft. on the 19th Floor of the Building (16th Floor of the MCGM approved Plan) (hereinafter referred to as the "said Apartment") of the said Building standing on portion of the Project Land more particularly described in the First Schedule hereinabove written.

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THIRD SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF COMMON AMENITIES AND FACILITIES OF THE BUILDING AND LIMITED COMMON AREAS, AMENITIES AND FACILITIES)

PART A - DESCRIPTION OF COMMON AMENITIES AND FACILITIES OF THE BUILDING

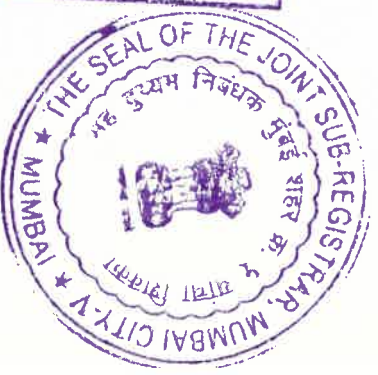
- (a) Common areas in the basements to be identified in the Declaration.
- (b) Lobbies, Passages, rest rooms, access to areas in the Building, Driver room, MEP Services like all underground tanks, Fan rooms, Pump rooms, L.V. Switch room etc as demarcated on the plan annexed hereto and marked as **Annexure "1"** & **"2"**
- (c) Visitors' Parking, storage units, garbage collection unit and shall include, all equipment or apparatus including any fans, pipes, wires, cables, conduits, ducts, shafts, flues and mechanical and electrical apparatus, fire alarms, security or sprinkler systems, lighting, fixtures, air-conditioning or heating equipment appurtenant thereto, which provide any service to the Real Estate Project Amenities or any units in the Real Estate Project and/or the Phase 2 Project, including all wall structures and support columns and beams as well as any additional floor surfacing, which may be located within any Visitors' Parking and storage unit.
- (d) garden lawn, children play area, swimming pool, pool deck, outdoor living room, drop off, as identified on the plan annexed hereto and marked as **Annexure "3"**
- (e) The club floor consisting of gym, media lounge room, board cun dining room as identified on the plan annexed hereto and marked as **Annexure "4"**
- (f) The rooftop lounge shall consist of lounge and an open area cinema as identified on the plan annexed hereto and marked as **Annexure "5"**
- (g) The following facilities located throughout the said Building:-
- (i) Three elevator(s) including 1 service elevator as identified on the plan annexed hereto and marked as **Annexure "3"**
- (ii) Elevator shafts for the three elevator(s).
- (iii) Stairways.
- (iv) Water tanks.
- (v) Plumbing net-work throughout the building.
- (vi) Electric wiring net-work throughout the building.
- (vii) Necessary light, telephone IT, MATV connections.
- (viii) The foundations and main walls, exterior façade, columns, girders, beams and roofs of the said building.
- (ix) Tanks, pumps, motors, fans, firefighting equipment, compressor ducts, air conditioning and heating equipment and in general all apparatus and installation for common areas to be for common use.

**The above description is indicative. The final description will be more particularly in the Deed of Declaration.

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PART B - DESCRIPTION OF LIMITED COMMON AREAS, AMENITIES AND FACILITIES

The following facilities located in each one of the habitable floors are exclusive common areas and facilities restricted to the apartments of each respective floor:

- (i) The lobby on floor of the said Apartment which gives access to the 3 elevators identified on a plan annexed hereto and marked as **Annexure "6"**.
- (ii) A Servant Toilet at mid-landing identified and washed in green colour on 19th Floor (16th Floor as per MCGM plan) as shown in the plan annexed hereto and marked as **Annexure "6"**.
- (iii) A corridor extending from the lobby to Stairways ST-1 & ST-2 identified in the plan annexed hereto and marked as **Annexure "6"**.

**The above description is indicative. The final description will be in the respective Deeds of Apartment

SIGNED AND DELIVERED by the
Within named "Promoter"
PROVENANCE LAND



PRIVATE LIMITED by the hand of its
Director Mr. Adarsh Jatia pursuant to
Board Resolution passed in meeting held
On 5th May, 2017

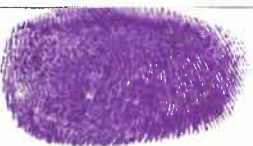
- 1. in the presence of:
- 2.



Adarsh Jatia

SIGNED AND DELIVERED by the
Within named "Purchaser/s",

- 1. Mr. Vinayak Kalani



Vinayak Kalani

- 2. Mrs. Namita Kalani



Namita Kalani

in the presence of:

- 1. SHAKTI SINGH
- 2. SAKAR HALDANKAR

Shakti Singh
Sakar Haldankar



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RECEIPT

RECEIVED of and from the Purchaser/s a sum of Rs. 4,07,96,750/- (Rupees Four Crores Seven Lakhs Ninety Six Thousand Seven Hundred and Fifty Only) in the following manner:

Date	Amount	Receipt No.	Mode of Payment
31 st March, 2022	1,89,12,500/-	24/21-22/01	RTGS
07 th April, 2022	2,18,84,250/-	24/22-23/01	RTGS

We say Received
Rs. 4,07,96,750/- (Rupees Four Crores Seven Lakhs
Ninety Six Thousand Seven Hundred and Fifty Only)

PROVENANCE LAND PRIVATE LIMITED
(Promoter)



WITNESSES:

1. SHAKTI SINGH

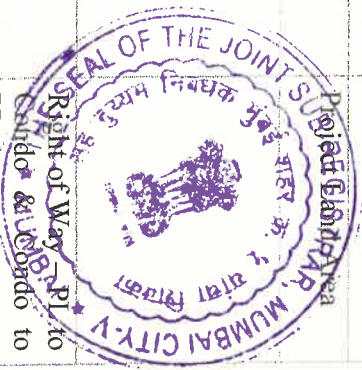
2. SATISH RAJ DANKAR



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ANNEXURES TO THE AGREEMENT FOR SALE

Annexures	Documents	Letter No.	Dated	Issued By
A	IOD	EB/1518/GS/A	02-July-2021	MCGM, Building Proposals (City I)
B	CC	No EB/1518/GS/A	31-Mar-2021	MCGM Commencement Certificate
B		EB/1518/GS/A	02-Jul-2021	Amended plans
B-1	OC	EB/1518/GS/A/OCC/1/ New	09-Aug-2021	MCGM
C	MoEF	SEAC/- 2010/CR562TC-2	26-Jun-2013	Govt. of Maharashtra, Environment Div.
C	State Level Environment Impact Assessment Authority		19-Aug-2021	Government of Maharashtra
D	Layout Amendment Letter	File No. CHE/CTY/1453/G/S/3 02	27-Jul-2021	MCGM
D	Layout Drawing	CHE/CTY/1453/G/S/3 02	27-Jul-2021	MCGM
E	Plan showing Project Land (First Schedule)	N.A.	N.A.	Project Eminent Domain
E	Plan showing internal roads/ other external roads/driveways and road ways marked giving access road to Purchaser			Right of Way - PL to Seller & Concordo to PL
E	Right of Way over Project Land (First Schedule)	N.A.	N.A.	
F	RERA Registration Certificate – Phase I	MahaRERA P51900002789	04-Aug-2017 r/w 18-May-2017 r/w 09-Sept-2021	Maharashtra Real Estate Regulatory Authority
F-1	RERA Registration Certificate – Phase I	MahaRERA P519000022056	18-May-2020 r/w 08-Sept-2021	Maharashtra Real Estate Regulatory Authority
G	I to C	CHE/ 878/DPC	16-Sep-2010	MCGM
H	Civil Aviation NOC	BT-1/NOC/CS/MUM/11/4 3	4-Apr-2017	Airports Authority of India
H	Civil Aviation NOC	AAI/20012/32/2/021	18-Aug-2021	Airports Authority of India
H	High Rise Committee NOC	CHE/HRB-835/DPWS	28-Sep-2020	MCGM – High Rise Committee
H	Civil Aviation NOC	AAI/RHQ/WR/DoAS/ Auth./Mum/1/43	30-Aug-2021	Airports Authority of India
I	Chief Fire Officer NOC	MFB FB/HRC/CITY/37	No. 22-Jan-2021	MCGM Mumbai Fire Brigade
J	Amenity Plan			
K	Certificate of Incorporation pursuant to Name Change	CIN: U99999 MH20011PTC255339	8-Aug-2014	MCA, Registrar of Companies
L	Certificate of Title	KMV/ ASM/ 6648/ 2013	5-Sep-2013	Certificate of Title from Kanga & Co.
L	Supplemental Certificate	KMV/ ASM/8978/2014	29-Oct-2014	Supplemental Title Certificate from Kanga & Co.



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L	Fresh Certificate of Title	KMV/ASMM/1427/2016	26-Feb-2016	Fresh Certificate of Title from Kanga & Co.
L	Due Diligence Report on Title	NL/DDA/10350/737/2019	18-Jan-2019	Title Report by Wadia Gandy
M	PR Card for 1H/136	CS No. 1H/136	20-Jan-2021	Mumbai City Survey & Land Records
N	Apartment Floor Plan (Second Schedule)	N.A.	N.A.	N.A.
O	Apartment Parking Plan (Second Schedule)	N.A.	N.A.	N.A.
P	Lender NOC with respect to the particular flat	Lender NOC (dated <u>04th May 2022</u>)		
Q	Four Seasons Disclaimer Rider	N.A.	N.A.	N.A.
Q-1	Buyer Disclosure And Acknowledgement	N.A.	N.A.	N.A.
Annexure 1	Description Of Common Amenities And Facilities Of The Building			
Annexure 2	Description Of Common Amenities And Facilities Of The Building			
Annexure 3	Description Of Common Amenities And Facilities Of The Building			
Annexure 4	Description Of Common Amenities And Facilities Of The Building			
Annexure 5	Description Of Common Amenities And Facilities Of The Building			
Annexure 6	Description Of Limited Common Amenities And Facilities			



W

W



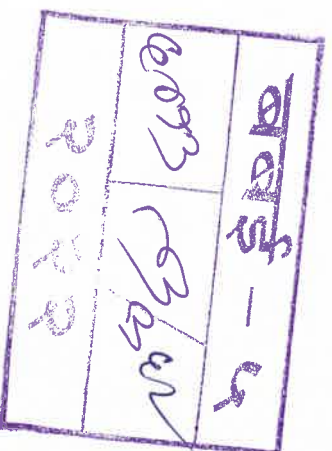
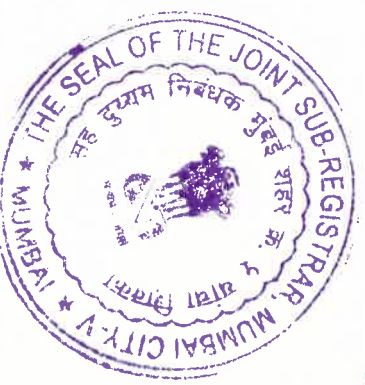
2023-24	
2023	2024
2023	2024

ANNEXURE "Q"

FOUR SEASONS DISCLAIMER RIDER

The Purchaser acknowledges that none of Four Seasons Hotels and Resorts Asia Pacific Pte Ltd, Four Seasons Hotels Limited nor any of their respective affiliates or related entities or persons (collectively, "Four Seasons") is the owner, developer, promoter, sponsor or sales or marketing agent of, and Four Seasons has not made any representations, warranties or guarantees whatsoever with respect to, the project to be marketed and identified (pursuant to the License Agreements (as defined below)) as the Four Seasons Private Residences Mumbai (the "Real Estate Project"), the adjacent hotel known as the Four Seasons Hotel Mumbai (the "Hotel"), any component or element of the project that will include the Real Estate Project, the Phase 2 Project and the Hotel (collectively, the "Project") or the Apartment. Four Seasons has not made any disclosures or provided information to the Purchaser, and is not responsible for any disclosures made or information provided by the Promoter or its sales persons, brokers, agents or any other person to the Purchaser, with respect to the Project or specifically the said Apartment in the Real Estate Project or the Phase 2 Project. Four Seasons has licensed the Promoter (and not the Purchaser) the right to use the Four Seasons name and trademarks and similar rights related thereto in connection with the marketing and sale of residences within the Real Estate Project and the Phase 2 Project pursuant to a sales and marketing license agreement (the "Marketing License Agreement"). In addition, Four Seasons will license the Promoter or an association of owners of residences within the Real Estate Project and the Phase 2 Project (but not the Purchaser) to use the Four Seasons name and trademarks and similar rights related thereto in connection with the ongoing identification of the Real Estate Project and the Phase 2 Project pursuant to an operations license agreement (the "Operations License Agreement" and together with the Marketing License Agreement, the "License Agreements"). The License Agreements may expire or be terminated under certain circumstances, in which case the Real Estate Project and the Phase 2 Project would no longer be identified as a "Four Seasons" property. For the avoidance of doubt, even while the Real Estate Project and the Phase 2 Project may be identified as a "Four Seasons" property pursuant to the provisions of the License Agreements, the Purchaser will have no right to use the "Four Seasons" name or trademarks in connection with the said Apartment or for any other purpose (other than the use of the "Four Seasons" name for non-commercial use to informally refer to the location of the said Apartment for so long as the Real Estate Project and the Phase 2 Project are identified as a "Four Seasons" property).

Signed and delivered by the within named Promoter and the Purchaser



ANNEXURE "Q-1"

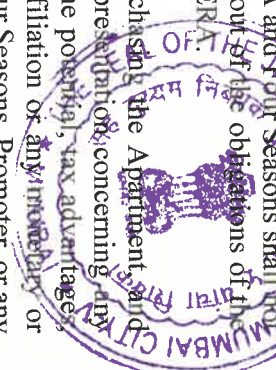
BUYER DISCLOSURE AND ACKNOWLEDGEMENT

THE UNDERSIGNED ("Buyer") and Provenance Land Private Limited ("Promoter") are parties to that certain Agreement for Sale (the "Purchase Agreement"), pursuant to which Buyer will acquire Apartment No. 1901 (the "Apartment") in the residence project to be known (subject to the Operations License Agreement (as defined below) as Four Seasons Private Residences Mumbai (the "Residence Project"). The Residence Project is adjacent to a larger mixed use project, which includes the Four Seasons Hotel Mumbai (the "Hotel") (the Residence Project, the Hotel and all related infrastructure and amenities owned, developed or constructed, or to be developed and constructed by Promoter and its affiliates on lands surrounding the Hotel and the Residence Project, being herein collectively referred to as the "Complex"), details whereof have been given in the Purchase Agreement. In consideration of Promoter's sale of the Apartment to Buyer pursuant to such Purchase Agreement, Buyer hereby acknowledges and agrees as follows:

1. Buyer hereby acknowledges and agrees that a) the Apartment is being developed and sold by Promoter and not by **FOUR SEASONS HOTELS LIMITED** or any of its affiliates (collectively, "Four Seasons"); b) Four Seasons has not made any disclosures or provided information to Buyer, and is not responsible for any disclosures made or information provided by Promoter, or its sales persons, brokers, agents or any other person to Buyer, with respect to the Apartment or any other portion of the Residence Project, the Hotel, or the Complex, including, without limitation, the availability of any services to the Apartment, access to the Hotel, or the availability of services from the Hotel; c) Four Seasons has not confirmed the accuracy of any marketing or sales materials provided by Promoter, is not part of or an agent for Promoter and has not acted as broker, finder or agent in connection with the sale of the Apartment; d) Buyer has no right to use or interest in the Four Seasons Marks (as defined below); e) Buyer waives or releases Four Seasons from and against any liability with respect to any representations or defects or any claim whatsoever, relating to the marketing, sale, design or construction of the Apartment or the Complex (including any buildings); and f) that, for the purposes of the Real Estate (Regulations and Development) Act, 2016 ("RERA"), the Promoter (x) is the sole promoter of the Residence Project and the Apartment and (y) shall be solely responsible for all liabilities ensuring or arising under RERA and Four Seasons shall not be liable for any such obligations, including for any losses or claims arising out of the obligations of the Promoter (in its capacity as promoter or otherwise) under the provisions of RERA.

2. Buyer hereby represents and warrants that: a) Buyer is purchasing the Apartment and the Apartment has potential for future profit, any future appreciation in value, any rental income potential, tax advantages, depreciation or investment potential and without reliance upon any hotel affiliation or any marketing or financial advantage; b) no statements or representations have been made by Four Seasons, Promoter, or any of their respective agents, employees or representatives with respect to: i) the economic or tax benefits to be derived from the managerial efforts of a third party as a result of renting the Apartment or other units, or ii) the economic or tax benefits to be derived from ownership of the Apartment; or iii) any potential for future profit, any future appreciation in value, any rental income potential, tax advantages, depreciation or investment potential; c) the decision to enter into the Purchase Agreement was not based on the availability of a rental program (it being acknowledged that no rental program is expected to be offered by Promoter or its affiliates or managed by Four Seasons) or on projections regarding returns to participants in any rental program; and d) the decision to enter into the Purchase Agreement was not based on estimates, sampling, statistical analysis or assumptions involving speculation, rental rates or expected occupancies of the Apartment.

3. An affiliate of Four Seasons Hotels Limited, as operator is party to a management agreement with Promoter, as owner of the Hotel for Four Seasons to manage the Hotel (the "Hotel Management Agreement"). Further, Four Seasons and Promoter (for and on behalf of the Association (as defined below)) have entered into a management agreement, an advisory agreement, a purchasing services agreement and an operations license agreement (the "Operations License Agreement") for furnishing services to, and branding, the Residence Project (collectively, the "Private Residences Agreements"). Buyer hereby acknowledges and agrees that in the event the Hotel Management Agreement is terminated for any reason, (i) all management of and services provided from the Hotel, on behalf of the Promoter or its affiliates as owner of the Hotel shall cease, and (ii) Four Seasons and/or the Association shall have the right to terminate the Private Residences Agreements. Further, the Private Residences Agreements may terminate in accordance with their terms. In the event of any termination of the Private Residences Agreements, all use of the Four Seasons Marks shall cease at the Residence Project, all indicia of affiliation of the Residence Project with Four Seasons, including all signs or other materials bearing any of the Four Seasons Marks, shall be removed from the Residence Project, and all services (if any) to be provided by Four Seasons to an association of owners formed under the Maharashtra Apartment Ownership Act, 1970 (the "Association") or the owners (collectively, the "Unit Owners") of the units therein (collectively, the "Private Residences") shall cease.



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4. So long as the Operations License Agreement is in effect, the Private Residences shall have the right to be known as "Four Seasons Private Residences Mumbai" or by any other name as may be approved by Four Seasons. Use of the Four Seasons Marks shall be limited to i) use of the approved name on signage on or about the Residence Project, as approved by Four Seasons, and ii) textual use of the approved name by individual buyers of Private Residences, and their agents, solely for non-commercial use as part of the address of the Private Residence for so long as the Residence Project is identified as a "Four Seasons" property. No other use will be permitted of the Four Seasons Marks. All uses of the Four Seasons Marks in relation to the Residence Project (including the Private Residences and the approved name), are subject to removal and must cease upon the expiration or termination of the Operations License Agreement. The legal name of the Association will be subsequently communicated to the Purchaser/s (the "Legal Name") and all legal documents and instruments pertaining to the Residence Project shall use the Legal Name and shall not use or reference the Four Seasons Marks. Buyer has not been granted a license or right to use the Four Seasons Marks, and shall acquire no ownership or any other right to the Four Seasons Marks. Buyer shall not interfere with or contest Four Seasons' rights in and to the Four Seasons Marks.

BUYER HEREBY ACKNOWLEDGES AND AGREES THAT BY ACQUIRING THE APARTMENT, BUYER ACQUIRES NO RIGHT, TITLE, OWNERSHIP OR INTEREST IN THE NAME "FOUR SEASONS", "FS" OR THE MARKS, LOGOS OR OTHER TRADEMARKS, SERVICE MARKS, TRADE NAMES, SYMBOLS, EMBLEMS, LOGOS, INSIGNIAS, INDICIA OF ORIGIN, SLOGANS AND DESIGNS USED IN CONNECTION WITH "FOUR SEASONS" OR "FS" (COLLECTIVELY, THE "FOUR SEASONS MARKS"), ALL OF WHICH BELONG TO FOUR SEASONS.

5. Buyer hereby acknowledges and agrees that Four Seasons reserves the right (whether itself or through an affiliate) to license and/or operate any other hotel, condo-hotel, and/or residential project using the Four Seasons Marks or any other mark or trademark at any other location, including a site proximate to the Residence Project, within Mumbai or elsewhere.

6. Buyer acknowledges that i) Buyer understands that certain services may be provided and assessed to the Unit Owners as part of ordinary or special assessments and charges which each Unit Owner is required to pay under the by-laws, declaration and/or other similar documentation in respect of the Residence Project (collectively, the "Governing Documents"); ii) optional "a la carte services" as manager provided to Unit Owners upon request, at a cost established from time to time by Four Seasons, as manager of the Hotel; and iii) these services, and their terms and conditions, may be modified, extended or discontinued from time to time without prior notice (including upon the cessation of management of the Hotel by Four Seasons). Buyer further acknowledges and agrees that the continued availability of any such services is not necessary for Buyer's use and enjoyment of the Apartment and that Buyer did not make its decision to purchase the Apartment in reliance on the continued availability, renewal or extension of any such services.

7. Buyer acknowledges and agrees that neither Four Seasons nor Promoter (nor any of Promoter's sales persons, brokers or agents or any other person) has made any representations or commitments relating to participation by Buyer in any guest membership, loyalty, recognition, affinity or other program for the benefit of guests of hotels and resorts owned, leased, licensed or managed by Four Seasons and its Affiliates that may exist from time to time ~~any such program, a "Guest Membership Program", and agrees that its purchase of an Apartment does not entitle it to participation in any Guest Membership Program.~~

8. Buyer hereby acknowledges and agrees that many structures, fixtures and elements forming part of the Complex are owned by Promoter or its affiliates, including without limitation certain building structural elements and facilities, public spaces, recreational facilities and amenities, outdoor landscaped areas and improvements, roadways and other areas and facilities (the "Shared Facilities"). Further, certain elements of the Complex to be used exclusively in connection with the Residence Project are owned by the Promoter or its affiliates (collectively, the "Shared Components"). The Promoter, has granted, and may grant, certain non-exclusive easements of i) access, ingress and egress to and from the Apartment, and ii) use and enjoyment of certain Shared Facilities and Shared Components located within the Complex, to owners of units in the Residence Project. In consideration of the granting of these easements and use rights, the Governing Documents will impose certain fees and assessments ("Shared Facilities Assessments"), and the Governing Documents will impose certain Shared Components costs ("Shared Components Costs") on the Unit Owners. The Shared Facilities Assessments and the Shared Components Costs will pass through to each Unit Owner as part of an overall assessment an allocated portion of the costs relating to the operation, maintenance, repair and replacement of the Shared Facilities and Shared Components. Pursuant to the terms of the Private Residences Agreements and the Hotel Management Agreement, the Shared Facilities and the Shared Components must be maintained in accordance with the Quality and Service Standard (as defined in the Private Residences Agreements). Unit Owners do not have the right to review or vote on the operating or capital budgets for the Shared Facilities



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(the "Shared Facilities Budget") or the operating or capital budgets for the Shared Components (the "Shared Components Budget"); accordingly, the Unit Owners' control of the operations and expenses of the Shared Facilities and the resulting Shared Facilities Assessments, and the Shared Components and the Shared Components Costs assessed to each Unit Owner is limited. Buyer unconditionally waives and releases Four Seasons Hotels Limited, its affiliates, and their respective employees, agents, members, managers and directors from and against any liability with respect to any representations or defects or any claim whatsoever, relating to the marketing, sale, design, construction, or renovation of the Apartment, the Residence Project or the Complex or any component thereof.

9. Buyer has reviewed the Declaration and the other Residence Project governance documents, which include, in addition to the Governing Documents, the Private Residences Agreements, and the Bye-laws of the Association. attached to the declaration.

10. Buyer agrees that this Buyer Disclosure and Acknowledgement may be relied upon by Promoter, its affiliates and Four Seasons, and their respective successors and assigns, and shall survive the closing of Buyer's purchase of the Apartment.
BUYER:

Four Seasons Hotels Limited, 1165 Leslie Street, Toronto, Ontario, M3C 2K8. www.fourseasons.com.



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MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. EB/1518/GS/A/337/10/Amend dated 02.07.2021

To,
Shashank Mehendale
Plot no. 163A, Ganga Lahari, Shivaji
Park, Mahim Mumbai 400016

CC (Owner),
Provenance Land Pvt Ltd
1H/136 of Lower Parel Division,
situated at Dr. E. Moses Road, at
G/South Ward Lower Parel, Mumbai



Subject : Proposed Residential building on plot bearing G.S. No. 1H/136 of Lower Parel Division, at Dr. E. Moses Road, at G/South Ward Lower Parel, Mumbai for M/s. Provenance Land Pvt. Ltd.

Reference : Online submission of plans dated 06.04.2021

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 22.05.2006, 04.10.2013, 16.07.2015, 09.11.2015, 8.2.2017 & 6.08.2018 shall be complied with.
- 2) That the CC shall be endorsed as per amended plans.
- 3) That the revised structural design and calculations as per amended plans shall be submitted before endorsement of CC.
- 4) That the revised drainage layout as per amended plans shall be submitted before endorsement of CC.
- 5) The payment towards following shall be made before asking for C.C. Development Charges b) Extra Water and Sewerage charges c) Staircase, lift, lift lobby premium d) premium for Internal staircase and int. lift e) One time Insecticide charges for proposed construction work
- 6) That the tax clearance certificate shall be submitted.
- 7) That the conditions mentioned in the U. D. Dept. Government of Maharashtra's Notification u/No. TPS-1820/AN/CR 80/20/UD-13 dtd. 14.01.2021 and MCGM's subsequent clarification circular u/No. CHE/ DP/ 21546 / Gen dtd. 22.02.21 & 05.03.2021 shall be complied with.
- 8) That the work shall be carried out strictly as per approved plans.
- 9) That the following revised NOCs shall be obtained before applying for C.C. endorsement as per approved amended plans. a) CFO b) EET & C)/Consultant's remarks.
- 10) That revised MOEF NOC & HRC NOC shall be submitted before asking CC beyond MOEF approved area.
- 11) That all the conditions and directions specified in the order of Hon'ble Supreme Court Dt. 15.03.2018 in Dumping Ground case shall be complied with.
- 12) That the adequate safeguards shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific site inspected and approved by SWM department of MCGM.
- 13) That the adequate safeguards shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific site inspected and approved by SWM department of MCGM.
- 14) The approval to the proposed work is granted on the basis of documents submitted for the proposal by LS/Owner. The approval shall stand revoked/cancelled in case the documents, information provided are found false or fabricated. The action will be initiated for the same work carried out, as deemed fit by law.
- 15) There shall not be any unauthorized constructions/activities/misuse allowed by Owner in the premise & if any unauthorized constructions/activities found and any damages/risks/ unwanted incidences/ accidents/ litigation/claims that may suffer or occur, Owner shall be responsible and strict actions against him shall be taken.

22/07/21		22/07/21	
22/07/21	22/07/21	22/07/21	22/07/21



Name : JADHAV RAJENDRA
ANANDRAO
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 02-Jul-2021 18: 53:38

For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

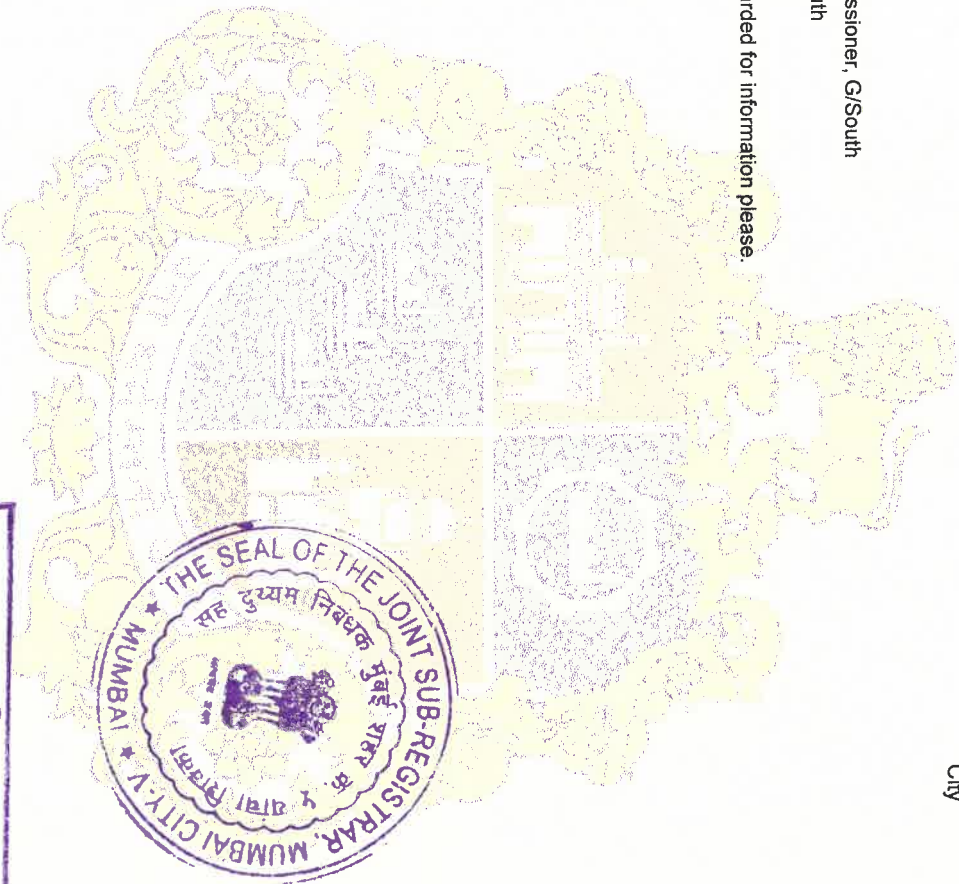
Executive Engineer . Building Proposal

City

Copy to :

- 1) Assistant Commissioner, G/South
- 2) A.E.W.W., G/South
- 3) D.O. G/South

- Forwarded for information please.



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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/1518/GS/A/FCC/3/Amend

COMMENCEMENT CERTIFICATE

To,
M/s. Provenance Land Pvt. Ltd
1/136, Dr. E Moses Road, Worli, Mumbai - 400 018

Sir,

With reference to your application No. EB/1518/GS/A/FCC/3/Amend Dated. 21 Jun 2018 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 21 Jun 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 00 C.T.S. No. 1H/136 Division / Village / Town Planning Scheme No. Lower Parel situated at Dr. E Moses Road Road / Street in G/South 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. Asst.Eng.(BP)City VI G/South Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 3/5/2008

MC / MR /

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२०१३	२०१३	२०१३

Issue On : 09 Oct 2013

Valid Upto :

03 May 2014

Application Number :

EB/1518/GS/A/FCC/1/New

Remark :

This CC is endorsed as per approved amended plans dated 4.10.13

Approved By

Asst Eng City G/South Ward

Assistant Engineer (BP)

Issue On : 30 May 2015

Valid Upto :

03 May 2016

Application Number :

EB/1518/GS/A/FCC/1/New

Remark :

This CC is further extended upto top of 6th floor slab as per approved amended plans dated 4.10.13

Approved By

Asst Eng City G/South Ward

Assistant Engineer (BP)

Issue On : 17 Dec 2015

Valid Upto :

03 May 2016

Application Number :

EB/1518/GS/A/FCC/1/New

Remark :

This CC is further extended upto top of 23rd floor slab as per approved amended plans dated 9.11.15

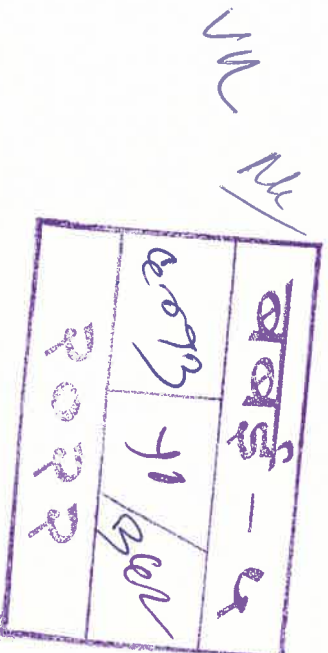


Asst Eng City G/South Ward

Assistant Engineer (BP)

EB/1518/GS/A/FCC/3/Amend

Page 2 of 5 On 31-Mar-2022



Issue On : 17 Nov 2017

Valid Upto :

03 May 2018

Application Number :

EB/1518/GS/A/FCC/1/New

Remark :

This CC is further extended up to 46th floor top slab level and up to full height for staircase lift core, as per approved amended plans dated 18.8.2017

Approved By

Asst Eng City G/South Ward

Assistant Engineer (BP)

Issue On : 17 Nov 2017

Valid Upto :

03 May 2018

Application Number :

EB/1518/GS/A/FCC/1/New

Remark :

This CC is further extended up to 46th floor top slab level and up to full height for staircase lift core, as per approved amended plans dated 18.8.2017

Approved By

Asst Eng City G/South Ward

Assistant Engineer (BP)

Issue On : 20 Jul 2021

Valid Upto :

03 May 2008

Application Number :

EB/1518/GS/A/ACC/1/New

Remark :

This CC is issued upto plinth level

Approved By

Submitted pls

Licensed Surveyor

Issue On : 30 Jul 2021

Valid Upto :

29 Jul 2022

Application Number :

EB/1518/GS/A/FCC/1/Amend

EB/1518/GS/A/FCC/3/Amend

Page 3 of 5 On 31-Mar-2022



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20/7	17/8/21	20/7

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Remark :

This C.C. is re-endorsed upto 46th floor and for staircase lift core up to 48th floor as per last amended approved plan dt.02.07.2021.

Approved By

Asst.Eng.(BP)City VI G/South

Assistant Engineer (BP)

Issue On : 16 Sep 2021

Valid Upto :

15 Sep 2022

Application Number :

EB/1518/GS/A/FCC/2/Amend

Remark :

This C.C. is further extended up to 59th floor as per last amended approved plan dt.02/07/2021.

Approved By

Asst.Eng.(BP)City VI G/South

Assistant Engineer (BP)

Issue On : 31 Mar 2022

Valid Upto :

03 May 2022

Application Number :

EB/1518/GS/A/FCC/3/Amend

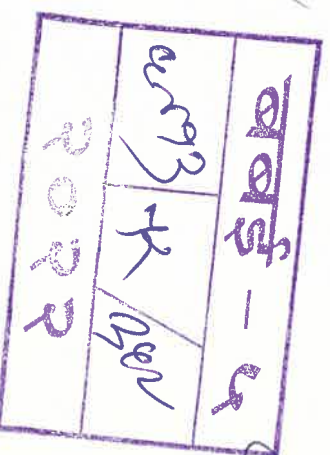
Remark :

Full CC i.e. up to top of 61st Floor is hereby granted as per last approved plans date 02.07.2021



EB/1518/GS/A/FCC/3/Amend

Page 4 of 5 On 31-Mar-2022



Name : Chandrakant Suresh
Suryavanshi
Designation : Assistant
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 31-Mar-2022 16:35:53



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

Cc to :
1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Assistant Engineer . Building Proposal
City G/South Ward



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Page 5 of 5 On 31-Mar-2022

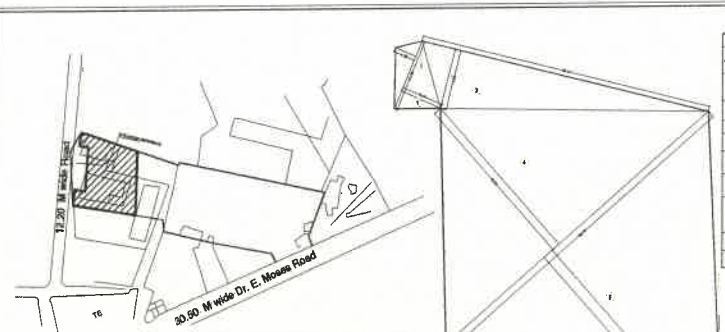
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EB/1518/GS/A/FCC/3/Amend

FILE NO - EB/1518/GS/A DRAFT PLAN

SEBP (C) - X AEBP (C) VI EEBP (C) I



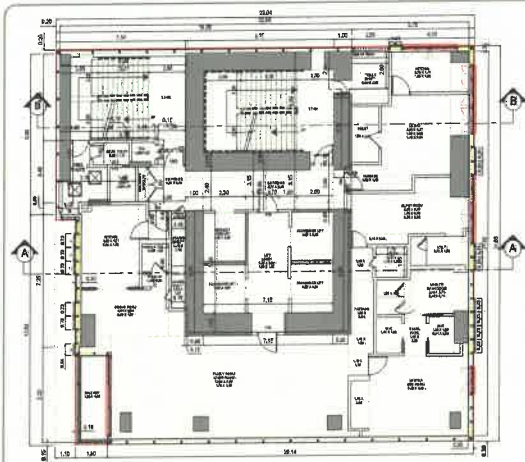
LOCATION PLAN SCALE - 1:2500

SR. NO.	DESCRIPTION	AREA
1	Plot A	4048.72
2	Plot B	4068.37
3	Plot C	165.30
4	Plot D	706.82
5	Plot E	7324.93
6	Plot F	7324.93
7	Plot G	7324.93
8	Plot H	7324.93
9	Plot I	7324.93
10	Plot J	7324.93
11	Plot K	7324.93
12	Plot L	7324.93
13	Plot M	7324.93
14	Plot N	7324.93
15	Plot O	7324.93
16	Plot P	7324.93
17	Plot Q	7324.93
18	Plot R	7324.93
19	Plot S	7324.93
20	Plot T	7324.93
21	Plot U	7324.93
22	Plot V	7324.93
23	Plot W	7324.93
24	Plot X	7324.93
25	Plot Y	7324.93
26	Plot Z	7324.93
27	Plot AA	7324.93
28	Plot AB	7324.93
29	Plot AC	7324.93
30	Plot AD	7324.93
31	Plot AE	7324.93
32	Plot AF	7324.93
33	Plot AG	7324.93
34	Plot AH	7324.93
35	Plot AI	7324.93
36	Plot AJ	7324.93
37	Plot AK	7324.93
38	Plot AL	7324.93
39	Plot AM	7324.93
40	Plot AN	7324.93
41	Plot AO	7324.93
42	Plot AP	7324.93
43	Plot AQ	7324.93
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47	Plot AU	7324.93
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54	Plot BB	7324.93
55	Plot BC	7324.93
56	Plot BD	7324.93
57	Plot BE	7324.93
58	Plot BF	7324.93
59	Plot BG	7324.93
60	Plot BH	7324.93
61	Plot BI	7324.93
62	Plot BJ	7324.93
63	Plot BK	7324.93
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65	Plot BM	7324.93
66	Plot BN	7324.93
67	Plot BO	7324.93
68	Plot BP	7324.93
69	Plot BQ	7324.93
70	Plot BR	7324.93
71	Plot BS	7324.93
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74	Plot BV	7324.93
75	Plot BW	7324.93
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80	Plot CB	7324.93
81	Plot CC	7324.93
82	Plot CD	7324.93
83	Plot CE	7324.93
84	Plot CF	7324.93
85	Plot CG	7324.93
86	Plot CH	7324.93
87	Plot CI	7324.93
88	Plot CJ	7324.93
89	Plot CK	7324.93
90	Plot CL	7324.93
91	Plot CM	7324.93
92	Plot CN	7324.93
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94	Plot CP	7324.93
95	Plot CQ	7324.93
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97	Plot CS	7324.93
98	Plot CT	7324.93
99	Plot CU	7324.93
100	Plot CV	7324.93
101	Plot CW	7324.93
102	Plot CX	7324.93
103	Plot CY	7324.93
104	Plot CZ	7324.93
105	Plot DA	7324.93
106	Plot DB	7324.93
107	Plot DC	7324.93
108	Plot DD	7324.93
109	Plot DE	7324.93
110	Plot DF	7324.93
111	Plot DG	7324.93
112	Plot DH	7324.93
113	Plot DI	7324.93
114	Plot DJ	7324.93
115	Plot DK	7324.93
116	Plot DL	7324.93
117	Plot DM	7324.93
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121	Plot DQ	7324.93
122	Plot DR	7324.93
123	Plot DS	7324.93
124	Plot DT	7324.93
125	Plot DU	7324.93
126	Plot DV	7324.93
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128	Plot DX	7324.93
129	Plot DY	7324.93
130	Plot DZ	7324.93
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132	Plot EB	7324.93
133	Plot EC	7324.93
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135	Plot EE	7324.93
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137	Plot EG	7324.93
138	Plot EH	7324.93
139	Plot EI	7324.93
140	Plot EJ	7324.93
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153	Plot EW	7324.93
154	Plot EX	7324.93
155	Plot EY	7324.93
156	Plot EZ	7324.93
157	Plot FA	7324.93
158	Plot FB	7324.93
159	Plot FC	7324.93
160	Plot FD	7324.93
161	Plot FE	7324.93
162	Plot FF	7324.93
163	Plot FG	7324.93
164	Plot FH	7324.93
165	Plot FI	7324.93
166	Plot FJ	7324.93
167	Plot FK	7324.93
168	Plot FL	7324.93
169	Plot FM	7324.93
170	Plot FN	7324.93
171	Plot FO	7324.93
172	Plot FP	7324.93
173	Plot FQ	7324.93
174	Plot FR	7324.93
175	Plot FS	7324.93
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186	Plot GD	7324.93
187	Plot GE	7324.93
188	Plot GF	7324.93
189	Plot GG	7324.93
190	Plot GH	7324.93
191	Plot GI	7324.93
192	Plot GJ	7324.93
193	Plot GK	7324.93
194	Plot GL	7324.93
195	Plot GM	7324.93
196	Plot GN	7324.93
197	Plot GO	7324.93
198	Plot GP	7324.93
199	Plot GQ	7324.93
200	Plot GR	7324.93
201	Plot GS	7324.93
202	Plot GT	7324.93
203	Plot GU	7324.93
204	Plot GV	7324.93
205	Plot GW	7324.93
206	Plot GX	7324.93
207	Plot GY	7324.93
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210	Plot HB	7324.93
211	Plot HC	7324.93
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216	Plot HH	7324.93
217	Plot HI	7324.93
218	Plot HJ	7324.93
219	Plot HK	7324.93
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221	Plot HM	7324.93
222	Plot HN	7324.93
223	Plot HO	7324.93
224	Plot HP	7324.93
225	Plot HQ	7324.93
226	Plot HR	7324.93
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228	Plot HT	7324.93
229	Plot HU	7324.93
230	Plot HV	7324.93
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236	Plot IB	7324.93
237	Plot IC	7324.93
238	Plot ID	7324.93
239	Plot IE	7324.93
240	Plot IF	7324.93
241	Plot IG	7324.93
242	Plot IH	7324.93
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244	Plot IJ	7324.93
245	Plot IK	7324.93
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248	Plot IN	7324.93
249	Plot IO	7324.93
250	Plot IP	7324.93
251	Plot IQ	7324.93
252	Plot IR	7324.93
253	Plot IS	7324.93
254	Plot IT	7324.93
255	Plot IU	7324.93
256	Plot IV	7324.93
257	Plot IW	7324.93
258	Plot IX	7324.93
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260	Plot IZ	7324.93
261	Plot JA	7324.93
262	Plot JB	7324.93
263	Plot JC	7324.93
264	Plot JD	7324.93
265	Plot JE	7324.93
266	Plot JF	7324.93
267	Plot JG	7324.93
268	Plot JH	7324.93
269	Plot JI	7324.93
270	Plot JJ	7324.93
271	Plot JK	7324.93
272	Plot JL	7324.93
273	Plot JM	7324.93
274	Plot JN	7324.93
275	Plot JO	7324.93
276	Plot JP	7324.93
277	Plot JQ	7324.93
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279	Plot JS	7324.93
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281	Plot JU	7324.93
282	Plot JV	7324.93
283	Plot JW	7324.93
284	Plot JX	7324.93
285	Plot JY	7324.93
286	Plot JZ	7324.93
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294	Plot KH	7324.93
295	Plot KI	7324.93
296	Plot KJ	7324.93
297	Plot KK	7324.93
298	Plot KL	7324.93
299	Plot KM	7324.93
300	Plot KN	7324.93
301	Plot KO	7324.93
302	Plot KP	7324.93
303	Plot KQ	7324.93
304	Plot KR	7324.93
305	Plot KS	7324.93
306	Plot KT	7324.93
307	Plot KU	7324.93
308	Plot KV	7324.93
309	Plot KW	7324.93
310	Plot KX	7324.93
311	Plot KY	7324.93
312	Plot KZ	7324.93
313	Plot LA	7324.93
314	Plot LB	7324.93
315	Plot LC	7324.93
316	Plot LD	7324.93
317	Plot LE	7324.93
318	Plot LF	7324.93
319	Plot LG	7324.93
320	Plot LH	7324.93
321	Plot LI	7324.93
322	Plot LJ	7324.93
323	Plot LK	7324.93
324	Plot LL	7324.93
325	Plot LM	7324.93
326	Plot LN	7324.93
327	Plot LO	7324.93
328	Plot LP	7324.93
329	Plot LQ	7324.93
330	Plot LR	7324.93
331	Plot LS	7324.93
332	Plot LT	7324.93
333	Plot LU	7324.93
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335	Plot LW	7324.93
336	Plot LX	7324.93
337	Plot LY	7324.93
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339	Plot MA	7324.93
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359	Plot MV	7324.93
360	Plot MW	7324.93
361	Plot MX	7324.93
362	Plot MY	7324.93
363	Plot MZ	7324.93
364	Plot NA	7324.93
365	Plot NB	7324.93
366	Plot NC	7324.93
367	Plot ND	7324.93
368	Plot NE	7324.93
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371	Plot NH	7324.93
372	Plot NI	7324.93
373	Plot NJ	7324.93
374	Plot NK	7324.93
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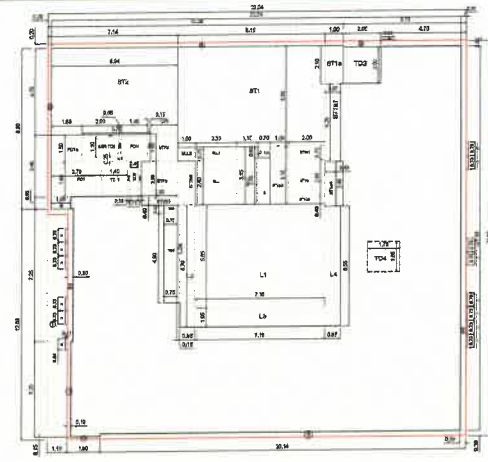
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Haridas
Munch
e
SEBP (C) - X

AEBP (C) VI

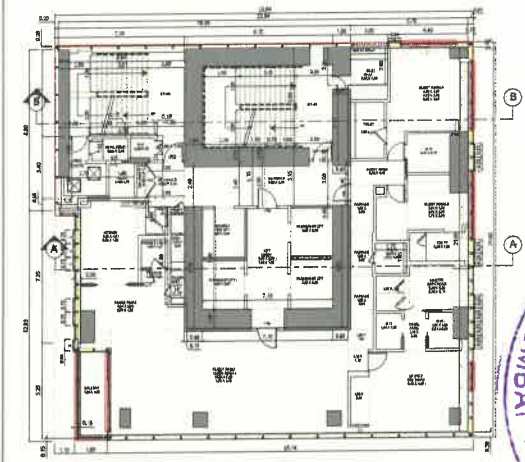
EEBP (C) I



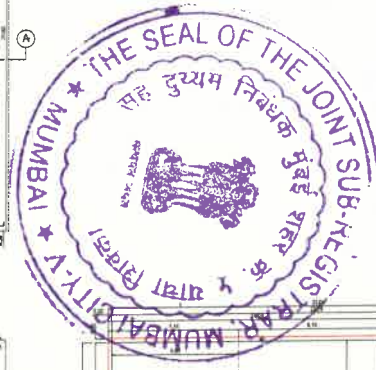
2ND FLOOR PLAN (2 BHK FLAT TYPE)
SCALE 1/50



LINE DIAGRAM OF -2ND FLOOR



TYPICAL FLOOR PLAN (3RD TO 8TH FLOOR) 3 BHK FLAT TYPE
SCALE 1/50



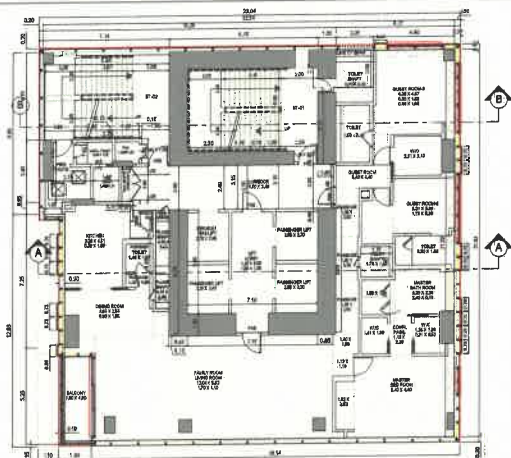
2ND FLOOR AREA CALCULATION

SL. NO.	DESCRIPTION	AREA	TOTAL
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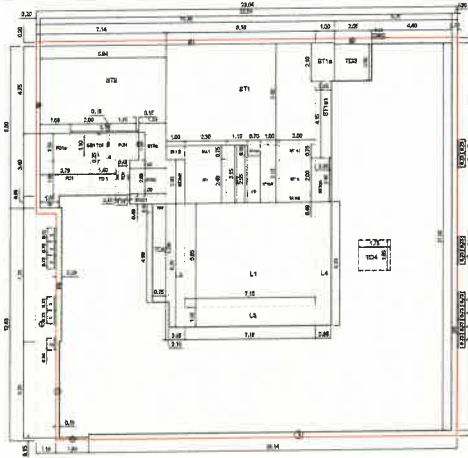
Swapnil
Haridas
Mundhe
SEBP (C) - X

Pravin
Vishn
Thorat
AEBP (C) VI

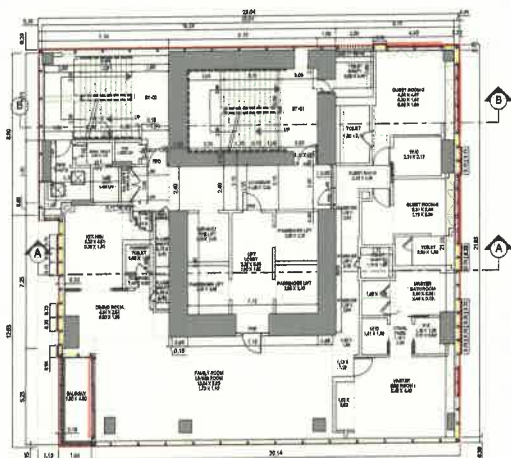
EEBP (C) I



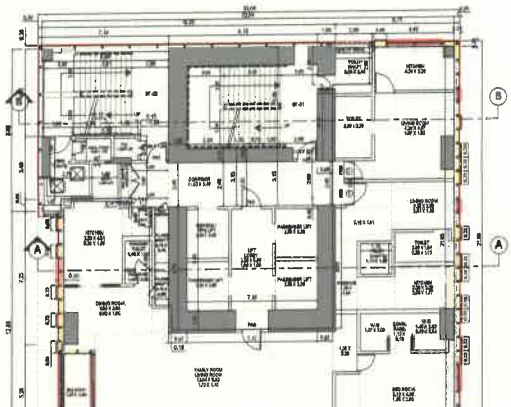
TYPICAL FLOOR PLAN (8TH & 10TH FLOOR) 3 BHK FLAT TYPE
SCALE: 1:100



LINE DIAGRAM OF 3 BHK FLAT - 3RD TO 8TH, 10TH, 13TH, 17TH & 18TH TYPICAL FLOOR



TYPICAL FLOOR PLAN (10TH, 13TH, 17TH & 18TH FLOOR) 3 BHK TYPE - ZONE-01
SCALE: 1:100



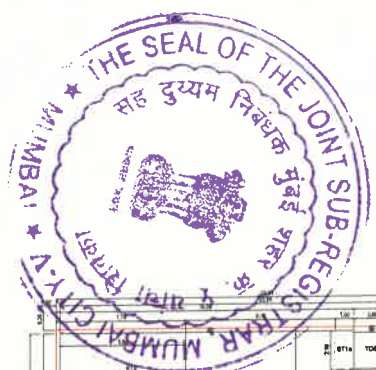
TYPICAL FLOOR PLAN (10TH, 13TH, 17TH & 18TH FLOOR) 3 BHK TYPE - ZONE-01
SCALE: 1:100

TABLE: SUMMARY OF AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. M)	UNIT
1	GRAND TOTAL	100.00	SQ. M
2	NET AREA	80.00	SQ. M
3	COMMON AREA	20.00	SQ. M
4	COVERED TERRACE	10.00	SQ. M
5	UNCOVERED TERRACE	10.00	SQ. M
6	STAIRS	5.00	SQ. M
7	LIFT	5.00	SQ. M
8	TOILET	5.00	SQ. M
9	WATER TANK	5.00	SQ. M
10	STREET LIGHT	5.00	SQ. M
11	ROAD	5.00	SQ. M
12	WATER TANK	5.00	SQ. M
13	STAIRS	5.00	SQ. M
14	LIFT	5.00	SQ. M
15	TOILET	5.00	SQ. M
16	WATER TANK	5.00	SQ. M
17	STAIRS	5.00	SQ. M
18	LIFT	5.00	SQ. M
19	TOILET	5.00	SQ. M
20	WATER TANK	5.00	SQ. M
21	STAIRS	5.00	SQ. M
22	LIFT	5.00	SQ. M
23	TOILET	5.00	SQ. M
24	WATER TANK	5.00	SQ. M
25	STAIRS	5.00	SQ. M
26	LIFT	5.00	SQ. M
27	TOILET	5.00	SQ. M
28	WATER TANK	5.00	SQ. M
29	STAIRS	5.00	SQ. M
30	LIFT	5.00	SQ. M
31	TOILET	5.00	SQ. M
32	WATER TANK	5.00	SQ. M
33	STAIRS	5.00	SQ. M
34	LIFT	5.00	SQ. M
35	TOILET	5.00	SQ. M
36	WATER TANK	5.00	SQ. M
37	STAIRS	5.00	SQ. M
38	LIFT	5.00	SQ. M
39	TOILET	5.00	SQ. M
40	WATER TANK	5.00	SQ. M
41	STAIRS	5.00	SQ. M
42	LIFT	5.00	SQ. M
43	TOILET	5.00	SQ. M
44	WATER TANK	5.00	SQ. M
45	STAIRS	5.00	SQ. M
46	LIFT	5.00	SQ. M
47	TOILET	5.00	SQ. M
48	WATER TANK	5.00	SQ. M
49	STAIRS	5.00	SQ. M
50	LIFT	5.00	SQ. M
51	TOILET	5.00	SQ. M
52	WATER TANK	5.00	SQ. M
53	STAIRS	5.00	SQ. M
54	LIFT	5.00	SQ. M
55	TOILET	5.00	SQ. M
56	WATER TANK	5.00	SQ. M
57	STAIRS	5.00	SQ. M
58	LIFT	5.00	SQ. M
59	TOILET	5.00	SQ. M
60	WATER TANK	5.00	SQ. M
61	STAIRS	5.00	SQ. M
62	LIFT	5.00	SQ. M
63	TOILET	5.00	SQ. M
64	WATER TANK	5.00	SQ. M
65	STAIRS	5.00	SQ. M
66	LIFT	5.00	SQ. M
67	TOILET	5.00	SQ. M
68	WATER TANK	5.00	SQ. M
69	STAIRS	5.00	SQ. M
70	LIFT	5.00	SQ. M
71	TOILET	5.00	SQ. M
72	WATER TANK	5.00	SQ. M
73	STAIRS	5.00	SQ. M
74	LIFT	5.00	SQ. M
75	TOILET	5.00	SQ. M
76	WATER TANK	5.00	SQ. M
77	STAIRS	5.00	SQ. M
78	LIFT	5.00	SQ. M
79	TOILET	5.00	SQ. M
80	WATER TANK	5.00	SQ. M
81	STAIRS	5.00	SQ. M
82	LIFT	5.00	SQ. M
83	TOILET	5.00	SQ. M
84	WATER TANK	5.00	SQ. M
85	STAIRS	5.00	SQ. M
86	LIFT	5.00	SQ. M
87	TOILET	5.00	SQ. M
88	WATER TANK	5.00	SQ. M
89	STAIRS	5.00	SQ. M
90	LIFT	5.00	SQ. M
91	TOILET	5.00	SQ. M
92	WATER TANK	5.00	SQ. M
93	STAIRS	5.00	SQ. M
94	LIFT	5.00	SQ. M
95	TOILET	5.00	SQ. M
96	WATER TANK	5.00	SQ. M
97	STAIRS	5.00	SQ. M
98	LIFT	5.00	SQ. M
99	TOILET	5.00	SQ. M
100	WATER TANK	5.00	SQ. M

TABLE: 10TH FLOOR AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. M)	UNIT
1	GRAND TOTAL	100.00	SQ. M
2	NET AREA	80.00	SQ. M
3	COMMON AREA	20.00	SQ. M
4	COVERED TERRACE	10.00	SQ. M
5	UNCOVERED TERRACE	10.00	SQ. M
6	STAIRS	5.00	SQ. M
7	LIFT	5.00	SQ. M
8	TOILET	5.00	SQ. M
9	WATER TANK	5.00	SQ. M
10	STREET LIGHT	5.00	SQ. M
11	ROAD	5.00	SQ. M
12	WATER TANK	5.00	SQ. M
13	STAIRS	5.00	SQ. M
14	LIFT	5.00	SQ. M
15	TOILET	5.00	SQ. M
16	WATER TANK	5.00	SQ. M
17	STAIRS	5.00	SQ. M
18	LIFT	5.00	SQ. M
19	TOILET	5.00	SQ. M
20	WATER TANK	5.00	SQ. M
21	STAIRS	5.00	SQ. M
22	LIFT	5.00	SQ. M
23	TOILET	5.00	SQ. M
24	WATER TANK	5.00	SQ. M
25	STAIRS	5.00	SQ. M
26	LIFT	5.00	SQ. M
27	TOILET	5.00	SQ. M
28	WATER TANK	5.00	SQ. M
29	STAIRS	5.00	SQ. M
30	LIFT	5.00	SQ. M
31	TOILET	5.00	SQ. M
32	WATER TANK	5.00	SQ. M
33	STAIRS	5.00	SQ. M
34	LIFT	5.00	SQ. M
35	TOILET	5.00	SQ. M
36	WATER TANK	5.00	SQ. M
37	STAIRS	5.00	SQ. M
38	LIFT	5.00	SQ. M
39	TOILET	5.00	SQ. M
40	WATER TANK	5.00	SQ. M
41	STAIRS	5.00	SQ. M
42	LIFT	5.00	SQ. M
43	TOILET	5.00	SQ. M
44	WATER TANK	5.00	SQ. M
45	STAIRS	5.00	SQ. M
46	LIFT	5.00	SQ. M
47	TOILET	5.00	SQ. M
48	WATER TANK	5.00	SQ. M
49	STAIRS	5.00	SQ. M
50	LIFT	5.00	SQ. M
51	TOILET	5.00	SQ. M
52	WATER TANK	5.00	SQ. M
53	STAIRS	5.00	SQ. M
54	LIFT	5.00	SQ. M
55	TOILET	5.00	SQ. M
56	WATER TANK	5.00	SQ. M
57	STAIRS	5.00	SQ. M
58	LIFT	5.00	SQ. M
59	TOILET	5.00	SQ. M
60	WATER TANK	5.00	SQ. M
61	STAIRS	5.00	SQ. M
62	LIFT	5.00	SQ. M
63	TOILET	5.00	SQ. M
64	WATER TANK	5.00	SQ. M
65	STAIRS	5.00	SQ. M
66	LIFT	5.00	SQ. M
67	TOILET	5.00	SQ. M
68	WATER TANK	5.00	SQ. M
69	STAIRS	5.00	SQ. M
70	LIFT	5.00	SQ. M
71	TOILET	5.00	SQ. M
72	WATER TANK	5.00	SQ. M
73	STAIRS	5.00	SQ. M
74	LIFT	5.00	SQ. M
75	TOILET	5.00	SQ. M
76	WATER TANK	5.00	SQ. M
77	STAIRS	5.00	SQ. M
78	LIFT	5.00	SQ. M
79	TOILET	5.00	SQ. M
80	WATER TANK	5.00	SQ. M
81	STAIRS	5.00	SQ. M
82	LIFT	5.00	SQ. M
83	TOILET	5.00	SQ. M
84	WATER TANK	5.00	SQ. M
85	STAIRS	5.00	SQ. M
86	LIFT	5.00	SQ. M
87	TOILET	5.00	SQ. M
88	WATER TANK	5.00	SQ. M
89	STAIRS	5.00	SQ. M
90	LIFT	5.00	SQ. M
91	TOILET	5.00	SQ. M
92	WATER TANK	5.00	SQ. M
93	STAIRS	5.00	SQ. M
94	LIFT	5.00	SQ. M
95	TOILET	5.00	SQ. M
96	WATER TANK	5.00	SQ. M
97	STAIRS	5.00	SQ. M
98	LIFT	5.00	SQ. M
99	TOILET	5.00	SQ. M
100	WATER TANK	5.00	SQ. M



PERFORMA' B'
CONTENTS OF SHEET
FLOOR PLAN, LINE DIAGRAM PLAN AND AREA CALCULATION

STAMP OF DATE OF APPROVAL OF PLAN

STAMP OF DATE OF SUBMISSION OF PLAN

SIGNATURE & NAME OF OWNER
FOR PROVENANCE LAND PVT. LTD.

ADARSH
RAJKUMAR
JATIA

DESCRIPTION
PROPOSED RESIDENTIAL BUILDING ON SUB PLOT - B
SOUTH WARD, SITUATED AT MANREKAR MARG & DR.
SACHIN ROAD, LOWER PAREL, MUMBAI FOR MR.
PROVENANCE LAND PVT LTD.

DRWG. NO. DRAWN BY CHECKED BY SCALE DATE
1 x/Pravin HIRBHAV 1:100 01.12.2019

NAME & ADDRESS OF LICENSED SURVEYOR
M/S SHASHANK MEHENDALE & ASSOCIATES

153/A, GANDI LAMARI, THIRD FLOOR,
PANDURANG MARG MARG, BRVALE PARK,
MUMBAI - 400 018
Shashank
Vasudeo
Mehendale

Handwritten notes in a box: '2019', '2013', '2010', '2012', and '2014'.

Handwritten mark 'M'

Handwritten signature and scribbles.

FILE NO - EB/1518/GS/A

DRAFT PLAN

Swapnil
Haridas
Mundhe

Pravin
Vishnu
Tharwat

SEBP (C) - X

AEBP (C) VI

EEBP (C) I

TYPICAL 12TH & 14TH FLOOR AREA CALCULATION

BRAND	DESCRIPTION	AREA
A	1 X 1 X 1 X 20.04 X 6.16	123.25
P1	1 X 1 X 1 X 0.79 X 4.19	3.31
P2	1 X 1 X 1 X 0.84 X 4.19	3.52
P3	1 X 1 X 1 X 0.89 X 4.19	3.73
P4	1 X 1 X 1 X 0.94 X 4.19	3.94
TOTAL GROSS AREA		134.85
TOTAL NET AREA (G-C-B)		128.85

12TH FLOOR AREA CALCULATION

BRAND	DESCRIPTION	AREA
A	1 X 1 X 1 X 20.04 X 6.16	123.25
P1	1 X 1 X 1 X 0.79 X 4.19	3.31
P2	1 X 1 X 1 X 0.84 X 4.19	3.52
P3	1 X 1 X 1 X 0.89 X 4.19	3.73
P4	1 X 1 X 1 X 0.94 X 4.19	3.94
TOTAL GROSS AREA		134.85
TOTAL NET AREA (G-C-B)		128.85

PERFORMA 'B'

CONTENTS OF SHEET

FLOOR PLAN, LINE DIAGRAM PLAN AND AREA CALCULATION

STAMP OF DATE OF APPROVAL OF PLAN

STAMP OF DATE OF SUBMISSION OF PLAN

SIGNATURE & NAME OF OWNER

FOR PROVENANCE LAND PVT. LTD.

**ADARSH
RAJKUM
AR JATIA**

Digitally signed by ADARSH RAJKUM AR JATIA
DN: cn=ADARSH RAJKUM AR JATIA, o=ADARSH RAJKUM AR JATIA, email=adarshraj@provenanceland.com, c=IN
Date: 2019.11.16 11:28:49 +05'30'

SHRI. ADARSH JATIA

DESCRIPTION

PROPOSED RESIDENTIAL BUILDING ON SUB PLOT-B BEARING C.B. NO. 14/138 OF LOWER PAREL DIVISION/G SOUTH WARD, SITUATED AT MANJUREK MARG & DR. E.MOSES ROAD, LOWER PAREL, MUMBAI FOR M/S. PROVENANCE LAND PVT.LTD.

DRG NO. DRAWN BY CHECKED BY SCALE DATE
1 a.Prabham MRB:HVY 1:100 01.10.2019

NAME & ADDRESS OF LICENSED SURVEYOR

M/S SHASHANK MEHENDALE & ASSOCIATES

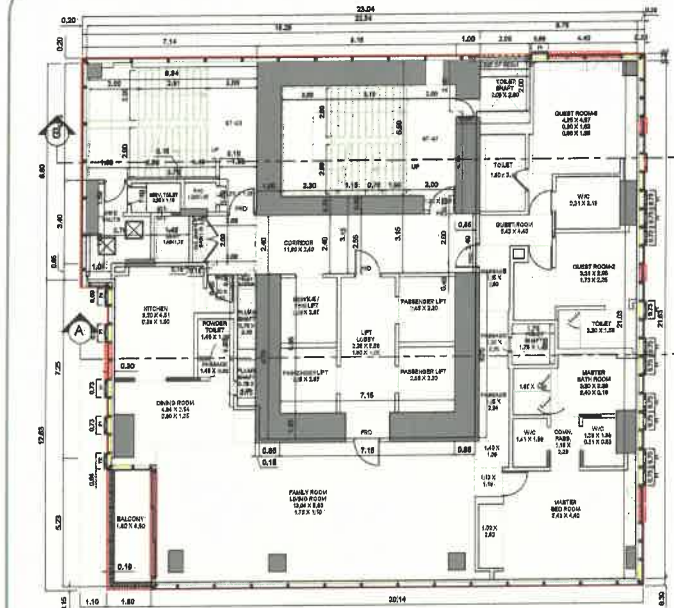


183/A, GANGA LAHARI, THIRD FLOOR, PANDURANG NAIK MARG, BHAVJI PARK, MAHIM, MUMBAI-41

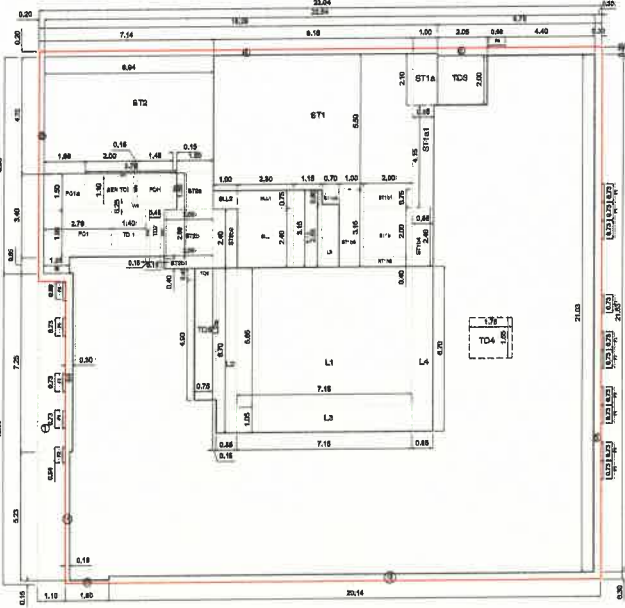
**Shashank
Vasudeo
Mehendale**

Digitally signed by Shashank Vasudeo Mehendale
DN: cn=Shashank Vasudeo Mehendale, o=Shashank Vasudeo Mehendale, email=shashankvasudeo@shashankvasudeo.com, c=IN
Date: 2019.11.16 11:28:49 +05'30'

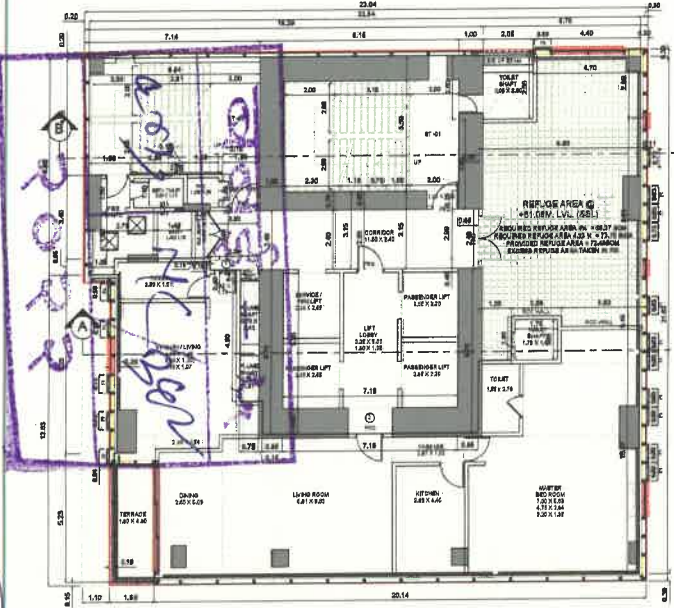
SIGN
SHASHANK MEHENDALE
(M/S) (S) (A)
TEL. NO. 24414605 24412965 FAX. NO 24478156
www.shashankme.com



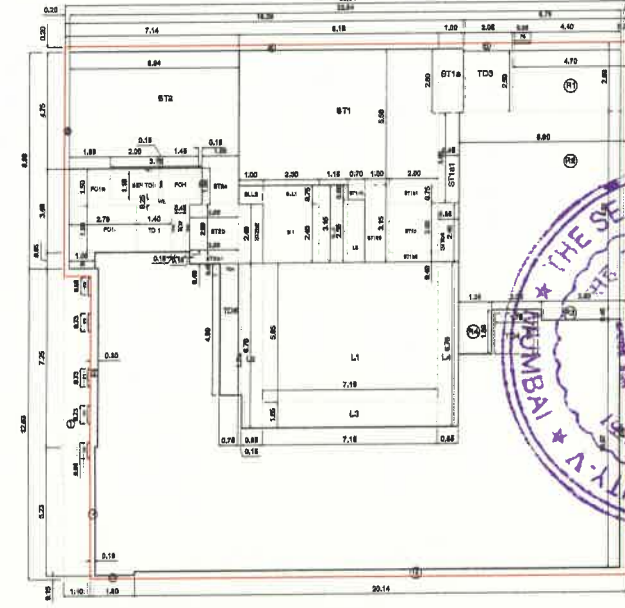
TYPICAL FLOOR PLAN | 12TH & 14TH FLOOR | SIMPLEX FLAT TYPE - ZONE-01
SCALE: 1:100



LINE DIAGRAM OF SIMPLEX FLAT TYPE - ZONE-01 TYPICAL FLOOR - 12TH & 14TH FLOOR



15TH FLOOR | REFUGE | PLAN SIMPLEX 2 BHK FLAT TYPE
SCALE: 1:100



LINE DIAGRAM OF (REFUGE) PLAN SIMPLEX 2 BHK FLAT - 15TH FLOOR



LEGENDS
OPENABLE PANEL
VENT

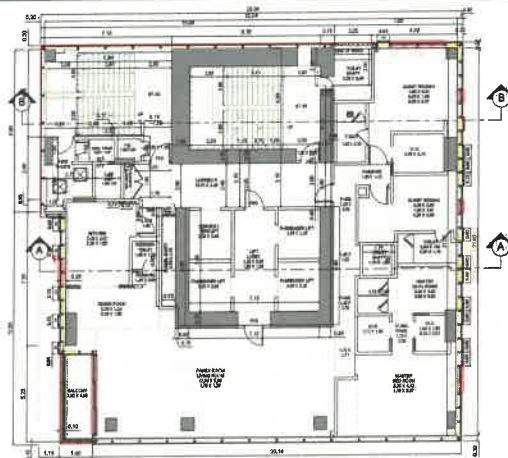
Swapnil
Haridas
Mundhe

Pratik
Vishu
U
Tharasa

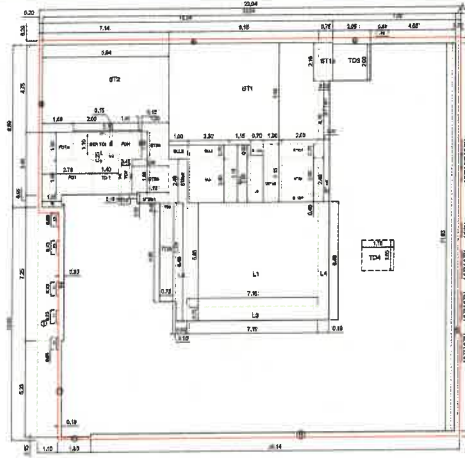
SEBP (C) - X

AEBP (C) VI

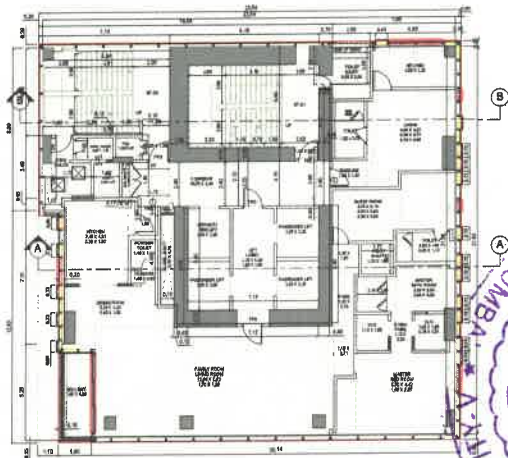
EEBP (C) I



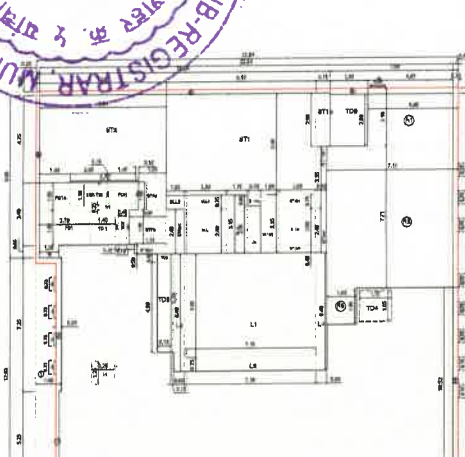
TYPICAL FLOOR PLAN (21ST & 22ND FLOOR) 2 BHK TYPE
SCALE: 1:10



LINE DIAGRAM OF 2 BHK FLAT - 21ST, 22ND AND 23RD TYPICAL FLOOR

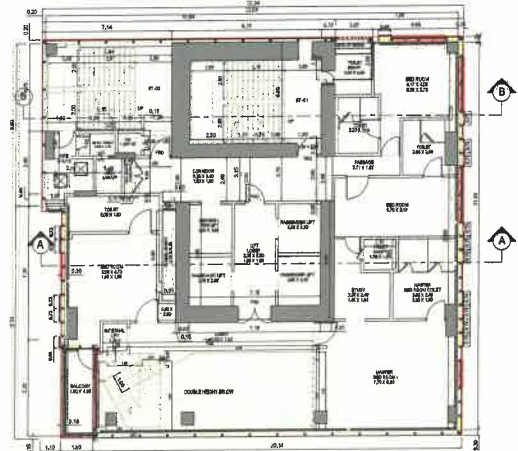


23RD FLOOR PLAN-2 BHK TYPE
SCALE: 1:10

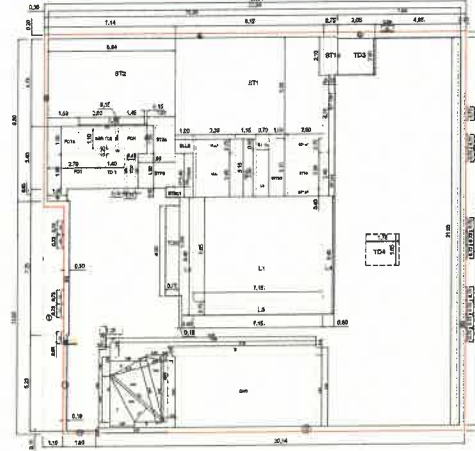


TOTAL AREA CALCULATION			
NO.	DESCRIPTION	AREA	TOTAL
1	PL 10 X 1	1.00	1.00
2	PL 11 X 1	1.00	1.00
3	PL 12 X 1	1.00	1.00
4	PL 13 X 1	1.00	1.00
5	PL 14 X 1	1.00	1.00
6	PL 15 X 1	1.00	1.00
7	PL 16 X 1	1.00	1.00
8	PL 17 X 1	1.00	1.00
9	PL 18 X 1	1.00	1.00
10	PL 19 X 1	1.00	1.00
11	PL 20 X 1	1.00	1.00
12	PL 21 X 1	1.00	1.00
13	PL 22 X 1	1.00	1.00
14	PL 23 X 1	1.00	1.00
15	PL 24 X 1	1.00	1.00
16	PL 25 X 1	1.00	1.00
17	PL 26 X 1	1.00	1.00
18	PL 27 X 1	1.00	1.00
19	PL 28 X 1	1.00	1.00
20	PL 29 X 1	1.00	1.00
21	PL 30 X 1	1.00	1.00
22	PL 31 X 1	1.00	1.00
23	PL 32 X 1	1.00	1.00
24	PL 33 X 1	1.00	1.00
25	PL 34 X 1	1.00	1.00
26	PL 35 X 1	1.00	1.00
27	PL 36 X 1	1.00	1.00
28	PL 37 X 1	1.00	1.00
29	PL 38 X 1	1.00	1.00
30	PL 39 X 1	1.00	1.00
31	PL 40 X 1	1.00	1.00
32	PL 41 X 1	1.00	1.00
33	PL 42 X 1	1.00	1.00
34	PL 43 X 1	1.00	1.00
35	PL 44 X 1	1.00	1.00
36	PL 45 X 1	1.00	1.00
37	PL 46 X 1	1.00	1.00
38	PL 47 X 1	1.00	1.00
39	PL 48 X 1	1.00	1.00
40	PL 49 X 1	1.00	1.00
41	PL 50 X 1	1.00	1.00
42	PL 51 X 1	1.00	1.00
43	PL 52 X 1	1.00	1.00
44	PL 53 X 1	1.00	1.00
45	PL 54 X 1	1.00	1.00
46	PL 55 X 1	1.00	1.00
47	PL 56 X 1	1.00	1.00
48	PL 57 X 1	1.00	1.00
49	PL 58 X 1	1.00	1.00
50	PL 59 X 1	1.00	1.00
51	PL 60 X 1	1.00	1.00
52	PL 61 X 1	1.00	1.00
53	PL 62 X 1	1.00	1.00
54	PL 63 X 1	1.00	1.00
55	PL 64 X 1	1.00	1.00
56	PL 65 X 1	1.00	1.00
57	PL 66 X 1	1.00	1.00
58	PL 67 X 1	1.00	1.00
59	PL 68 X 1	1.00	1.00
60	PL 69 X 1	1.00	1.00
61	PL 70 X 1	1.00	1.00
62	PL 71 X 1	1.00	1.00
63	PL 72 X 1	1.00	1.00
64	PL 73 X 1	1.00	1.00
65	PL 74 X 1	1.00	1.00
66	PL 75 X 1	1.00	1.00
67	PL 76 X 1	1.00	1.00
68	PL 77 X 1	1.00	1.00
69	PL 78 X 1	1.00	1.00
70	PL 79 X 1	1.00	1.00
71	PL 80 X 1	1.00	1.00
72	PL 81 X 1	1.00	1.00
73	PL 82 X 1	1.00	1.00
74	PL 83 X 1	1.00	1.00
75	PL 84 X 1	1.00	1.00
76	PL 85 X 1	1.00	1.00
77	PL 86 X 1	1.00	1.00
78	PL 87 X 1	1.00	1.00
79	PL 88 X 1	1.00	1.00
80	PL 89 X 1	1.00	1.00
81	PL 90 X 1	1.00	1.00
82	PL 91 X 1	1.00	1.00
83	PL 92 X 1	1.00	1.00
84	PL 93 X 1	1.00	1.00
85	PL 94 X 1	1.00	1.00
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87	PL 96 X 1	1.00	1.00
88	PL 97 X 1	1.00	1.00
89	PL 98 X 1	1.00	1.00
90	PL 99 X 1	1.00	1.00
91	PL 100 X 1	1.00	1.00
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93	PL 102 X 1	1.00	1.00
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98	PL 107 X 1	1.00	1.00
99	PL 108 X 1	1.00	1.00
100	PL 109 X 1	1.00	1.00
101	PL 110 X 1	1.00	1.00
102	PL 111 X 1	1.00	1.00
103	PL 112 X 1	1.00	1.00
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120	PL 129 X 1	1.00	1.00
121	PL 130 X 1	1.00	1.00
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138	PL 147 X 1	1.00	1.00
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141	PL 150 X 1	1.00	1.00
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150	PL 159 X 1	1.00	1.00
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152	PL 161 X 1	1.00	1.00
153	PL 162 X 1	1.00	1.00
154	PL 163 X 1	1.00	1.00
155	PL 164 X 1	1.00	1.00
156	PL 165 X 1	1.00	1.00
157	PL 166 X 1	1.00	1.00
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159	PL 168 X 1	1.00	1.00
160	PL 169 X 1	1.00	1.00
161	PL 170 X 1	1.00	1.00
162	PL 171 X 1	1.00	1.00
163	PL 172 X 1	1.00	1.00
164	PL 173 X 1	1.00	1.00
165	PL 174 X 1	1.00	1.00
166	PL 175 X 1	1.00	1.00
167	PL 176 X 1	1.00	1.00
168	PL 177 X 1	1.00	1.00
169	PL 178 X 1	1.00	1.00
170	PL 179 X 1	1.00	1.00
171	PL 180 X 1	1.00	1.00
172	PL 181 X 1	1.00	1.00
173	PL 182 X 1	1.00	1.00
174	PL 183 X 1	1.00	1.00
175	PL 184 X 1	1.00	1.00
176	PL 185 X 1	1.00	1.00
177	PL 186 X 1	1.00	1.00
178	PL 187 X 1	1.00	1.00
179	PL 188 X 1	1.00	1.00
180	PL 189 X 1	1.00	1.00
181	PL 190 X 1	1.00	1.00
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185	PL 194 X 1	1.00	1.00
186	PL 195 X 1	1.00	1.00
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191	PL 200 X 1	1.00	1.00
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193	PL 202 X 1	1.00	1.00
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202	PL 211 X 1	1.00	1.00
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210	PL 219 X 1	1.00	1.00
211	PL 220 X 1	1.00	1.00
212	PL 221 X 1	1.00	1.00
213	PL 222 X 1	1.00	1.00
214	PL 223 X 1	1.00	1.00
215	PL 224 X 1	1.00	1.00
216	PL 225 X 1	1.00	1.00
217	PL 226 X 1	1.00	1.00
218	PL 227 X 1	1.00	1.00
219	PL 228 X 1	1.00	1.00
220	PL 229 X 1	1.00	1.00
221	PL 230 X 1	1.00	1.00
222	PL 231 X 1	1.00	1.00
223	PL 232 X 1	1.00	1.00
224	PL 233 X 1	1.00	1.00
225	PL 234 X 1	1.00	1.00
226	PL 235 X 1	1.00	1.00
227	PL 236 X 1	1.00	1.00
228	PL 237 X 1	1.00	1.00
229	PL 238 X 1	1.00	1.00
230	PL 239 X 1	1.00	1.00
231	PL 240 X 1	1.00	1.00
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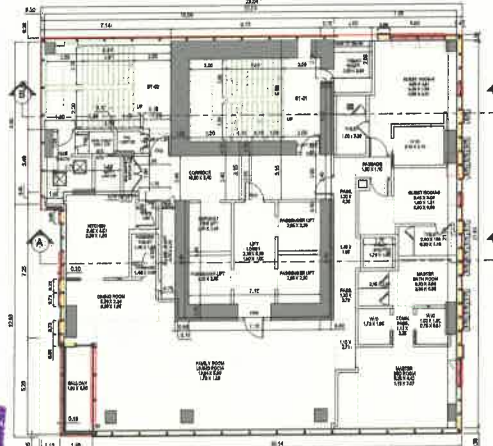
Swarnil Haridas Mundhe
 Pavin Vahn u Thorega
 SEBP (C) - X AEBP (C) VI EEBP (C) I



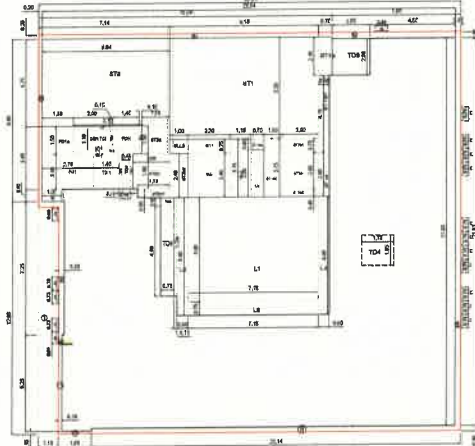
33RD FLOOR PLAN (DUPLX FLAT UPPER LEVEL)
SCALE: 1/16



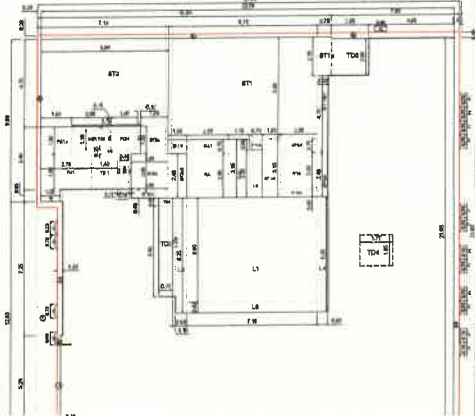
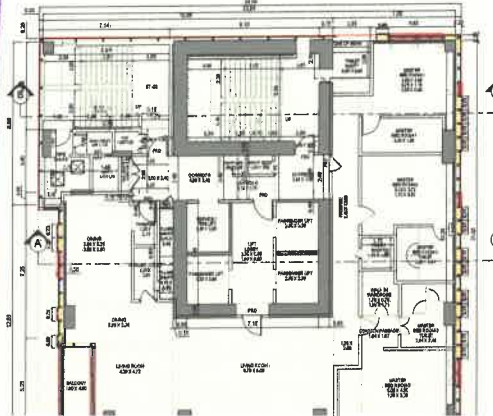
LINE DIAGRAM OF NORTH DUPLX FLAT UPPER LEVEL FLAT
33RD FLOOR



TYPICAL FLOOR PLAN (34TH & 35TH FLOOR) 2 BHK TYPE ZONE 02
SCALE: 1/16

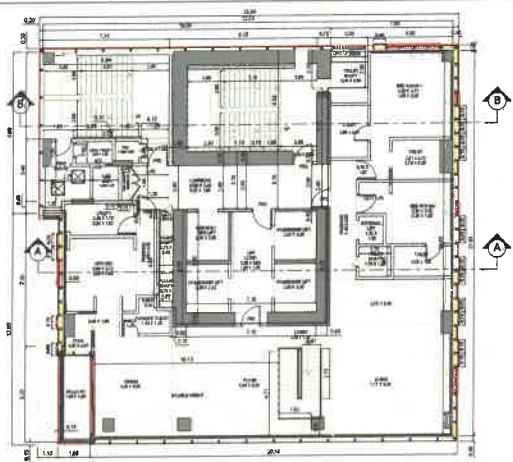
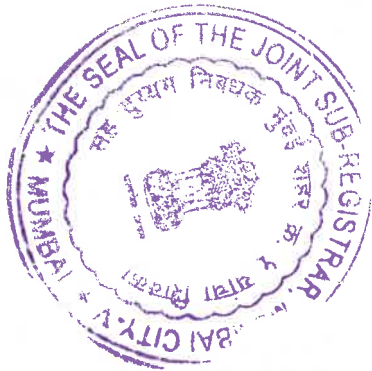


LINE DIAGRAM OF 2 BHK TYPE
34TH & 35TH FLOOR

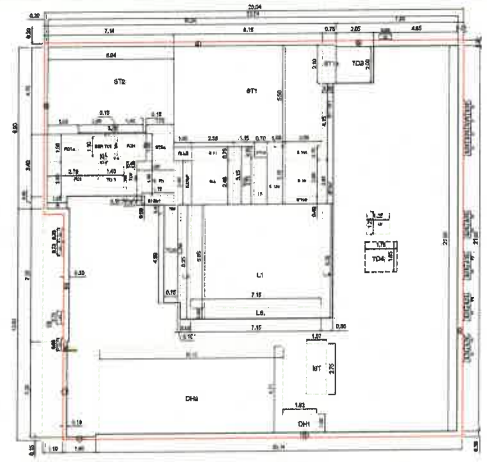


33RD FLOOR AREA CALCULATION

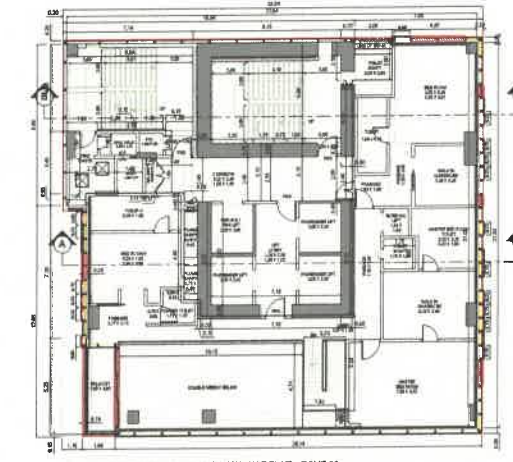
SR.	DESCRIPTION	AREA
1	AREA UNDER FLOOR	462.5
2	AREA UNDER ROOF	1.0
3	AREA UNDER TERRACE	1.0
4	AREA UNDER BALCONY	1.0
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369	AREA UNDER WINDOW TOP	1.0
370	AREA UNDER ROOF TOP	1.0
371	AREA UNDER TERRACE TOP	1.0
372	AREA UNDER BALCONY TOP	1.0
373	AREA UNDER STAIRS TOP	



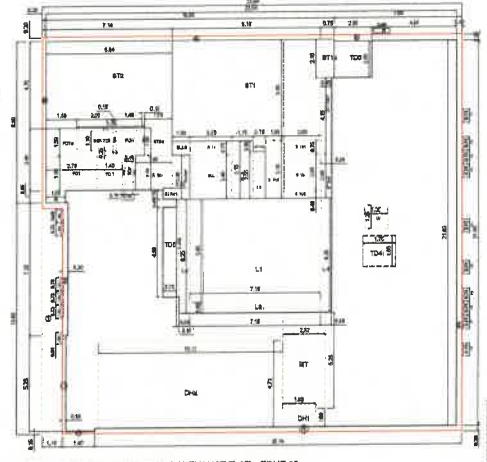
38TH FLOOR PLAN (LOWER LEVEL, PENTHOUSE FLAT) - ZONE-02
SCALE: 1/10



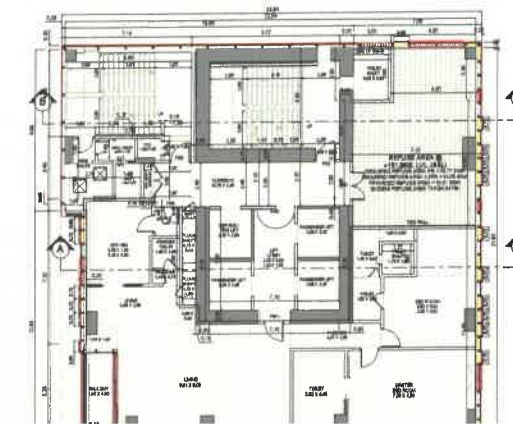
LINE DIAGRAM OF (LOWER LEVEL, PENTHOUSE FLAT) - ZONE-02
- 38TH FLOOR



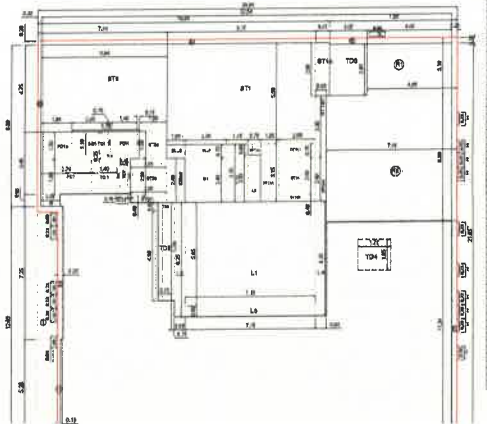
39TH FLOOR PLAN (UPPER LEVEL, PENTHOUSE FLAT) - ZONE-02
SCALE: 1/10



LINE DIAGRAM OF (UPPER LEVEL, PENTHOUSE FLAT) - ZONE-02
- 39TH FLOOR



40TH FLOOR PLAN (UPPER LEVEL, PENTHOUSE FLAT) - ZONE-02
SCALE: 1/10



LINE DIAGRAM OF (UPPER LEVEL, PENTHOUSE FLAT) - ZONE-02
- 40TH FLOOR

SHEET NO. 10
FILE NO. - EB/1518/GS/A DRAFT PLAN

Swapnil Haridas Munde
Pravin Vikram Thote

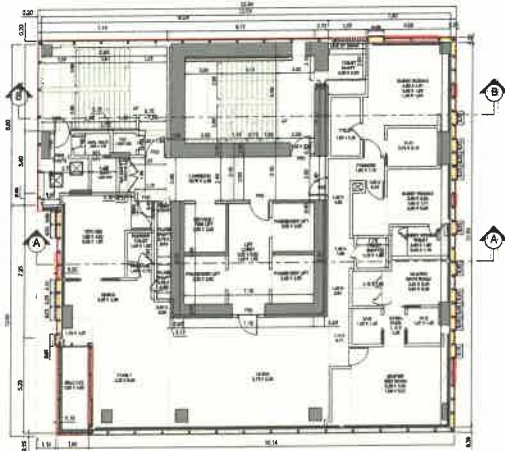
SEBP (C) - X AEBP (C) VI EEBP (C) I

38TH FLOOR CALCULATION			
NO.	DESCRIPTION	AREA	PERCENTAGE
1	CH-1	1.12	0.00
2	CH-2	1.12	0.00
3	CH-3	1.12	0.00
4	CH-4	1.12	0.00
5	CH-5	1.12	0.00
6	CH-6	1.12	0.00
7	CH-7	1.12	0.00
8	CH-8	1.12	0.00
9	CH-9	1.12	0.00
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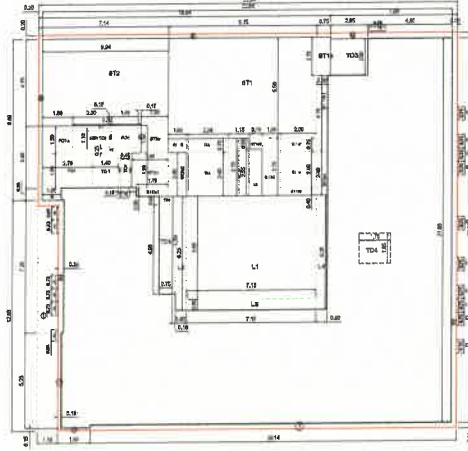


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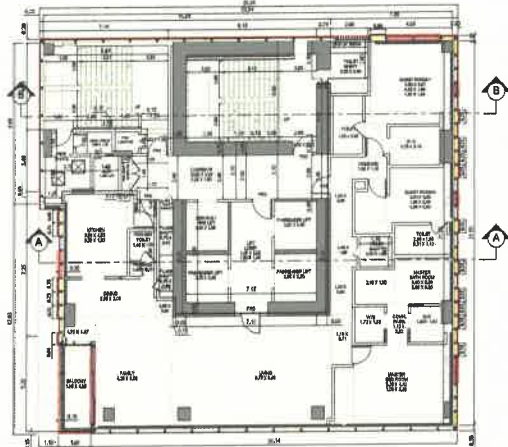
2022
 16/09/22
 Adarsh Rajkumar Jatia



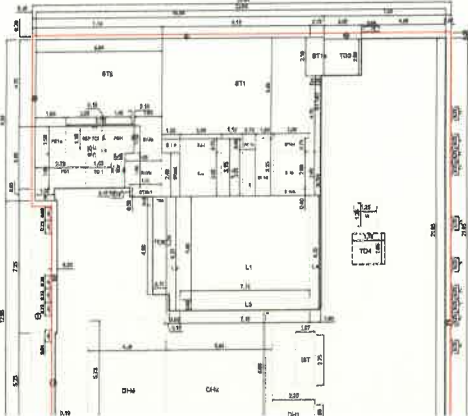
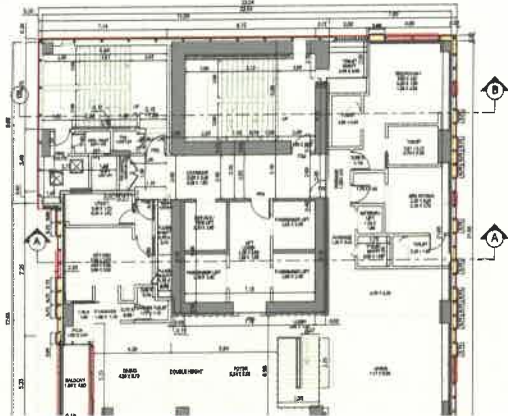
2ND FLOOR PLAN (SIMPLEX FLAT TYPE) - ZONE-02
 SCALE: 1:100



LINE DIAGRAM OF (SIMPLEX FLAT TYPE) - ZONE-02
 -2ND, 3RD & 4TH FLOOR



3RD & 4TH FLOOR PLAN (SIMPLEX FLAT TYPE) - ZONE-03
 SCALE: 1:100



SHEET NO. 11

FILE NO. - EB/1518/GS/A DRAFT PLAN

Swapnil Haridas Mundhe

SEBP (C) - X

Pravin Vishnu Thore

AEBP (C) VI

EEBP (C) I

PROPOSED FLOOR AREA CALCULATION

Sl. No.	DESCRIPTION	AREA (SQ. M)	REMARKS
1	Plot Area	1000.00	
2	Area of Building	1000.00	
3	Area of Road	1000.00	
4	Area of Open Space	1000.00	
5	Area of Other	1000.00	
6	Total Area	5000.00	

PERFORMA 'B'

CONTENTS OF SHEET

FLOOR PLAN, LINE DIAGRAM PLAN AND AREA CALCULATION

STAMP OF DATE OF APPROVAL OF PLAN

STAMP OF DATE OF SUBMISSION OF PLAN

SIGNATURE & NAME OF OWNER

FOR PROVENANCE LAND PVT. LTD.

ADARSH RAJKUMAR JATIA

SHRI. ADARSH JATIA

DESCRIPTION

PROPOSED RESIDENTIAL BUILDING ON SUB PLOT-8 BEARING G.B.NO. 14756 OF LOWER PAREL, DRIBROOL BOPHA WARD, SITUATED AT MANURIKAR MARG & DR. JAMBHEE ROAD, LOWER PAREL, MUMBAI FOR MS. PROVENANCE LAND PVT. LTD.

DRG. NO. DRAWN BY CHECKED BY SCALE DATE

1: s.Padman HIRSHAY 1:100 01.10.2019

NAME & ADDRESS OF LICENSED SURVEYOR

M/S SHASHANK MBHENDALE & ASSOCIATES

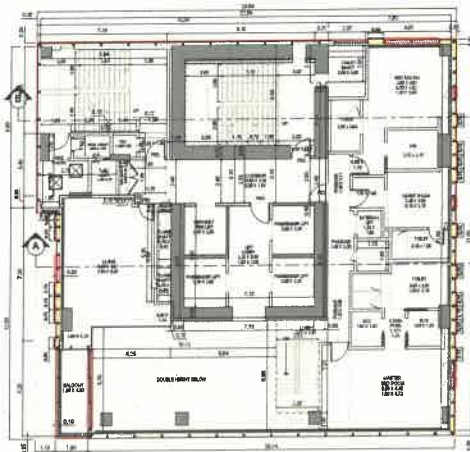
153A, GANGA LAHAL, THIRD FLOOR, PANDURANG HAK MARG, SHIVAJI PARK, MUMBAI -16

Shashank Vasudeo Mehendale

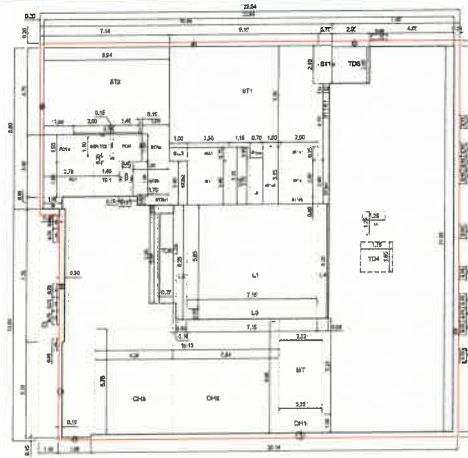
Swapnil Haridas Mundhe
 SEBP (C) - X

Franklin Vishnu Thangaraj
 AECP (C) VI

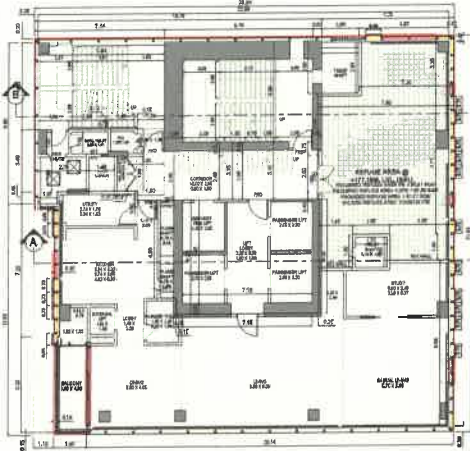
EEBP (C) I



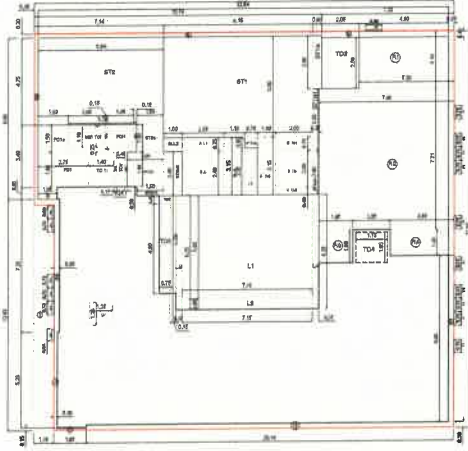
48TH FLOOR PLAN (UPPER LEVEL PENTHOUSE FLAT TYPE) - ZONE-02
 SCALE 1:50



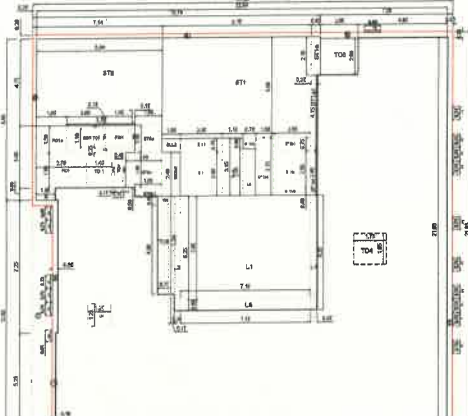
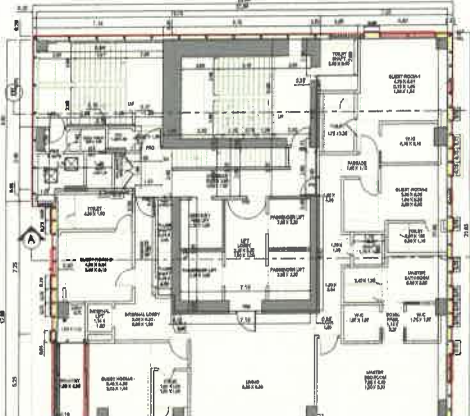
LINE DIAGRAM OF (UPPER LEVEL PENTHOUSE FLAT) - ZONE-02
 SCALE 1:50



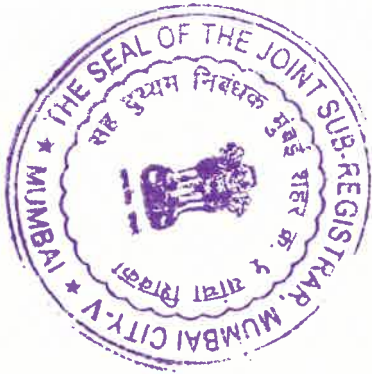
48TH FLOOR PLAN (LOWER LEVEL DUPLEX FLAT WITH PART REFUGE AREA) - ZONE-03
 SCALE 1:50



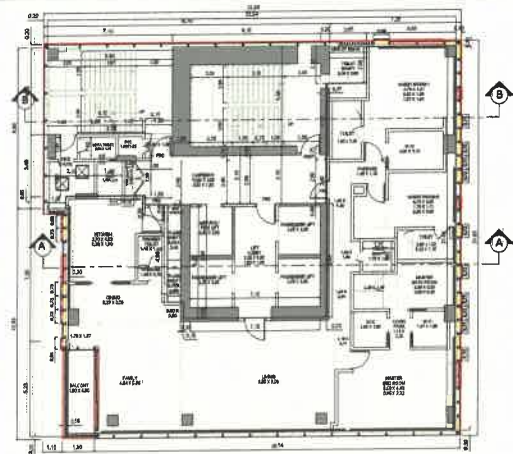
LINE DIAGRAM OF LOWER LEVEL DUPLEX FLAT WITH PART REFUGE AREA - ZONE-03
 SCALE 1:50



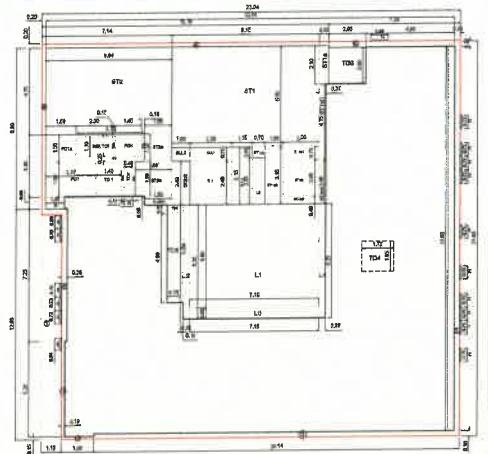
48TH FLOOR AREA CALCULATION			
SL. NO.	DESCRIPTION	AREA (SQ. M)	TOTAL
1	STAIRS	1.20	1.20
2	LIFT	1.50	1.50
3	TOILET	0.80	0.80
4	BATH	1.00	1.00
5	HALL	2.50	2.50
6	ROOM	10.00	10.00
7	CL. ROOM	1.50	1.50
8	REF. AREA	1.00	1.00
9	TERACE	2.00	2.00
10	COMMON AREA	1.00	1.00
11	STAIRS	1.20	1.20
12	LIFT	1.50	1.50
13	TOILET	0.80	0.80
14	BATH	1.00	1.00
15	HALL	2.50	2.50
16	ROOM	10.00	10.00
17	CL. ROOM	1.50	1.50
18	REF. AREA	1.00	1.00
19	TERACE	2.00	2.00
20	COMMON AREA	1.00	1.00
21	STAIRS	1.20	1.20
22	LIFT	1.50	1.50
23	TOILET	0.80	0.80
24	BATH	1.00	1.00
25	HALL	2.50	2.50
26	ROOM	10.00	10.00
27	CL. ROOM	1.50	1.50
28	REF. AREA	1.00	1.00
29	TERACE	2.00	2.00
30	COMMON AREA	1.00	1.00
31	STAIRS	1.20	1.20
32	LIFT	1.50	1.50
33	TOILET	0.80	0.80
34	BATH	1.00	1.00
35	HALL	2.50	2.50
36	ROOM	10.00	10.00
37	CL. ROOM	1.50	1.50
38	REF. AREA	1.00	1.00
39	TERACE	2.00	2.00
40	COMMON AREA	1.00	1.00
41	STAIRS	1.20	1.20
42	LIFT	1.50	1.50
43	TOILET	0.80	0.80
44	BATH	1.00	1.00
45	HALL	2.50	2.50
46	ROOM	10.00	10.00
47	CL. ROOM	1.50	1.50
48	REF. AREA	1.00	1.00
49	TERACE	2.00	2.00
50	COMMON AREA	1.00	1.00
51	STAIRS	1.20	1.20
52	LIFT	1.50	1.50
53	TOILET	0.80	0.80
54	BATH	1.00	1.00
55	HALL	2.50	2.50
56	ROOM	10.00	10.00
57	CL. ROOM	1.50	1.50
58	REF. AREA	1.00	1.00
59	TERACE	2.00	2.00
60	COMMON AREA	1.00	1.00
61	STAIRS	1.20	1.20
62	LIFT	1.50	1.50
63	TOILET	0.80	0.80
64	BATH	1.00	1.00
65	HALL	2.50	2.50
66	ROOM	10.00	10.00
67	CL. ROOM	1.50	1.50
68	REF. AREA	1.00	1.00
69	TERACE	2.00	2.00
70	COMMON AREA	1.00	1.00
71	STAIRS	1.20	1.20
72	LIFT	1.50	1.50
73	TOILET	0.80	0.80
74	BATH	1.00	1.00
75	HALL	2.50	2.50
76	ROOM	10.00	10.00
77	CL. ROOM	1.50	1.50
78	REF. AREA	1.00	1.00
79	TERACE	2.00	2.00
80	COMMON AREA	1.00	1.00
81	STAIRS	1.20	1.20
82	LIFT	1.50	1.50
83	TOILET	0.80	0.80
84	BATH	1.00	1.00
85	HALL	2.50	2.50
86	ROOM	10.00	10.00
87	CL. ROOM	1.50	1.50
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89	TERACE	2.00	2.00
90	COMMON AREA	1.00	1.00
91	STAIRS	1.20	1.20
92	LIFT	1.50	1.50
93	TOILET	0.80	0.80
94	BATH	1.00	1.00
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295	HALL	2.50	2.50
296	ROOM	10.00	10.00
297	CL. ROOM	1.50	1.50
298			



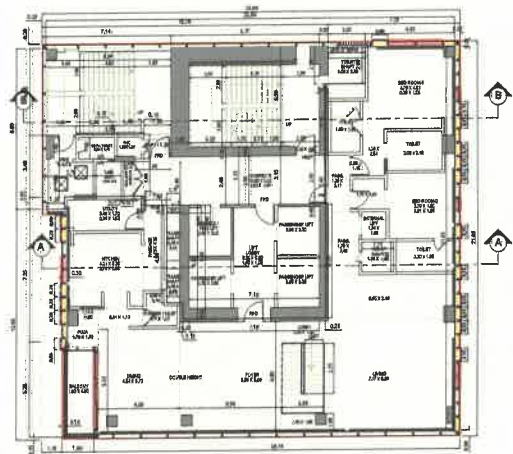
2022
 10/09/22
 2022
 10/09/22



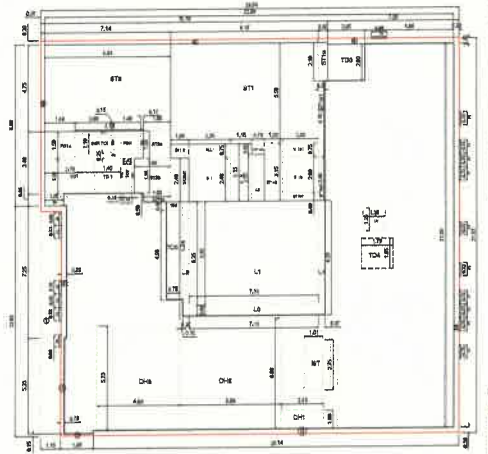
TYPICAL FLOOR PLAN (80TH, 81ST, 82ND, 83RD & 84TH SIMPLEX FLAT TYPE) - ZONE-03
SCALE: 1:100



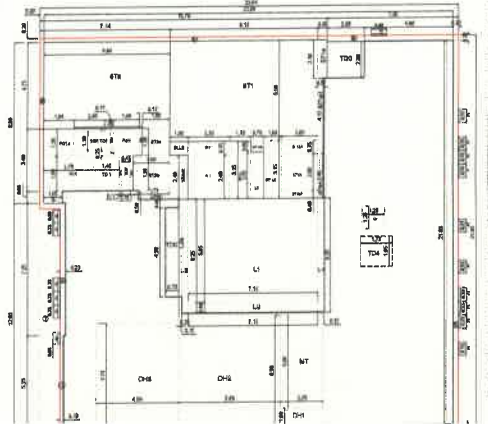
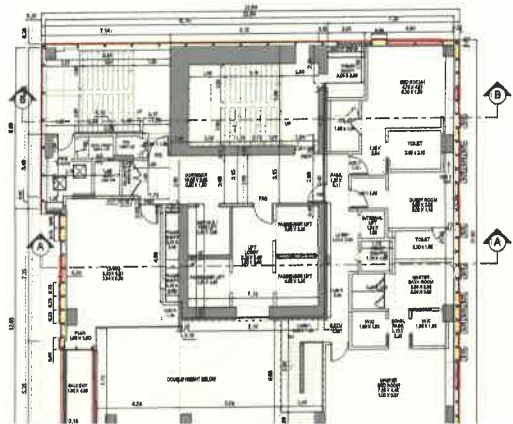
LINE DIAGRAM OF SIMPLEX FLAT TYPE - ZONE-03
-80TH, 81ST, 82ND, 83RD & 84TH FLOOR.



84TH FLOOR PLAN (LOWER LEVEL PENTHOUSE FLAT) - ZONE-03
SCALE: 1:100



LINE DIAGRAM OF LOWER LEVEL PENTHOUSE FLAT - ZONE-03
84TH FLOOR



Swapnil Haridas Mundhe
 SEBP (C) - X

Pradeep Vinayak Thorat
 AEPP (C) VI

EEBP (C) I

SIMPlex FLOOR AREA CALCULATION									
SR	FLR	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
1	80	1000	100	1000	100	1000	100	1000	100
2	81	1000	100	1000	100	1000	100	1000	100
3	82	1000	100	1000	100	1000	100	1000	100
4	83	1000	100	1000	100	1000	100	1000	100
5	84	1000	100	1000	100	1000	100	1000	100

LOWER LEVEL PENTHOUSE FLOOR AREA CALCULATION									
SR	FLR	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
1	84	1000	100	1000	100	1000	100	1000	100

LOWER LEVEL PENTHOUSE FLOOR AREA CALCULATION									
SR	FLR	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
1	84	1000	100	1000	100	1000	100	1000	100

PERFORMA 'B'
 CONTENTS OF SHEET
 FLOOR PLAN, LINE DIAGRAM PLAN AND AREA CALCULATION

STAMP OF DATE OF APPROVAL OF PLAN

STAMP OF DATE OF SUBMISSION OF PLAN

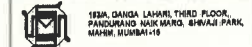
SIGNATURE & NAME OF OWNER
 FOR PROVENANCE LAND PVT. LTD.

ADARSH RAJKUMAR JATIA

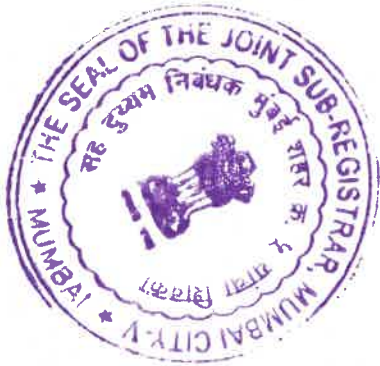
BHRI. ADARSH JATIA
 DESCRIPTION
 PROPOSED RESIDENTIAL BUILDING ON BLDG PLOT-B BEARING C.N.O. 141138 OF LOWER PANEL, DIVISION-B SOUTH WARD, SITUATED AT MAHABHARAT MARG & DR. BICHUBAI ROAD, LOWER PANEL, MUMBAI FOR MR. PROVENANCE LAND PVT LTD.

DWG NO. DRAWN BY CHECKED BY SCALE DATE
 1: s.j.m. N.R.S.H.V. 1:100 01.10.2019

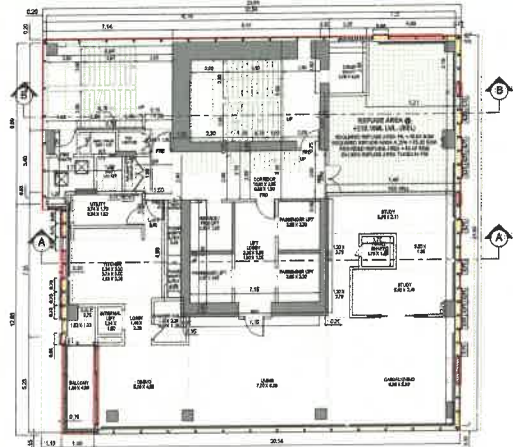
NAME & ADDRESS OF LICENSED SURVEYOR
 M/S SHASHANK MEHENDALE & ASSOCIATES



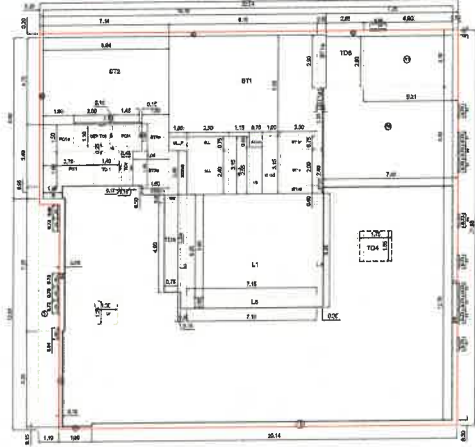
Shashank Vasudeo Mehendale
 123A, GANGA LAHARI, THIRD FLOOR, PANDURANG MARG, SHIVAJI PARK, MUMBAI-400016



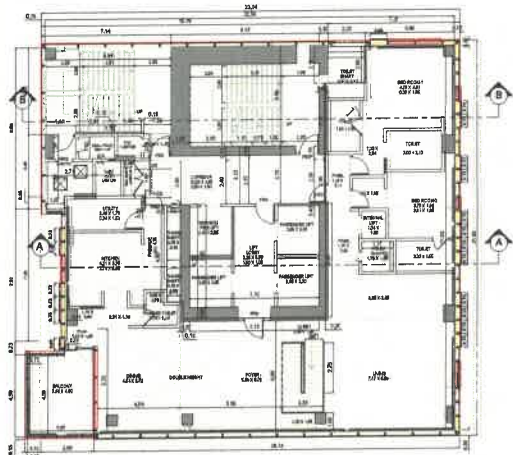
2022
 2023
 2024
 2025



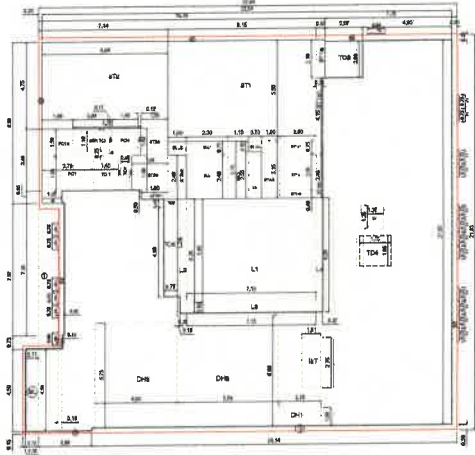
57TH FLOOR PLAN-LOWER LEVEL DUPLEX FLAT WITH PART REFUGE AREA-ZONE-03
SCALE: 1/16



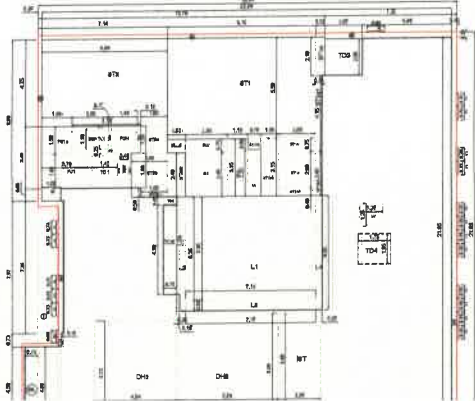
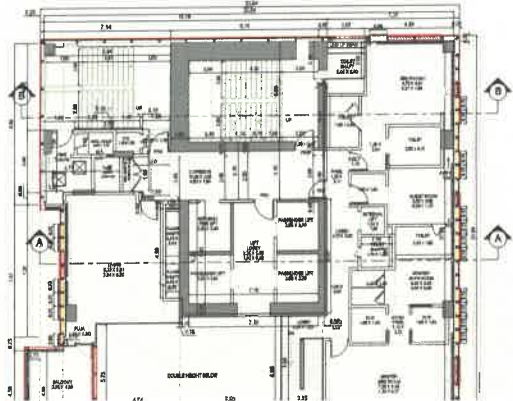
LINE DIAGRAM OF LOWER LEVEL DUPLEX FLAT WITH PART REFUGE AREA-ZONE-03
SCALE: 1/16



58TH FLOOR PLAN (LOWER LEVEL PENTHOUSE FLAT) - ZONE-03
SCALE: 1/16



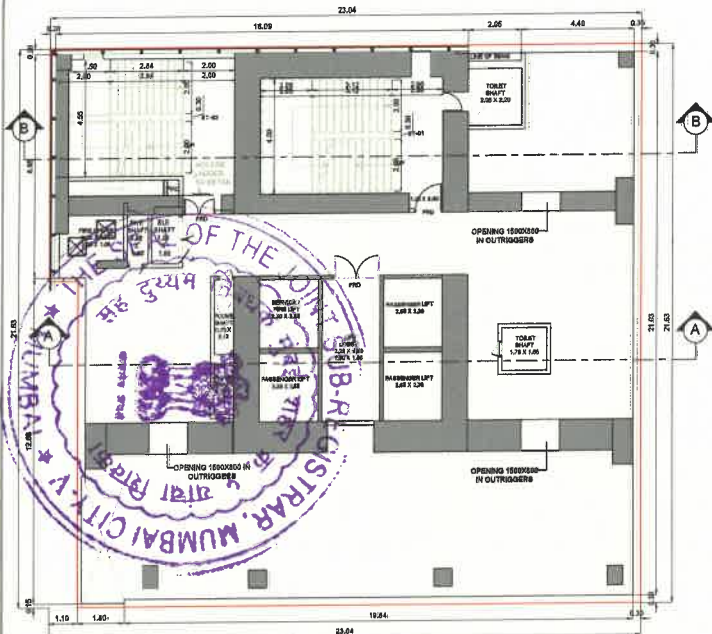
LINE DIAGRAM OF LOWER LEVEL PENTHOUSE FLAT - ZONE-03
SCALE: 1/16



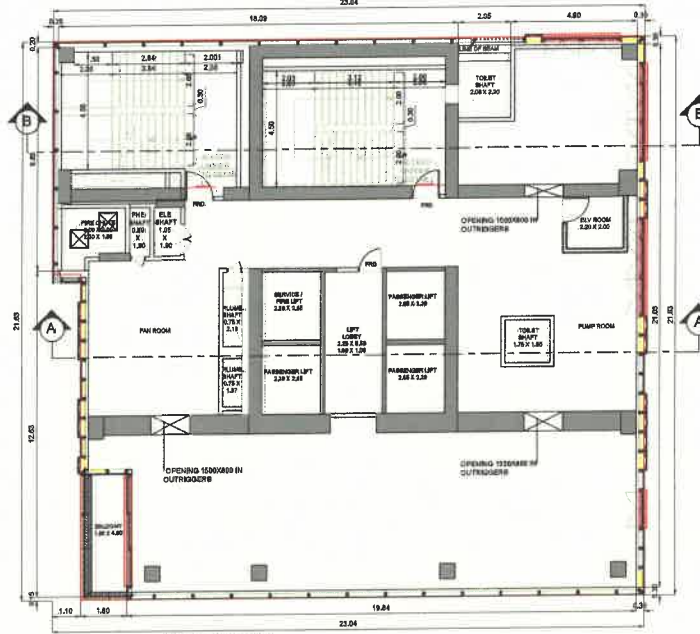
Swarnil Haridas Mundhe	Pravin Vaidya Thorat	
SEBP (C) - X	AEBP (C) VI	EEBP (C) I

57TH FLOOR AREA CALCULATION		NO.	AREA
1	1.1	1.1	1.1
2	1.2	1.2	1.2
3	1.3	1.3	1.3
4	1.4	1.4	1.4
5	1.5	1.5	1.5
6	1.6	1.6	1.6
7	1.7	1.7	1.7
8	1.8	1.8	1.8
9	1.9	1.9	1.9
10	2.0	2.0	2.0
11	2.1	2.1	2.1
12	2.2	2.2	2.2
13	2.3	2.3	2.3
14	2.4	2.4	2.4
15	2.5	2.5	2.5
16	2.6	2.6	2.6
17	2.7	2.7	2.7
18	2.8	2.8	2.8
19	2.9	2.9	2.9
20	3.0	3.0	3.0
21	3.1	3.1	3.1
22	3.2	3.2	3.2
23	3.3	3.3	3.3
24	3.4	3.4	3.4
25	3.5	3.5	3.5
26	3.6	3.6	3.6
27	3.7	3.7	3.7
28	3.8	3.8	3.8
29	3.9	3.9	3.9
30	4.0	4.0	4.0
31	4.1	4.1	4.1
32	4.2	4.2	4.2
33	4.3	4.3	4.3
34	4.4	4.4	4.4
35	4.5	4.5	4.5
36	4.6	4.6	4.6
37	4.7	4.7	4.7
38	4.8	4.8	4.8
39	4.9	4.9	4.9
40	5.0	5.0	5.0
41	5.1	5.1	5.1
42	5.2	5.2	5.2
43	5.3	5.3	5.3
44	5.4	5.4	5.4
45	5.5	5.5	5.5
46	5.6	5.6	5.6
47	5.7	5.7	5.7
48	5.8	5.8	5.8
49	5.9	5.9	5.9
50	6.0	6.0	6.0
51	6.1	6.1	6.1
52	6.2	6.2	6.2
53	6.3	6.3	6.3
54	6.4	6.4	6.4
55	6.5	6.5	6.5
56	6.6	6.6	6.6
57	6.7	6.7	6.7
58	6.8	6.8	6.8
59	6.9	6.9	6.9
60	7.0	7.0	7.0
61	7.1	7.1	7.1
62	7.2	7.2	7.2
63	7.3	7.3	7.3
64	7.4	7.4	7.4
65	7.5	7.5	7.5
66	7.6	7.6	7.6
67	7.7	7.7	7.7
68	7.8	7.8	7.8
69	7.9	7.9	7.9
70	8.0	8.0	8.0
71	8.1	8.1	8.1
72	8.2	8.2	8.2
73	8.3	8.3	8.3
74	8.4	8.4	8.4
75	8.5	8.5	8.5
76	8.6	8.6	8.6
77	8.7	8.7	8.7
78	8.8	8.8	8.8
79	8.9	8.9	8.9
80	9.0	9.0	9.0
81	9.1	9.1	9.1
82	9.2	9.2	9.2
83	9.3	9.3	9.3
84	9.4	9.4	9.4
85	9.5	9.5	9.5
86	9.6	9.6	9.6
87	9.7	9.7	9.7
88	9.8	9.8	9.8
89	9.9	9.9	9.9
90	10.0	10.0	10.0
91	10.1	10.1	10.1
92	10.2	10.2	10.2
93	10.3	10.3	10.3
94	10.4	10.4	10.4
95	10.5	10.5	10.5
96	10.6	10.6	10.6
97	10.7	10.7	10.7
98	10.8	10.8	10.8
99	10.9	10.9	10.9
100	11.0	11.0	11.0
101	11.1	11.1	11.1
102	11.2	11.2	11.2
103	11.3	11.3	11.3
104	11.4	11.4	11.4
105	11.5	11.5	11.5
106	11.6	11.6	11.6
107	11.7	11.7	11.7
108	11.8	11.8	11.8
109	11.9	11.9	11.9
110	12.0	12.0	12.0
111	12.1	12.1	12.1
112	12.2	12.2	12.2
113	12.3	12.3	12.3
114	12.4	12.4	12.4
115	12.5	12.5	12.5
116	12.6	12.6	12.6
117	12.7	12.7	12.7
118	12.8	12.8	12.8
119	12.9	12.9	12.9
120	13.0	13.0	13.0
121	13.1	13.1	13.1
122	13.2	13.2	13.2
123	13.3	13.3	13.3
124	13.4	13.4	13.4
125	13.5	13.5	13.5
126	13.6	13.6	13.6
127	13.7	13.7	13.7
128	13.8	13.8	13.8
129	13.9	13.9	13.9
130	14.0	14.0	14.0
131	14.1	14.1	14.1
132	14.2	14.2	14.2
133	14.3	14.3	14.3
134	14.4	14.4	14.4
135	14.5	14.5	14.5
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137	14.7	14.7	14.7
138	14.8	14.8	14.8
139	14.9	14.9	14.9
140	15.0	15.0	15.0
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142	15.2	15.2	15.2
143	15.3	15.3	15.3
144	15.4	15.4	15.4
145	15.5	15.5	15.5
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147	15.7	15.7	15.7
148	15.8	15.8	15.8
149	15.9	15.9	15.9
150	16.0	16.0	16.0
151	16.1	16.1	16.1
152	16.2	16.2	16.2
153	16.3	16.3	16.3
154	16.4	16.4	16.4
155	16.5	16.5	16.5
156	16.6	16.6	16.6
157	16.7	16.7	16.7
158	16.8	16.8	16.8
159	16.9	16.9	16.9
160	17.0	17.0	17.0
161	17.1	17.1	17.1
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165	17.5	17.5	17.5
166	17.6	17.6	17.6
167	17.7	17.7	17.7
168	17.8	17.8	17.8
169	17.9	17.9	17.9
170	18.0	18.0	18.0
171	18.1	18.1	18.1
172	18.2	18.2	18.2
173	18.3	18.3	18.3
174	18.4	18.4	18.4
175	18.5	18.5	18.5
176	18.6	18.6	18.6
177	18.7	18.7	18.7
178	18.8	18.8	18.8
179	18.9	18.9	18.9
180	19.0	19.0	19.0
181	19.1	19.1	19.1
182	19.2	19.2	19.2
183	19.3	19.3	19.3
184	19.4	19.4	19.4
185	19.5	19.5	19.5
186	19.6	19.6	19.6
187	19.7	19.7	19.7
188	19.8	19.8	19.8
189	19.9	19.9	19.9
190	20.0	20.0	20.0
191	20.1	20.1	20.1
192	20.2	20.2	20.2
193	20.3	20.3	20.3
194	20.4	20.4	20.4
195	20.5	20.5	20.5
196	20.6	20.6	20.6
197	20.7	20.7	20.7
198	20.8	20.8	20.8
199	20.9	20.9	20.9
200	21.0	21.0	21.0
201	21.1	21.1	21.1
202	21.2	21.2	21.2
203	21.3	21.3	21.3
204	21.4	21.4	21.4
205	21.5	21.5	21.5
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207	21.7	21.7	21.7
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227	23.7	23.7	23.7
228	23.8	23.8	23.8
229	23.9	23.9	23.9
230	24.0	24.0	24.0
231	24.1	24.1	24.1
232	24.2	24.2	24.2
233	24.3	24.3	24.3
234	24.4	24.4	24.4
235	24.5	24.5	24.5
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237	24.7	24.7	24.7
238	24.8	24.8	24.8
239	24.9	24.9	24.9
240	25.0	25.0	25.0
241	25.1	25.1	25.1
242	25.2	25.2	25.2
243	25.3	25.3	25.3
244	25.4	25.4	25.4
245	25.5	25.5	25.5
246	25.6	25.6	25.6
247	25.7	25.7	25.7
248	25.8	25.8	25.8
249	25.9	25.9	25.9
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251	26.1		

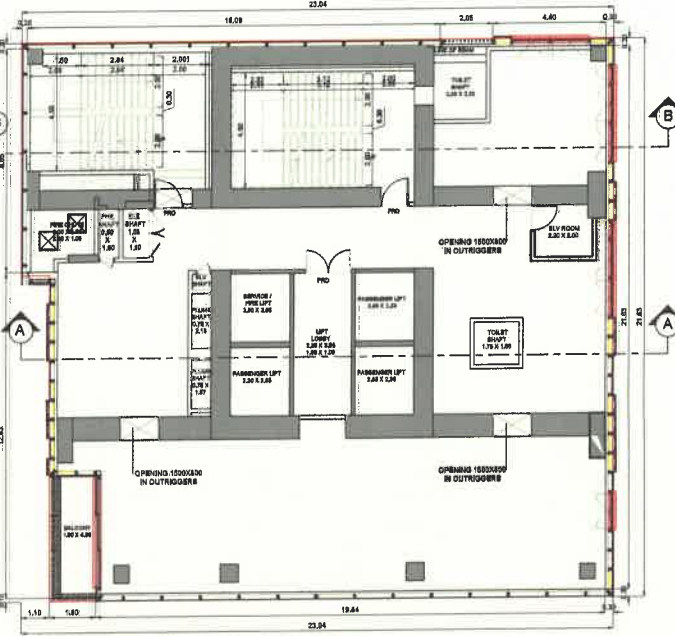
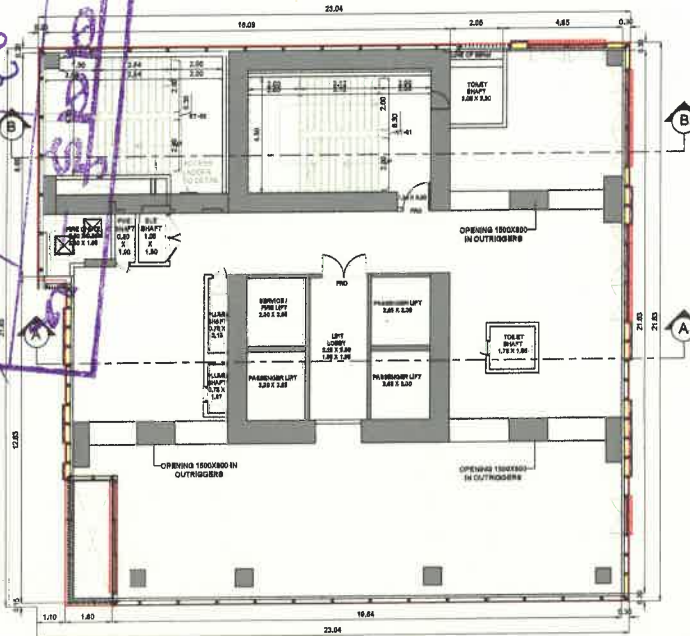
Swapnil Haridas Mundhe SEBP (C) - X	Pravin Vahnekar Thota AEBP (C) VI	EEBP (C) I
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7TH LEVEL SERVICE FLOOR PLAN



47TH FLOOR SERVICE LEVEL PLAN



TYPICAL SERVICE FLOOR PLAN (28TH & 36TH LEVEL)

PERFORMA' B'

CONTENTS OF SHEET

SERVICE FLOOR PLANS

STAMP OF DATE OF APPROVAL OF PLAN

STAMP OF DATE OF SUBMISSION OF PLAN

SIGNATURE & NAME OF OWNER
FOR PROVENANCE LAND PVT. LTD.

ADARSH
RAJKUMAR
JATIA

Digitally signed by ADARSH RAJKUMAR JATIA
DN: cn=ADARSH RAJKUMAR JATIA, o=PROVENANCE LAND PVT. LTD., email=adarsh.jatia@provenanceland.com, c=IN
Date: 2024.10.10 11:58:45 +05'30'

SHRI: ADARSH JATIA

DESCRIPTION

PROPOSED RESIDENTIALS BUILDING ON SUB PLOT-B BEARING C.S.NO. 1H/138 OF LOWER PAREL DIVISION, G/ SOUTH WARD, SITUATED AT MANURKAR MARG & DR, E MOSES ROAD, LOWER PAREL, MUMBAI FOR M/S. PROVENANCE LAND PVT.LTD.

DRG NO.	DRAWN BY	CHECKED BY	SCALE	DATE
1	a.prajapati	NIRSHAY	1:100	01.10.2019

NAME & ADDRESS OF LICENSED SURVEYOR
M/S SHASHANK MEHENDALE & ASSOCIATES.



163/A, GANGA LAHARI, THIRD FLOOR, PANDURANG NAIK MARG, SHIVAJI PARK, MAHIM, MUMBAI-16

Shashank
Vasudeo
Mehendale

Digitally signed by Shashank Vasudeo Mehendale
DN: cn=shashank.vasudeo, o=SHASHANK MEHENDALE & ASSOCIATES, email=shashank.vasudeo@shashankmehendale.com, c=IN
Date: 2024.11.14 12:18:01 +05'30'

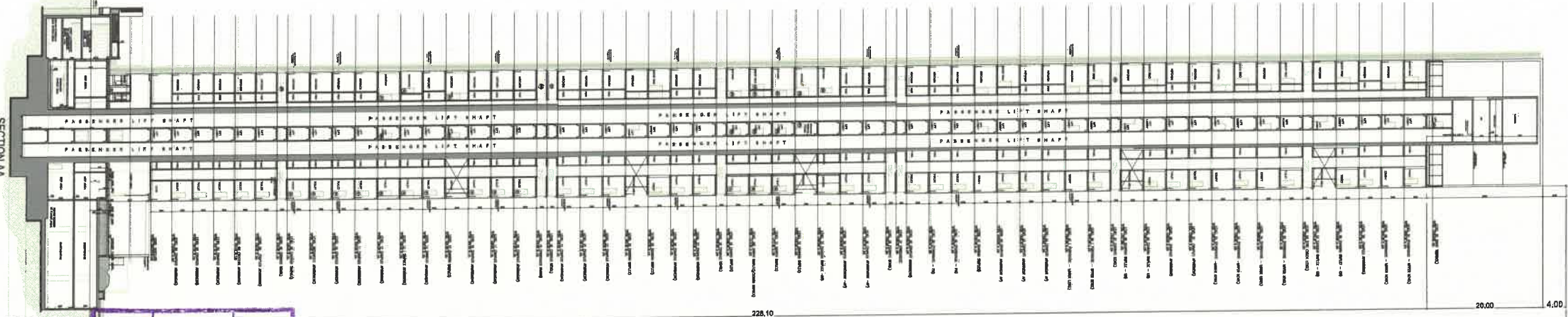
LEGENDS
OPENABLE PANEL

SIGN
SHASHANK MEHENDALE
(MS/16/L/1)

Handwritten notes:
M
M
2022
10/10/2019
10/10/2019

SECTION AA

SECTION BB



228.10

20.00

4.00

252.10 + 12.50 AMSL = 264.60M

252.10 + 12.50 AMSL = 264.60M

Handwritten notes in purple ink:

2022

10/09/23

100/24

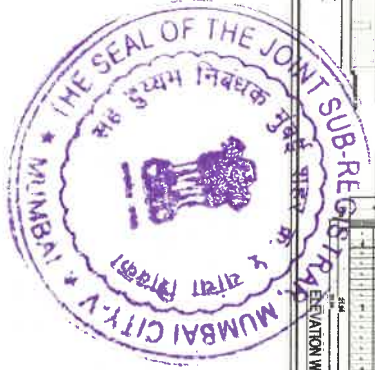
2022



CA/REG	CA/REG	CA/REG
CA/REG	CA/REG	CA/REG
CA/REG	CA/REG	CA/REG

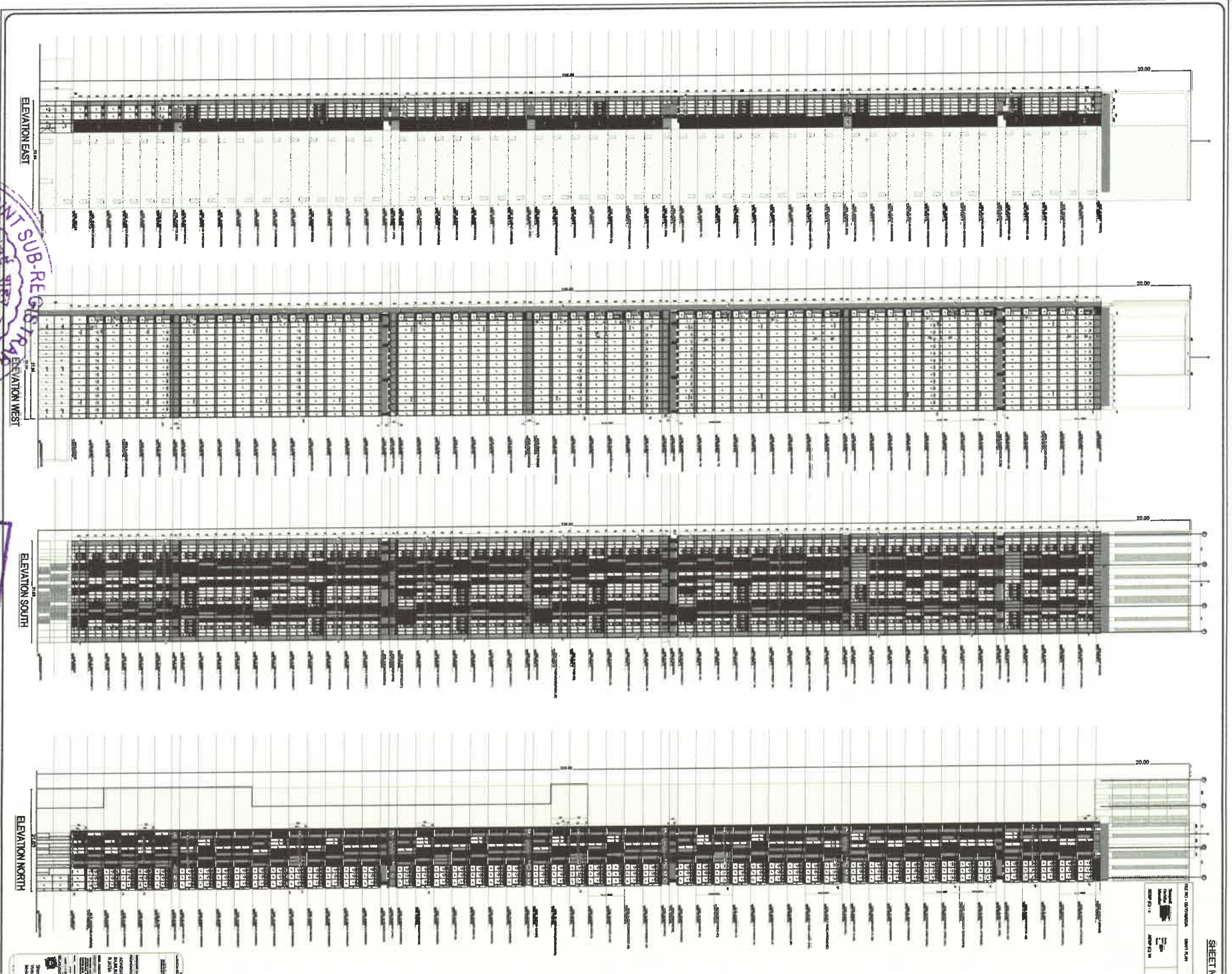
NO. IN - 04 / 2023/REG

REGISTRATION



M

दास - 4		
10/13	109	13/11
2022		



SHEET A
SCALE: 1/4" = 1'-0"
DATE: 10/13/22
BY: [Signature]



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[EB/1518/GS/A/OCC/1/New of 09 August 2021]

To,
M/s. Provenance Land Pvt. Ltd
1/136, Dr. E Moses Road, Worli, Mumbai - 400 018.

Dear Applicant/Owners,

The **Part 1** development work of **Residential** building comprising of **2 level basements + Ground + mezzanine + 1st to 4 floors** on plot bearing C.S.No./CTS No. **1H/136** of Division **Lower Parel** at **fs hotel** is completed under the supervision of **Shri Shashank Mehendale , Licensed Surveyor , Lic. No. M/315/LS , Shri. Girish Purushottam Dravid , RCC Consultant, Lic. N STR/D/59** and **Shri. Rajan D Hate , Site supervisor, Lic.No. H/41/LS** and as per development completion certificate submitted to architect and as per completion certificate issued by Chief Fire Officer u/no. **EB/1518/GS/A** dated **25 March 2021**.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further CC or occupation permission of building.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighbourhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/South
 2. A.A. & C. , G/South
 3. EE (V), City
 4. M.I. , G/South
 5. A.E.W.W. , G/South
 6. Licensed Surveyor, Shashank Mehendale, Plot no. 163A, Ganga Lahari, Shivaji Park, Mahim Mumbai 400016
- For information please

Name : JADHAV RAJEN
ANANDRAO
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater M
Date : 09-Aug-2021 20: .



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
G/South

वर्क - ५	
०९/०८/२०२१	०९/०८/२०२१
२०२२	

EB/1518/GS/A/OCC/1/New

Page 1 of 1 On 09-Aug-2021

Government of Maharashtra

SEAC-2010/CR.562/TC-2
Environment department,
Room No. 217, 2nd floor,
Manirabha Annex,
Mumbai 400 032
Date: 26th June 2013

To,
Magus Estates & Hotels Pvt. Limited
Owners of Four Seasons Hotel Mumbai
114 Dr. E. Moses Road, Worli
Mumbai - 400 018,

Subject:- Amendment in EC for "Four Season Hotel-Phase II" on plot bearing CS. No. 114,1/136,1A/136 (p0), 1C/136,1D/136, 1A/136 and 133 (p1) of Lower Parel Division, G /South ward, situated at Dr. Moses Road, Lower Parel, Mumbai by M/s. Magus Estate & Hotels Pvt. Ltd

Reference - Even number environment clearance letter dated 20th October, 2011

Sir,
This has reference to your communication letter dated 30th April, 2013 on the above mentioned subject.

2. Project information from documents submitted by you & considered by SEAC & SEIAA was summarized in even number environment clearance letter dated 20th October, 2011. Your request regarding amendment in EC letter considered in 61st SEIAA meetings. Accordingly information on following points are modified as-

Sr.no	Project features	Existing approved Four Seasons Hotel-Phase II EC	Proposed amendment with Two Split Tower		
			Phase II - Hotel Tower	Residential Tower	Cumulative Total
1	Total Plot area	17,243.43 sq.m	10945.00 sq.m	6298.43 sq.m	17,243.43
2	Net plot area	13,924.05 sq.m	8838.08 sq.m	5085.97 sq.m	13924.05 sq.m
3	Permissible	3.8	5	1.33	3.75

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4	Permissible BUA	36141.56 sq.m	24888.54 sq.m	(1679) 89 sq mt.	35,568.43 sq.m
5	Total construction area	80,155.08 sq.m	53150.00 sq.m	27000.00 sq.m	80,150.00 sq.m
6	Height of building	186.17 m	250 m	190 m	
7	No. of buildings	One building with 3B+G+3S Upper floors	One building with 3B+G+7 Podium+ 5S Upper Floors	One building with 2B+G+6 Podium+ 4S Upper Floors	Two Buildings
7	Building configuration	3 Basements + Ground + 3S Upper floors (No. of floors for hotel:18 No. of floors for commercial use:12 Other floors:4 Basement:3)	3 basement +1 ground+7 podium parking +5S upper floors for Hotel Rooms & Service Apartments with allied spaces = Total 63 floors	2 basement +1 ground+ 6 podium +4S upper Residential floors = Total 49 floors	
8	No. of Basements	No. of rooms:17 12 No. of Office Floors 4 No. of Other Transfer Floor	100 No of rooms 100 No of suites 600 sq.m club facility 80 seats restaurant 30 seats Bar	About 30 Nos of flats in different configuration	
9	Parking no.s	889 four wheelers	Parking proposed: 489 Nos	Parking proposed: 142 Nos	631 Nos.
10	Power requirement	3604.8 kw. Source: Reliance Energy Ltd. DG sets: 2*2000kva and 1*250 kva will be provided as alternative source power supply	2800 kw 1*250 kva for alternate source of power supply for life safety systems.	1300 kw	3600 kw



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11	Landscape area	4100 sq.m	2600 sq.m	1450 sq.m	4100 sq. m
12	Water requirement	506 KLD Source :MCGM and recycled water	180 KLD Source :MCGM, tanker and recycled water	35 KLD Source :MCGM, tanker and recycled water	415 KLD Fresh water:140 KLD
13	Sewage generation	308 KLD. Treated water shall be reused for flushing and gardening.	230 KLD Treated water shall be reused for flushing and gardening.	23 KLD Treated water will be reused for flushing and gardening	253 KLD
14	STP capacity	STP capacity :320 KLD STP technology: MBBR	STP capacity:250 KLD STP technology: MBBR	STP capacity : 25 KLD STP technology: MBBR	275 KLD STP technology: MBBR
15	Solid waste	496.65 kg/day	355.6 Kg/day	80.36 Kg/day	435.96 Kg/day
16	Non Biodegradable waste	223.43 kg/day	167.13Kg/day	16.3 Kg/day	183.43 Kg/day
17	Biodegradable waste	213.56 kg/day	152.9Kg/day	50.59 Kg/day	203.49Kg/day
18	Recyclable waste	49.66 kg/day	35.56Kg/day	13.5 Kg/day	49.06Kg/day
19	Project Cost	1000 cr.	500 cr.	200 cr.	700 cr

Comparative Statement for the changes and impacts associated with it

Sr No	Project Details	Existing Details	Proposed Ametnment
1	Proposed Layout	One building with 3B+G+35 Upper floors Building configuration: -No of Rooms:117 Nos -No. of floors for Hotel: 18 Nos -No. of floors for commercial use :	Phase II Hotel Tower 1 100 rooms, 100 suites, 600 sq.m club, 80 seats restaurant, 30 seats Bar Building configuration: basement +Ground+7 podium

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		12 Nos -Other Floors: 4 Nos. -Basements - 3 Nos	+5.5 upper floors = 63 floors Residential Tower 2 : 30 Nos of flats Building configuration: 2Basement+Ground+6 podium +42 upper floors =49 floors
2	Plot Area (m ²)	17,243.43 sq.m	17,243.43 sq.m
3	Population		Hotel: 570 Nos Residential: 180 Nos
4	Parking provided	889 four wheelers	631 Nos. of Cars
7	Power requirement (kW)	3604.8 kw	36040 kw
5	Landscape area	4100 sq.m	4100 sq.m
6	Project cost (Crores)	1000 cr.	700 cr.
7	Power back up	DG sets :2*2000kva and 1*250 kva will be provided as alternative source power supply	DG sets: 2*2000 kva 1*250 kva as alternate source for life safety devices.

Terms and conditions stipulated in even number environment clearance letter dated 29th October, 2011 remains the same.

Shri. P.M.A. Hakeem

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Secretary, Environment
department AMS, SFIAA

Copy to:
1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SFIAA, 'Jugnu' Kotharam Road,
Cuttack-673 006 Kerala.

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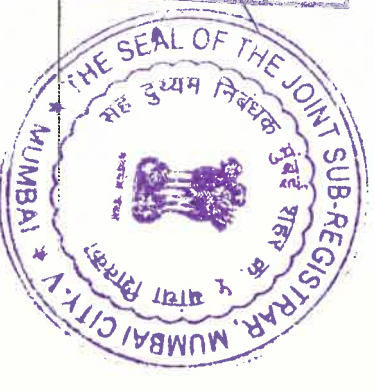
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2. Shri. Kavi Bhuslan Budhrajia, Chairman, SEAC-II, 5, South, Dilwara Apartment, Cooperage, M. K. Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Parvavan Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forests (Regional Office, Western Region, Kendriya Paryavaran Bhawan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016), (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Municipal Corporation, Greater Mumbai (MCGM)
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Select file (TC-3).

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: August 19, 2021

To,
Mr. Adarsh Jatia
at C.S No: 1/136, 1H/136, 1I/136 Dr. E Moses Road, Worli, Mumbai 400018

Subject: Environment Clearance for Amendment in EC and expansion for Proposed Four Seasons Residential tower, Commercial tower and Existing Hotel

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 103rd meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 226 Day-1th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) as per EIA Notification 2006.

Brief Information of the project submitted by you is as below :-

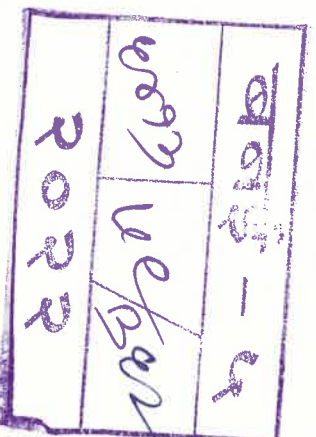
1. Name of Project	Amendment in EC and expansion for Proposed Four Seasons Residential tower, Commercial tower and Existing Hotel
2. Type of Institution	Private
3. Name of Project Proponent	Mr. Adarsh Jatia
4. Name of Consultant	Building Environment India Pvt. Ltd.
5. Type of project	Building construction
6. New project/expansion in existing project/modernization/diversification in existing project	Amendment in Environmental Clearance and expansion
7. If expansion/diversification, whether environmental clearance has been obtained for existing project	Environmental Clearance obtained on 20th October, 2011 vide Letter No.: SEAC-2010/CR.562/TC.2 Amendment In EC obtained on 26th July 2013 vide Letter No.: SEAC-2010/CR.562/TC.2
8. Location of the project	C.S No: 1/136, 1H/136, 1I/136 Dr. E Moses Road, Worli, Mumbai 400018
9. Taluka	Mumbai
10. Village	Worli
Correspondence Name:	Mr. Adarsh Jatia
Room Number:	1/136
Floor:	27
Building Name:	Four Seasons
Road/Street Name:	Dr. E Mosses Road
Locality:	Worli
City:	Mumbai
11. Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai

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12. IOD/IOA/Concession/Plan Approval Number	Residential tower: EB/1518/GS/A dated 22/5/2006 Commercial tower: EB/8914/GS/A dated 30/08/2003 IOD/IOA/Concession/Plan Approval Number: Residential tower: EB/1518/GS/A dated 22/5/2006 Commercial tower: EB/8914/GS/A dated 30/08/2003 Approved Built-up Area: 56102.77
13. Note on the initiated work (if applicable)	EC was obtained in year 2011 followed by EC amendment in 2013. Construction for residential tower is in progress. Slab is constructed upto 34th floor. Construction of commercial tower is not yet started. Only excavation is done.
14. LOI / NOC / IOD from MHADA/ Other approvals (if applicable)	Not Applicable
15. Total Plot Area (sq. m.)	17243.43 sq.m
16. Deductions	862.17 sq.m
17. Net Plot area	Total: 16381.25 sq.m
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 56102.77
	Non FSI area (sq. m.): 76583.89
18 (b). Approved Built up area as per DCR	Total BUA area (sq. m.): 132686.66
	Approved FSI area (sq. m.): Residential tower: 13184.75 sq.m Approved Non FSI area (sq. m.): Residential tower: 21924.65 sq.m
19. Total ground coverage (m2)	Date of Approval: 06-08-2018 5750.18
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	35.10
21. Estimated cost of the project	757000000

Government of Maharashtra



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22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

	Source of water	MCGM,tanker and recycled water
	Fresh water (CMD):	Residential tower: 40.0 Commercial tower: 160.0 (including 43 KLD for air conditioning) Total: 200.0
	Recycled water - Flushing (CMD):	Residential tower: 22.0 Commercial tower: 93.0 Total: 115.0
	Recycled water - Gardening (CMD):	Residential tower: 10.0 Commercial tower: 5.0 Total: 15.0
	Swimming pool make up (Cum):	Residential tower:7.0 KLD
Dry season:	Total Water Requirement (CMD)	Residential tower: 79.0 Commercial tower: 348.0 (including 90KLD for air conditioning) Total: 427.0
	Fire fighting - Underground water tank(CMD):	Residential tower: tank 1- 200 m3, tank 2-209 m3 Commercial tower: tank 1-200m3, Tank 2-115m3
	Fire fighting - Overhead water tank(CMD):	Residential tower: 50m3 Commercial tower: 25m3
	Excess treated water	Commercial tower: 0 KLD Residential tower: 18 KLD Total: 18 KLD
	Source of water	MCGM, RWH and recycled water
	Fresh water (CMD):	Residential tower: 26.0 Commercial tower: 46.0 Total: 72.0
	Recycled water - Flushing (CMD):	Residential tower: 22.0 Commercial tower: 93.0 Total: 115.0
	Recycled water - Gardening (CMD):	0 KLD
	Swimming pool make up (Cum):	0 KLD
Wet season:	Total Water Requirement (CMD)	Residential tower: 48.0 Commercial tower: 241.0 (including 102 KLD for air conditioning) Total: 289.0
	Fire fighting - Underground water tank(CMD):	Residential tower: tank 1- 200 m3, tank 2-209 m3 Commercial tower: tank 1-200m3, Tank 2-115m3
	Fire fighting - Overhead water tank(CMD):	Residential tower: 50m3 Commercial tower: 25m3
	Excess treated water	Residential tower: 28.0 Commercial tower: 3.0 Total: 31.0 KLD
	Area of Swimming pool: 105 m2 Volume of swimming pool: 126 m3 Area of kids pool: 11.52 m2 Volume of kids pool: 5.18 m3	

Details of Swimming pool (If any)

Area of Swimming pool: 105 m2
Volume of swimming pool: 126 m3
Area of kids pool: 11.52 m2
Volume of kids pool: 5.18 m3



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Manisha Patankar Mhaskar (Member Secretary SEIAA)

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24. Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Water Requirement	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25. Rain Water Harvesting (RWH)	Level of the Ground water table:	Ground level							
	Size and no of RWH tank(s) and Quantity:	Commercial: one tank (84 m3) Residential: one tank (50 m3)							
	Location of the RWH tank(s):	Commercial: in Basement 3 Residential: in basement 1							
	Quantity of recharge pits:	NIL							
	Size of recharge pits :	NA							
26. Storm water drainage	Budgetary allocation (Capital cost) :	Commercial: 5Lacs Residential: 5Lacs							
	Budgetary allocation (O & M cost) :	Commercial: 0.05Lacs Residential: 0.05Lacs							
	Details of UGT tanks if any :	Commercial RWH tank: 2.9*8.6*3.5 m Residential RWH tank: water level-2.05m							
	Natural water drainage pattern:	Drainage slope towards SW							
27. Sewage and Waste water	Quantity of storm water:	Commercial tower: 345.0 KLD Residential tower: 215.0 KLD							
	Size of SWD:	300 mm dia							

27. Sewage and Waste water	Sewage generation in KLD:	Commercial tower: 189.0 KLD Residential tower: 55.0 KLD							
	STP technology:	MBBR							
	Capacity of STP (CMD):	Commercial tower: 190KLD Residential tower: 60KLD							
	Location & area of the STP:	Commercial tower: Basement 1, Residential tower: Basement 1							
	Budgetary allocation (Capital cost):	Commercial tower: 80 Lacs Residential tower: 10 Lacs							
Budgetary allocation (O & M cost):	Commercial tower: 0.7 Lacs Residential tower: 0.1 Lacs								



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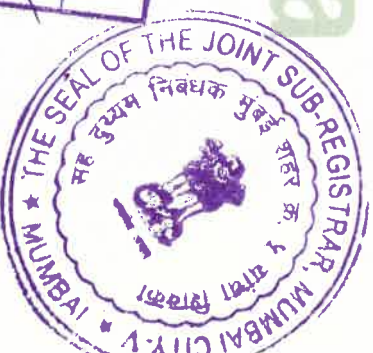


28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	1. Slab & core RCC Concrete =1200 m ³ @0.03% wastage=36 m ³ . Block work , Plaster, wall panel, Pop work =2000 m ² @0.01%=20 m ³ . Finishing work, Carpentry work & Interior work=1500m ² @0.01=15 m ³ . 4. Breaking & Chipping work, Rework & Misc. Work = 4 M ³ Total=75 m ³ /Month Debris waste Generation. 75 *1500=112500 kg/30 Days=3750 kg/day
	Disposal of the construction waste debris:	Used for leveling at site and excess hand over to authorized agency.
Waste generation in the operation Phase:	Dry waste:	Commercial tower: 560.0 kg/day Residential tower: 112 kg/day
	Wet waste:	Commercial tower: 373.0kg/day Residential tower: 75.0 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Commercial tower: 19 kg/day Residential tower: 5kg/day
	Others if any:	-
	Dry waste:	Will be handover to authorized vendor
	Wet waste:	Composting through OWC
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
Mode of Disposal of waste:	STP Sludge (Dry sludge):	Sludge will be treated in OWC and used as manure in gardening.
	Others if any:	NA
	Location (s):	Commercial tower: Basement 1 Residential tower: Basement 1
	Area for the storage of waste & other material:	Commercial: 45m ² Residential: 15m ²
Area requirement:	Area for machinery:	Commercial: 37m ² Residential: 17m ²
	Capital cost:	Commercial tower: 10Lacs Residential tower: 10Lacs
	O & M cost:	Commercial tower: 0.3Lacs Residential tower: 0.3Lacs
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Commercial tower: 10Lacs Residential tower: 10Lacs
	O & M cost:	Commercial tower: 0.3Lacs Residential tower: 0.3Lacs
	Area for machinery:	Commercial: 37m ² Residential: 17m ²

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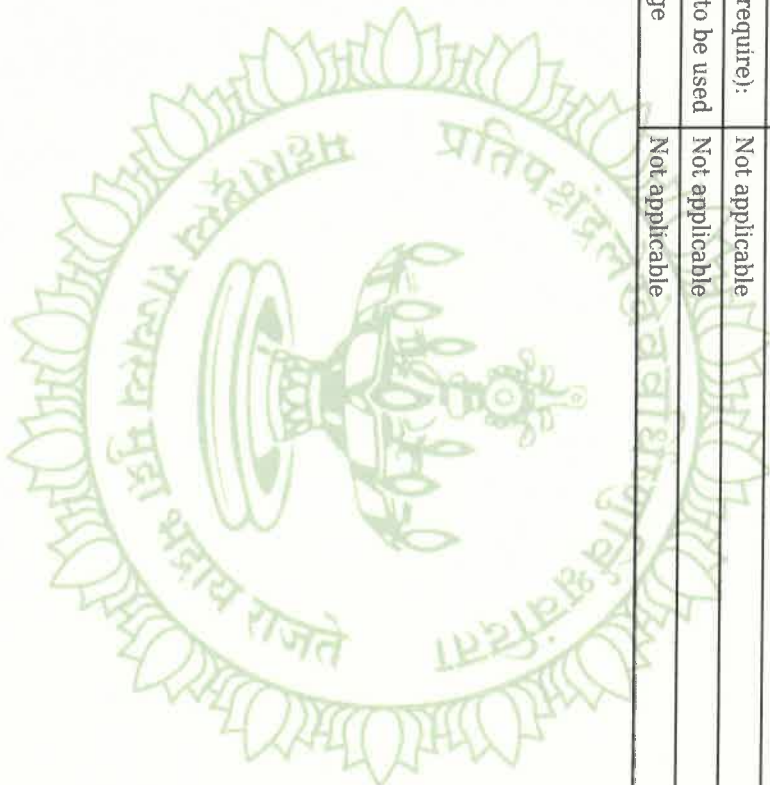

 Manisha Patankar Mhaitskar (Member Secretary SEIAA)

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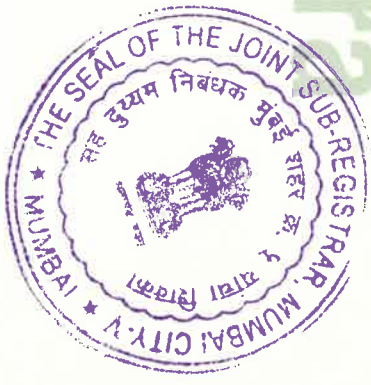
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29. Effluent Characteristics					
Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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 Manisha Patankar Mhaiskar (Member Secretary SEIAA)

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30. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
		Not applicable	Not applicable	
1	Not applicable	Not applicable	Not applicable	Not applicable
33. Source of Fuel		Not applicable	Not applicable	Not applicable
34. Mode of Transportation of fuel to site		Not applicable	Not applicable	Not applicable

35. Energy

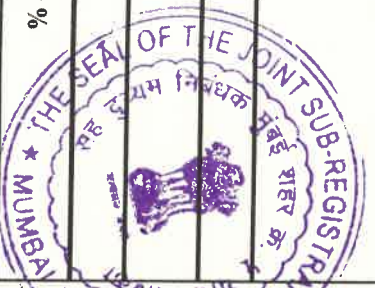
Power requirement:	Source of power supply :	BEST
	During Construction Phase: (Demand Load)	DG set as Power back-up during construction phase
During Operation phase (Connected load):	Commercial tower: 4814 kw Residential tower: 1577kw	Commercial tower: 8193 kw Residential tower: 4661 kw
During Operation phase (Demand load):	Commercial tower: 4814 kw Residential tower: 1577kw	Commercial tower: 8193 kw Residential tower: 4661 kw
Transformer:	Commercial tower: 3*2000kva Residential tower: 2*1600kva	Commercial tower: 3*1500kva Residential tower: 1*1500kva
DG set as Power back-up during operation phase:	Commercial tower: 3*1500kva Residential tower: 1*1500kva	Commercial tower: 3*1500kva Residential tower: 1*1500kva
Fuel used:	Commercial tower: 3*1500kva Residential tower: 1*1500kva	Commercial tower: 3*1500kva Residential tower: 1*1500kva
Details of high tension line passing through the plot if any:	Commercial tower: 3*1500kva Residential tower: 1*1500kva	Commercial tower: 3*1500kva Residential tower: 1*1500kva

Energy saving by non-conventional method:

Commercial tower: 40KW (17.8%) saving by using solar panels
Residential tower: 40KW (7.1%) saving by using solar panels

36. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %



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1	LED fixtures for external lighting	Residential tower: 0.36% Commercial tower: 1.1%
2	LED light fixtures for common area lighting	Residential tower: 1.10% Commercial tower: 1.31%
3	Group control or variable speed drive for elevators	Residential tower: 8.1% Commercial tower: 14.6%
4	LED fixtures for flat load	Residential tower: 6.3% Commercial tower: 0.0%

37. Details of pollution control systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Commercial tower: 20.0L Residential tower: 15.0L
	O & M cost:	Commercial tower: 0.05L Residential tower: 0.05L

38. Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Dust suppression	Water sprinkling	Commercial tower: 2.00 Residential tower: 2.00
2	EHS	Site sanitation, disinfection & Health check up	Commercial tower: 5.00 Residential tower: 5.00
3	Environmental monitoring	Ambient Air, Noise monitoring	Commercial tower: 2.00 Residential tower: 2.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	OWC	Solid waste management	Commercial tower: 10.0 Residential tower: 10.0	Commercial tower: 0.3 Residential tower: 0.3
2	STP	Sewage management	Commercial tower: 80.0 Residential tower: 20.0	Commercial tower: 0.7 Residential tower: 0.3
3	RWH	Water conservation	Commercial tower: 5.0 Residential tower: 5.0	Commercial tower: 0.05 Residential tower: 0.05
4	Solar panel	Energy conservation	Commercial tower: 20.0 Residential tower: 15.0	Commercial tower: 0.05 Residential tower: 0.05
5	Landscaping	Green belt development	Commercial tower: 470.5 Residential tower: 725	Commercial tower: 1.5 Residential tower: 2.0

39. Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable



SEIAA Meeting No: 22/Day-1 Meeting Date: August 5, 2024 (SEIAA STATEMENT-08080001650)
 SEIAA MINUTES-00000003393
 SEIAA-EC-0000002361

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 Manisha Patankar Mhatiskar (Member Secretary SEIAA)

No Information Available

40. Any Other Information



Government of Maharashtra

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Manisha Patankar Mhaiskar (Member Secretary SEIAA)

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	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a)
	Court cases pending if any	No
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 226 Day-11th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to upload the revised Architect certificate clarifying that, building line is not changing.
II	PP stated that, there is minor change in CS with respect to Energy section. PP circulated the revised CS. PP to revise the online CS with respect to Sr.NO 49 & 50 only.
III	PP to provide green lawn garden wherever possible apart from RG area to reduce the heat island effect.
IV	PP to upload the Civil aviation NoC for 260.60mt
V	PP to ensure ECBC norms are complied.
VI	PP to upload shadow analysis report & also to ensure that the shadow in flats & passage should be within NBC Norms
VII	PP to upload the wind analysis report mentioning the wind velocity achieved after mitigation measures taken. And also to ensure that the wind velocity should be within NBC Norms.
VIII	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfillment of this condition before granting CC.
IX	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
X	PP to submit HRC NOC.
XI	PP to submit approved plan.
XII	PP to submit Civil Aviation NOC.
XIII	PP to submit CFO NOC.
XIV	PP to submit CER plan to Municipal Commissioner and submit the acknowledgment to Member Secretary, SEIAA.
XV	PP to provide grass pavers of suitable types & strength to increase the water permeability in earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
XVI	PP to achieve at least 5% of total energy requirement from solar/other renewable sources
XVII	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
XVIII	SEIAA after deliberation decided to grant EC for - FSI-56102.77 m2, Non-FSI-76583.89 m2, Total BUA-132268.66 m2. (Plan Approval-EB/1518/GS/A, 02.07.2021, EB/8914/GS/A, dated 26.02.2021)

General Conditions:

 	 Manisha Patankar Mhaiskar (Member Secretary SEIAA)
SEIAA Meeting No: 226 Day-1 Meeting Date: August 5, 2021 (SEIAA-STATEMENT-00000041650) SEIAA-MINUTES-0000003382 SEIAA-EC-0000002361	Page 10 of 13

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a) Construction Phase :- I. The solid waste generated should be properly collected and segregated. Dry/fine/ert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority. III. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured. V. Arrangement shall be made that waste water and storm water do not get mixed. VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project. IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control. X. The Energy Conservation Building code shall be strictly adhered to. XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved. XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants. XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards. XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XVII. Vehicles hired for Transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages. XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB. XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. XX- Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

Government of Maharashtra

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SEIAA Meeting No: 226 Day-1 Meeting Date: August 5, 2021 (SEIAA-STATEMENT-0000001650) SEIAA-MINUTES-0000003382 SEIAA-EC-0000002361

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Manisha Patankar Mhatiskar (Member Secretary SEIAA)

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I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /liquid waste and explore the possibility to recycle at least 50 % of water. Local authority should ensure this. IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement. V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms. VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized. VII. PP to provide adequate electric charging points for electric vehicles (EVs). VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes. XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>. XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year. XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent. XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA. II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site. III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance. IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the Company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail. VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any. VII. This consent for establishment is issued subject to obtaining NOC from Forestry & Wild life including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted for the project which will be considered separately on merit.

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2022
2022



SEIAA Meeting No: 226 Day-1 Meeting Date: August 5, 2021 (SEIAA-STATEMENT-0000001650) SEIAA-MINUTES-00000003382 SEIAA-EC-0000002361

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Manisha Patankar Maliskar (Member Secretary SEIAA)

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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this Environment clearance shall lie with the National Green-Tribunal (Western Zone Bench, Pune), New Administrative Building, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Manisha Patankar Mhaiskar (Member Secretary SEIAA)

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Copy to:

1. SECRETARY MOEF & CC
2. IA- DIVISION MOEF & CC
3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER MUMBAI
6. MUNICIPAL COMMISSIONER NAVI MUMBAI
7. REGIONAL OFFICE MPCB MUMBAI
8. REGIONAL OFFICE MPCB NAVI MUMBAI
9. REGIONAL OFFICE MIDC ANDHERI
10. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
11. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
12. COLLECTOR OFFICE MUMBAI
13. COLLECTOR OFFICE MUMBAI SUB-URBAN

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SEIAA Meeting No: 226 Day-1 Meeting Date: August 5, 2021 (

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Manisha Patankar Mhaiskar (Member Secretary SEIAA)

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MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHECT/Y1/453/G/S/302/302 (SUBMISSION OF LAYOUT CASES)/6/AMEND dated 27.07.2021

To,
Shashank Mehendale
Plot no. 163A, Ganga Lahari, Shivaji
Park, Mahim Mumbai 400016

CC (Owner),
Provenance Land Pvt. Ltd
1/136, Dr. E. Moses Road, Worli
Mumbai 400 018

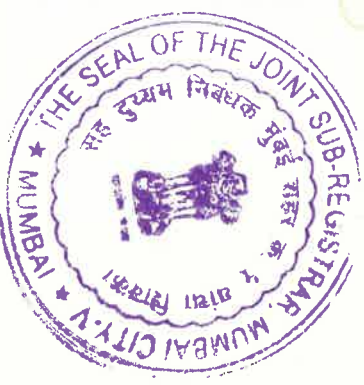
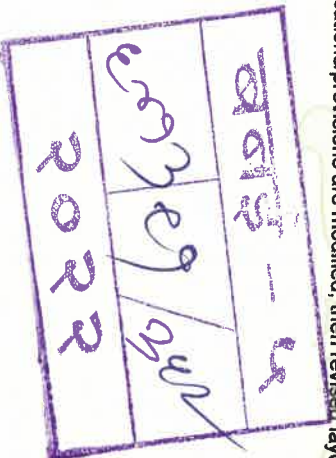
Subject : Proposed Layout/Amalgamation of property bearing C.S. No. 1/136, 1H/136 & 1I/136, of Lower Parel division, G/Sout ward, situated at off. Dr. E. Moses Road, Lower Parel Mumbai.

Reference : Online submission of plans dated 10.03.2021

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That the conditions mentioned in the approved Layout under even no. 05.03.2011, 26.7.2011, 1.8.2013, 1.06.2018 and 07.08.2021 shall be complied with.
- 2) That all the conditions mentioned in the release letter of D.P. under No. CHE/878/DPC dated 16.9.2010 shall be complied with.
- 3) That the subdivided sub plots i.e. sub plot A1, sub plot A2, sub plot Layout road, sub plot D Amenity space shall be got demarcated by the DILR and same shall be submitted to this office.
- 4) That the FSI benefit as per DCPR 2034 of Amenity space shall be allowed to be claimed on sub plots of plot under reference of submission of separate PRC in the name of MCGM for area adm. 706.82 sqmts by following due process of Law.
- 5) That the access roads/roads in the layout shall be constructed and lighted to the Municipal Specifications and shall be properly maintained by owner.
- 6) That the plot in the layout area shall not be further amalgamated or subdivided without prior approval of the MCGM.
- 7) That no change of user shall be permitted without prior approval of the MCGM.
- 8) That MCGM and Government of Maharashtra is indemnified from any charges, claims, damages, legal suits, losses, cost demands or whatever nature made by any person or persons due to the permission given to develop the said property.
- 9) That owner shall be responsible for any damages or injury whatever that may be caused by any time by any person or property or the third party while executing the project and all such charges, injury or losses to the life or to the property shall be made good immediately by owner/developer to the satisfaction of Municipal Commissioner.
- 10) That these terms and conditions of the layout-curr-subdivision-curr-amalgamation shall be binding not only on owner/developers to time being, but on owner/developers heirs, administrator, assignees and every person deriving right title and interest through or under.
- 11) That this layout has been issued as per prevailing guidelines and DCPR 2034, however if any subsequent guidelines/notifications/provisions are modified, then revised layout shall be submitted.



MM / NK

Name : JADHAV RAJENDRA
ANANDRAO
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 27-Jul-2021 18: 28:50

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
City

- Copy to :
- 1) Assistant Commissioner, G/South
 - 2) A.E.W.W., G/South
 - 3) D.O. G/South

- Forwarded for information please.



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SE (BP) C-X AE (BP) C-VI EE (BP) C-I DY.CHE (BP) -CITY

ATUL BHALCHANDRA KULKARNI
 Surveyor
 No. 10, Ganga Laxmi Ground Floor, Park Road, Lower Panel, Mumbai - 400 004

R.G. 8 AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 7.04 X 3.58	12.60
2	0.50 X 7.04 X 2.58	9.08
3	1 X 0.20 X 3.00	0.60
4	1 X 15.91 X 3.00	47.73
5	0.50 X 11.00 X 3.00	16.50
6	0.50 X 11.00 X 2.85	15.98
7	1 X 10.10 X 3.00	30.30
8	0.50 X 11.75 X 2.90	17.04
9	0.50 X 11.75 X 3.50	20.56
10	0.50 X 11.75 X 3.48	20.27
11	0.50 X 11.75 X 2.95	13.81
12	0.50 X 8.11 X 3.18	12.90
13	0.50 X 8.11 X 2.46	9.98
14	0.50 X 4.67 X 1.93	4.51
15	0.50 X 4.67 X 2.12	4.95
16	0.55 X 7.97 X 3.49	18.35
TOTAL R.G. 8 AREA		254.85

AREA DIAGRAM : RG 8

R.G. 9 AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 6.80 X 4.70	15.35
2	0.50 X 6.20 X 4.80	15.48
3	0.50 X 8.00 X 1.54	7.52
TOTAL R.G. 9 AREA		38.35

AREA DIAGRAM : RG-9

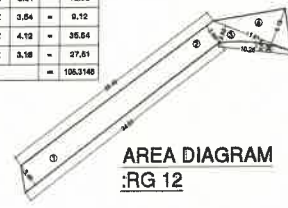
R.G. 10 AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 17.01 X 2.02	17.16
2	0.50 X 18.08 X 4.65	37.37
3	0.50 X 11.98 X 4.92	29.47
4	0.50 X 16.30 X 1.26	9.98
TOTAL R.G. 10 AREA		64.98

AREA DIAGRAM : RG-11

R.G. 11 AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 23.08 X 1.63	23.70
2	0.50 X 11.19 X 0.21	12.38
3	0.50 X 8.10 X 3.54	9.12
4	0.50 X 17.30 X 4.12	35.84
5	0.50 X 17.30 X 3.18	27.81
TOTAL R.G. 11 AREA		109.31



AREA DIAGRAM :RG 12

R.G. 12 AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 34.03 X 3.40	57.85
2	0.50 X 33.40 X 2.94	45.10
3	0.50 X 11.91 X 2.83	14.84
4	0.50 X 11.91 X 6.18	35.59
TOTAL AREA		153.47
DEDUCTION		
7	0.47 X 10.26 X 0.51	4.19
TOTAL R.G. 12 AREA		149.28

R.G. 8A AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 6.78 X 2.52	8.54
2	0.50 X 20.58 X 3.02	31.05
3	0.50 X 31.24 X 3.08	61.88
4	0.50 X 11.75 X 2.41	14.16
TOTAL R.G. 8A AREA		115.63



AREA DIAGRAM : RG-6A

R.G. 9-A AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 3.03 X 4.78	7.24
2	0.50 X 19.47 X 1.80	17.52
TOTAL R.G. 9A AREA		24.76



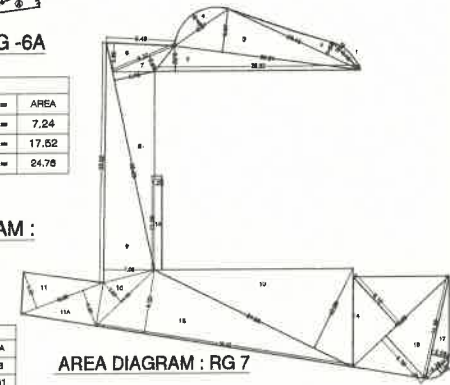
AREA DIAGRAM : RG-6

PLOT 'B' AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 14.33 X 8.40	60.62
2	0.50 X 14.33 X 4.39	31.46
3	0.50 X 58.47 X 11.90	349.30
4	0.50 X 88.74 X 35.68	1221.85
5	0.50 X 88.74 X 51.36	1785.84
6	0.50 X 69.29 X 2.47	88.57
7	0.50 X 69.29 X 10.03	555.36
TOTAL PLOT AREA		4089.37

R.G. 7 AREA CALCULATION

SR. NO.	DESCRIPTION	AREA
1	0.66 X 5.42 X 0.65	2.33
2	0.50 X 20.43 X 1.83	18.89
3	0.50 X 26.24 X 6.07	79.64
4	0.66 X 9.07 X 2.13	12.75
5	0.50 X 28.82 X 3.52	50.72
6	0.50 X 9.49 X 3.98	18.89
7	0.50 X 9.32 X 2.20	10.25
8	0.50 X 28.23 X 5.70	80.46
9	0.50 X 33.02 X 7.06	116.40
10	0.50 X 11.16 X 3.63	20.26
11	0.50 X 32.22 X 5.32	33.51
11A	0.50 X 32.22 X 5.25	33.08
12	0.50 X 36.46 X 9.02	164.43
13	0.50 X 31.05 X 12.28	190.65
14	0.50 X 18.39 X 9.18	84.41
15	0.50 X 18.39 X 8.18	75.22
16	1.00 X 1.03 X 13.06	13.45
17	0.50 X 14.59 X 2.55	16.60
18	0.66 X 4.28 X 1.00	2.82
TOTAL R.G. 7 AREA		1024.83



AREA DIAGRAM : RG 7

R.G. 2 AREA CALCULATION

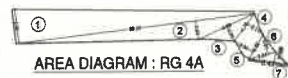
BR.NO.	DESCRIPTION	AREA
1	0.50 X 8.82 X 0.90	2.23
2	0.50 X 8.43 X 1.18	3.12
3	0.50 X 27.36 X 3.20	43.76
4	0.50 X 27.36 X 4.80	66.06
5	0.50 X 18.50 X 1.74	16.10
6	0.50 X 18.50 X 2.94	28.27
TOTAL R.G. 2 AREA		168.7413

AREA DIAGRAM : RG 2

R.G. 4A AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 33.53 X 4.84	81.14
2	0.50 X 33.53 X 2.63	44.09
3	0.50 X 8.53 X 2.34	2.98
4	0.50 X 4.78 X 2.71	6.44
5	0.50 X 3.98 X 4.18	8.32
6	0.50 X 3.98 X 8.90	5.77
7	0.50 X 6.46 X 1.60	5.1920
TOTAL R.G. 4A AREA		160.9287

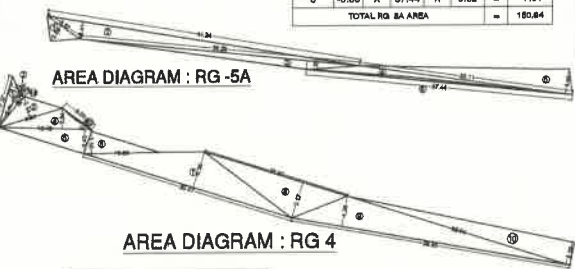
PLOT 'B' AREA DIAGRAM



AREA DIAGRAM : RG 4A

R.G. 5A AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 5.07 X 2.58	7.13
2	0.50 X 44.24 X 2.41	53.31
3	0.50 X 39.29 X 1.22	23.97
4	0.50 X 37.44 X 1.21	22.85
5	0.50 X 30.11 X 3.44	51.79
6	-0.66 X 37.44 X 0.92	-7.91
TOTAL R.G. 5A AREA		180.84



AREA DIAGRAM : RG-5

R.G. 5 AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 54.63 X 4.50	122.92
2	0.50 X 56.80 X 4.50	127.80
3	0.50 X 8.20 X 1.81	4.71
4	0.50 X 39.59 X 2.04	40.38
5	0.50 X 39.59 X 1.34	26.53
6	0.50 X 22.84 X 2.04	23.30
7	0.50 X 14.23 X 3.55	25.28
8	0.50 X 8.32 X 3.18	13.23
9	0.50 X 23.22 X 3.06	35.53
10	0.50 X 22.38 X 2.97	33.23
TOTAL R.G. 5 AREA		452.88



AREA DIAGRAM : RG 1

R.G. 3 AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 88.51 X 8.19	119.24
2	0.50 X 88.74 X 4.83	70.84
3	0.87 X 9.82 X 0.88	1.10
4	0.50 X 39.89 X 2.78	40.70
5	0.50 X 80.28 X 8.80	131.51
6	0.50 X 81.88 X 15.97	131.88
TOTAL R.G. 3 AREA		464.0400

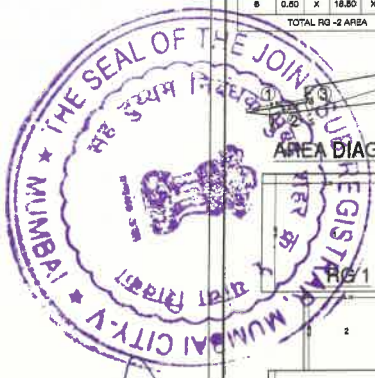
R.G. 4 AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.50 X 7.97 X 1.81	9.86
2	0.50 X 8.71 X 0.80	3.87
3	0.50 X 8.04 X 3.14	14.29
4	0.50 X 12.10 X 2.84	19.80
5	0.50 X 14.10 X 0.40	23.47
6	0.50 X 10.58 X 8.1	18.40
7	0.50 X 60.47 X 5.19	76.61
8	0.50 X 29.00 X 5.17	54.08
9	0.50 X 39.59 X 4.89	84.85
10	0.50 X 32.74 X 3.26	53.17
TOTAL		280.80
DEDUCTIONS AREA		
18	0.67 X 0.90 X 0.8	0.54

AREA DIAGRAM : RG 4B

R.G. 4B AREA CALCULATION

BR.NO.	DESCRIPTION	AREA
1	0.67 X 5.00 X 0.23	0.78
2	0.50 X 7.81 X 1.60	6.26
3	0.50 X 10.06 X 1.68	8.45
4	0.50 X 10.06 X 0.8	1.81
5	0.50 X 12.99 X 1.87	12.15



PERFORMA 'B'

CONTENTS OF SHEET
 LINE DIAGRAM & AREA CALCULATION

STAMP OF DATE OF APPROVAL OF PLAN

STAMP OF DATE OF SUBMISSION OF PLAN

SIGNATURE & NAME OF OWNER
FOR PROVENANCE LAND PVT. LTD.
Adarsh
Jatia

SHRI. ADARSH JATIA

DESCRIPTION
 PROPOSED AMENDED LAYOUT AMALGAMATION AND SUB-DIVISION OF PLOT BEARING CH.NO.114,1136, 111718, 107126, 121706, 11556 OF LOWER PANEL, DIVISION 'G' SOUTH WARD, BTULATED AT MANUREBAN MAIN & DR. KAMBER ROAD, LOWER PANEL, MUMBAI FOR M/S. PROVENANCE LAND PVT LTD.

DRG NO. DRAWN BY CHECKED BY SCALE DATE
 2 Jy Shastrik MEHENDALE 1:500 7.07.2021

NAME & ADDRESS OF LICENSED SURVEYOR
M/S SHASHANK MEHENDALE & ASSOCIATES
 YESA GANGA LAXMI GROUND FLOOR,
 PANDURANG NANK MARO, BHIVAJI
 PARK, JAMBA, MUMBAI-40
 Shastrik
 Uzzir Khan

PROJECT LAND

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SAID LAND

AMENITY AREA

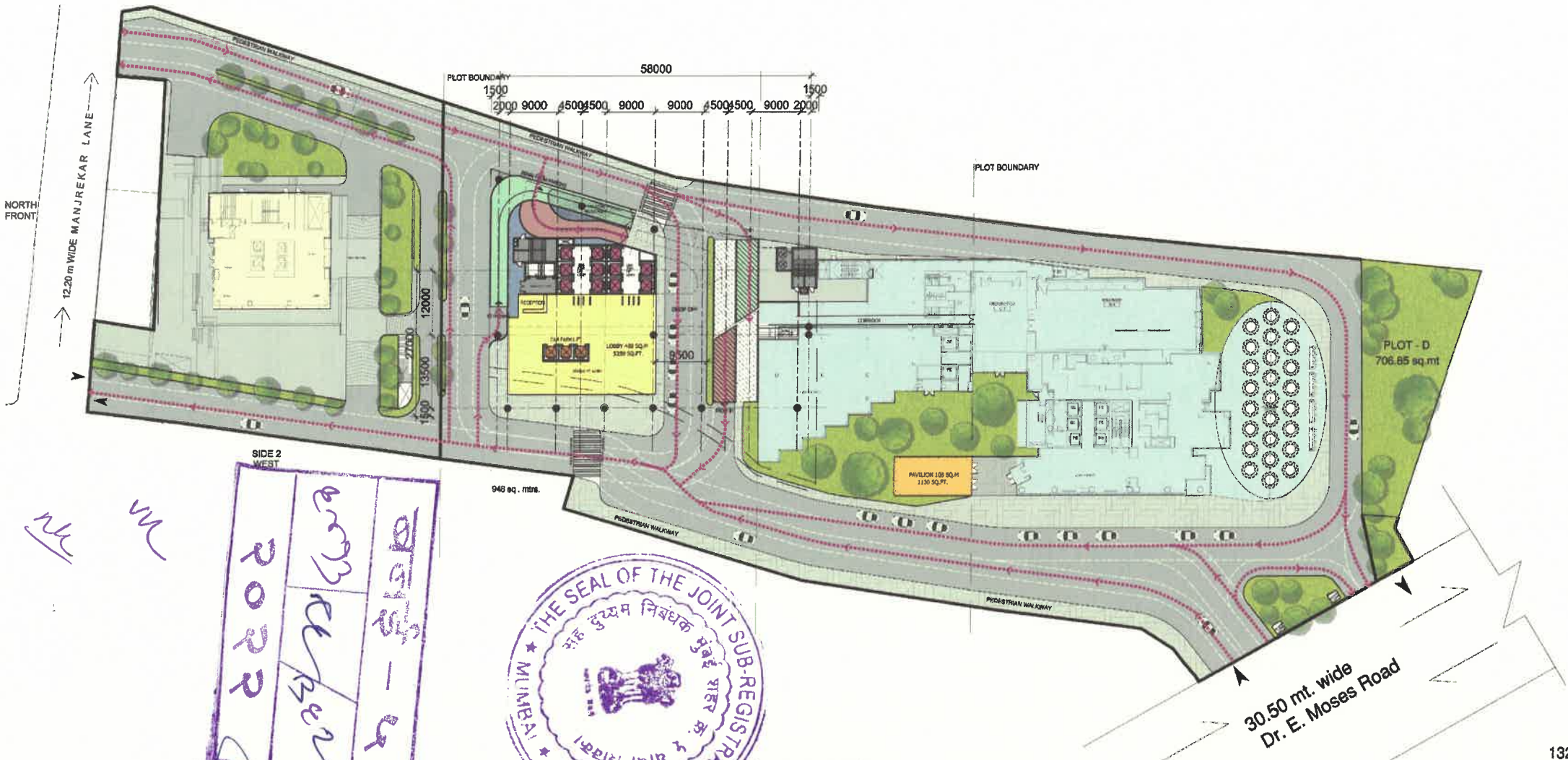
SUB STATION

Plot Area
4069.37 Sq.Mts

Project Land Area
3166.46 Sq.Mts



E1



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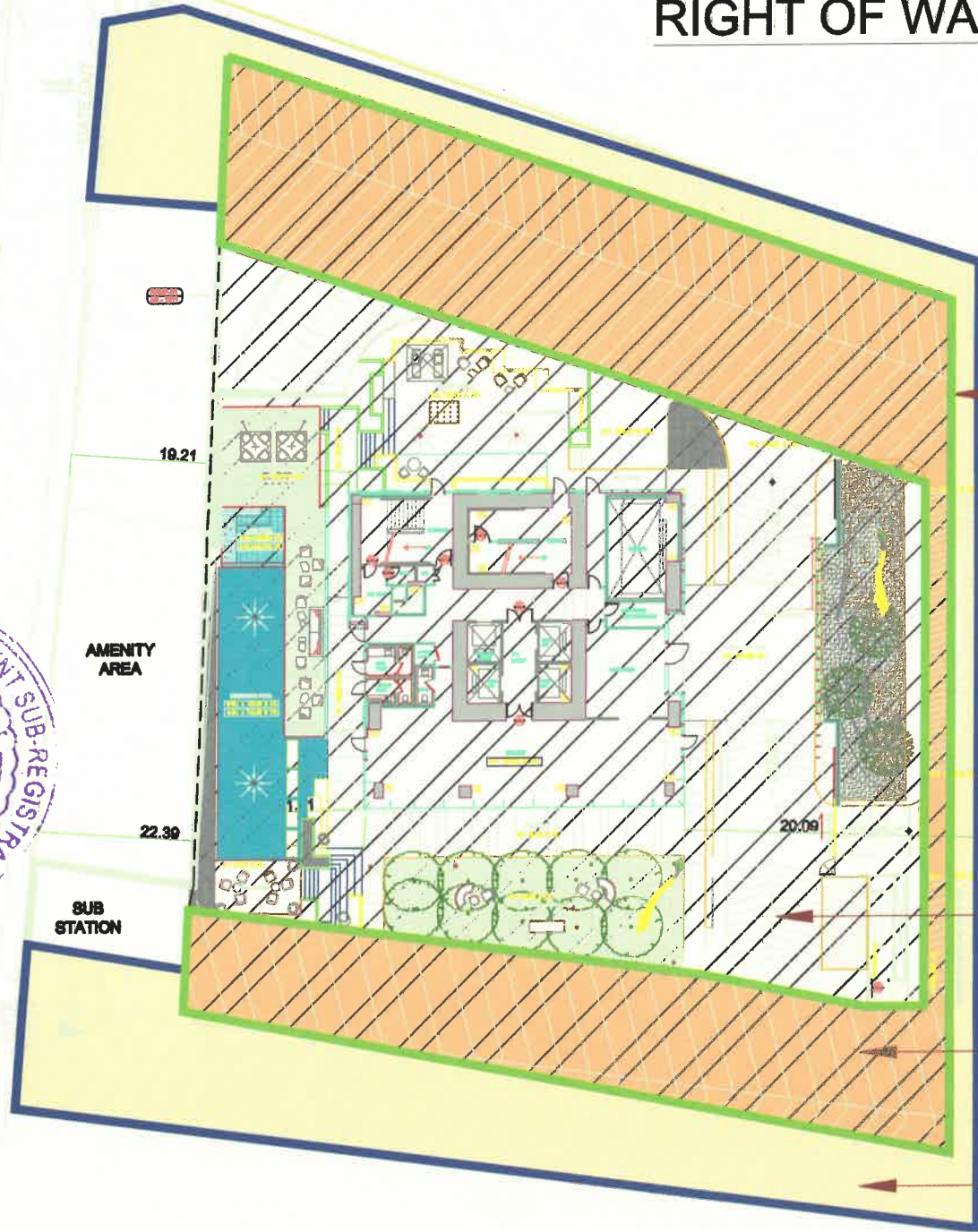


GROUND FLOOR

RIGHT OF WAY OVER PROJECT LAND

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 2000
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 2000

Handwritten initials: VM, NM



SAID LAND

GREEN BORDER INDICATES RIGHT OF WAY OVER PROJECT LAND

Plot Area
4069.37 Sq.Mts

Project Land Area
3166.46 Sq.Mts

Right of way Area from Condominium to PL
1147.07 Sq.Mts

Right of way Area from PL to Condominium
902.91 Sq.Mts



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 :
P51900002789

Project: Four Seasons Private Residences, Plot Bearing / CTS / Survey / Final Plot No.: 1H/136 at GSouth-400018, Ward GSouth, Mumbai City, 400018;

- Provenance Land Private Limited** having its registered office / principal place of business at Tehsil: **Ward GSouth, District: Mumbai City, Pin: 400018.**
- 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 **04/08/2017** and ending with **30/06/2019** 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
 - 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.

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Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 8/4/2017 8:01:37 AM

Dated: **04/08/2017**
Place: **Mumbai**



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



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Four Seasons Private Residences Phase - 1, Plot Bearing / CTS / Survey / Final Plot No.: 1H/136 at GSouth-400018, Ward GSouth, Mumbai City, 400018*; registered with the regulatory authority vide project registration certificate bearing No P51900002789 of

1. **Provenance Land Private Limited** having its registered office / principal place of business at *Tehsil: Ward GSouth, District: Mumbai City, Pin: 400018*.

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

- 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 (2) 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 me/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 up to **30/06/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.

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Signature valid
Digitally Signed by
Dr. Vasant Remanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)

Dated: 18/05/2020
Place: Mumbai



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Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Four Seasons Private Residences Phase - 1, Plot Bearing / CTS / Survey / Final Plot No.: 1H/136 at GSouth-400018, Ward GSouth, Mumbai City, 400018**; registered with the regulatory authority vide project registration certificate bearing No P51900002789 of

1. **Provenance Land Private Limited** having its registered office / principal place of business at **Tehsil: Ward GSouth, District: Mumbai City, Pin: 400018**.

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

- 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 (2) 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 me/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 up to **30/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

- 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
- 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.

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Signature valid

Digitally Signed by

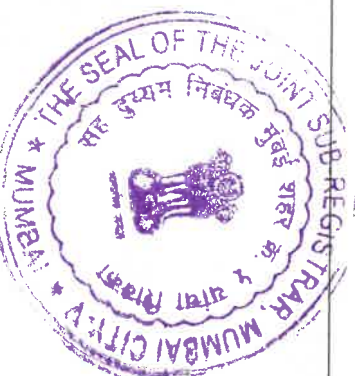
Dr. Vasantrao Remanand Prabhhu

Signature (Secret) Maharashtra Real Estate Regulatory Authority

Date: 09/09/2021 Maharashtra Real Estate Regulatory Authority

Dated: 09/09/2021

Place: Mumbai





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 :
PF1900022056

**Project: Four Seasons Private Residences Phase - 2 Plot Bearing / CTS / Survey / Final Plot No.: CS No - 1H/136at
GSouth-400018, Ward GSouth, Mumbai City, 400018;**

- Provenance Land Private Limited** having its registered office / principal place of business at **Tehsil: Ward GSouth, District: Mumbai City, Pin: 400018.**
- 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 **25/08/2019** and ending with **30/06/2023** 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

- 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: **18/05/2020**
Place: **Mumbai**

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Digitally Signed by
D. Vasant Remanand Prabh
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 26-06-2020 11:53:31

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

MM



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 :
P51900022056

Project: Four Seasons Private Residences Phase - 2 , Plot Bearing / CTS / Survey / Final Plot No.: CS No - 1H/136 at GSouth-400018, Ward GSouth, Mumbai City, 400018;

- Provenance Land Private Limited** having its registered office / principal place of business at **Tehsil: Ward GSouth, District: Mumbai City, Pin: 400018.**
- 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 **25/08/2019** and ending with **30/12/2023** 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.
 - 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 Armanand Prabhhu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 08-09-2021 17:36:48

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Dated: 08/09/2021
Place: Mumbai

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

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MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/878 /DPC of **16 SEP 2010**

Office of
Ch. Engineer (Dev. Plan)
4th floor, Municipal Head Office,
Fort, Mumbai-400001.

LM/S Bhatnagar Ambre Kothari,
Aban House, Gr. Floor,
25/31, Shree Sai Baba Nagar,
Kala Ghoda, Fort, Mumbai-400023.

Sub:- Revised Development Permission to allow commercial user on plot situated in Special Industrial Zone (I-3) bearing C.S. No. 114, 1/136(pt) (C.S. No. 1/136 of Lower Parrel Division is amalgamated plot from C.S. Nos. 1/136, 1A/136(pt), 1C/136, 1D/136 of Lower Parrel Division) 1A/136, 133 (pt) of Lower Parrel Division G/South Ward and relocation of amenity plot situated at Dr. E. Moses Road, Lower Parrel, Mumbai.

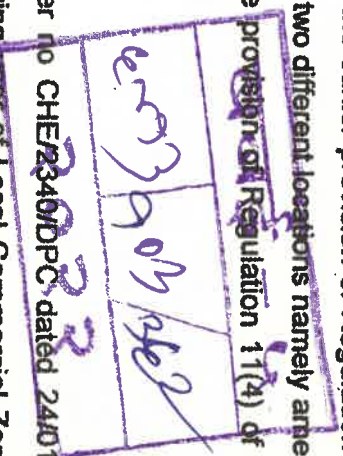
Ref: - Your letter dated 03/08/2010.

Gentleman,

With reference to above, I have by direction to inform you that your request to issue revised change of user permission for allowing user of Local Commercial Zone (C-1) on C.S.No. 1/136(pt) (C.S. No. 1/136 of Lower Parrel Division is amalgamated plot from C.S. Nos. 1/136, 1A/136(pt), 1C/136, 1D/136 of Lower Parrel Division), 1A/136, 133(pt) and 114 of Lower Parrel Division situated in Special Industrial Zone in G/S ward has been considered under the earlier provision of Regulation 57(4)(c) of D.C.Regulation of 1991 and relocation of amenity plot at two different locations namely amenity plot 'B' and 'D' as shown in plan at page C/365-367 under the provision of Regulation 11(4) of DCR, 1991 subject to compliance of following terms and conditions.

TERMS & CONDITIONS

- 1) Earlier Development Permission issued under no CHE/2346/DPC dated 24/01/2002 and CHE/1151/G/DPC dated 06/10/2005 for allowing user of Local Commercial Zone (C-1) on C.S.No. 114 of Lower Parrel Division and C.S.No. 1/136, 1A/136(pt), 1C/136, 1D/136 of Lower Parrel Division respectively situated in Special Industrial Zone in G/S ward shall be treated as modified/revised subject to following conditions at sr. no. 2 to 26.
- 2) That the NOC from Additional Collector and C.A. (U.L.C.) for Greater Mumbai shall be obtained and the conditions there under shall be complied with;
- 3) Necessary NOC from A.C.(Estate) with respect to exchange of land admeasuring 390.50 sq. mt. owned by M/s Magus Estates and Hotels Ltd. from the land bearing C.S.No. 1/136 of Lower parrel Division with the M.C.G.M.'s land of equivalent area from land bearing C.S. No. 133(pt) of Lower Parrel Divisions shall be obtained before submitting proposal of amalgamation of the said plots to Dy.Ch.Eng.(BP)City.



WV
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- 1/136, 1A/136(pt), 1C/136, 1D/136 of Lower Panel Division) 1A/136, 133 and 114 of Power Parcel Division shall be obtained.
- 5) Relocations of 5% amenity space is subject to removal of all existing structures situated on proposed relocation of amenity space before approval of plan.
- 6) That the commercial development shall be carried out strictly in accordance with D.C. Regulations for Greater Mumbai, 1991, modified up to date.
- 7) That the other structures existing on the plot proposed to be demolished shall be demolished before requesting for C.C. of the buildings in the layout;
- 8) That the NOC from Labour Commissioner for closure /shifting of the industry, if applicable shall be obtained and submitted to E.E.B.P.(City);
- 9) That the certificate from Assistant Commissioner, G/S Ward regarding surrendering the factory permit/ license and from B.E.S.T. for disconnection of power shall be obtained and submitted before C.C.;
- 10) That this permission shall not be used as an instrument do evict occupants/ tenants;
- 11) That the permission is valid for a period of two years from this date.
- 12) That the NOC from C.F.O. shall be submitted before approval of the plans.
- 13) That plans for the proposed building shall be got approved from E.E.B.P.(City) in accordance with the D.C. Reg. 1991 for the proposed commercial user.
- 14) That the recreational open space shall be provided as per the provision of D.C. Reg. No.23;
- 15) That the required segregating distance from the plot boundary shall be maintained as per DCR No.29(5) Table 10-C of DCR 1991.
- 16) That the open space within segregation distance shall be planted with trees at the rate of 5 per 100 sq.mt. as per the D.C. Regulations;
- 17) That the status of the abutting 40' wide existing road will have to be verified by E.E.B.P.(City) from A.C.G/South/S.E.(Survey) before approval of plans.
- 18) That the area of 5% of the plot area including area of plot No.10 bearing C.S. No. 1A/136 (pt) of Lower Panel Division as per the provision of DCR 57(4)(c)(i), i.e. (862.17 sq.mt.) shall be earmarked for the purpose of amenity open space at two locations, one (at location abutting to 40' wide existing road) having an area about 155.35 sq. mt. and another (at location deriving the access from 6 mt. wide Right of Way from Dr. E. Moses Road) having an area about 706.85 sq. mt. and same shall be kept un-encumbered and unbuilt upon and same shall be handed over to Corporation in lieu of TDR only as and when asked to do so; a separate P.R.Card for the same shall be obtained from Supdt. of Land Records; The area of 5% amenity space shall be got corrected after verifying the exactness of area of portion of C.S. No. 1A/136 as per provisions of D.C.R.
- 19) The owner will enter into an agreement prepared by the Law Officer regarding handing over of the 5% amenity open space to MCGM and Agreement for Right of Way to amenity space from Dr. E. Moses Road and the cost of the agreements will be borne by the owner.
- 20) Adequate open space within the holding will be provided for easy maneuvering of the vehicles.
- 21) That the registered undertaking from the developer to the effect that the adequate parking spaces as per DCR 1991 will be provided shall be submitted.
- 22) The E.E.B.P.(City) will verify the ownership documents and insist lessor/ lessee's NOC if felt necessary after verification and also confirm the areas mentioned on plan.



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- 23) This permission is issued based on documents submitted by you. Subsequently, if documents are found to be fake/ false/fraudulent the permission shall stand revoked.
- 24) That M.C.G.M. reserves the right to include / alter any conditions found necessary subsequently.
- 25) That the land under regular lines, D.P. Road, if any, shall be got demarcated and handed over to M.C.G.M., free of encumbrances as and when demanded.
- 26) That the owner/ developer shall execute an agreement agreeing to all the conditions laid down above in consultation with the Law Officer of M.C.G.M.
- If your clients are agreeable to the above terms and conditions, you may approach to Executive Engineer (Building Proposal) Cit, who is being intimated separately by this office in this regard.

[Signature]
16/5/16

EXECUTIVE ENGINEER

(DEV. PLAN) CITY

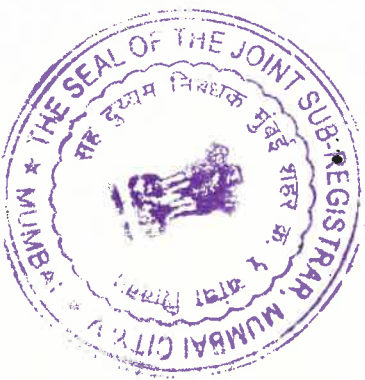
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FOR BHATNAGAR AMBRE KOTIBARI

[Signature]
PARTNER

Mh / Mh

[Signature]



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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

By Speed-Post

No. AAI/20012/32/2021-DOAS

Date: 18.08.2021

Regional Executive Director (WR),
Airports Authority of India,
New Integrated Operational Offices,
New Airport Colony, Vile Parle (E),
Mumbai - 400 099

NOC ID: JUHU/WEST/B/040416/125535

Sub: Authorization for issuance of revised height clearance

Reference:

1. The NOC letter issued by GM (Aero), WR, AAI dated 04.04.2017 for 199.1 m AMSL.
2. Appellant's offline application dated 14.01.2021, to the Appellate Committee constituted by Ministry of Civil Aviation requesting for height clearance of 299.00 m AMSL.

Sir,

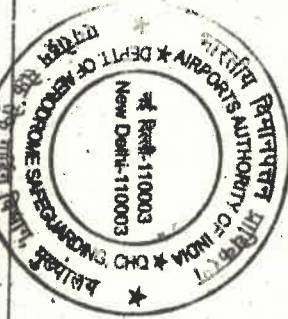
On the request of the appellant M/s. Provenance Land Pvt. Ltd. to the Appellate Committee constituted by the Ministry of Civil Aviation for height clearance and under the provisions of GSR 751 (E), as amended by GSR 770 (E), the case file was examined. The Competent Authority has authorized to issue the revised height clearance as per following details:

Applicant name*	M/s. Provenance Land Pvt. Ltd.					
Type of structure*	Building					
Site address*	CTS No. 1/136, IA/136(pt), IC/136, ID/136 and 133(pt) of Eastern Parel Division at E. Moses Road, Mumbai					
Site coordinates*	18 59 44.44N	72 49 14.42E	18 59 43.74N	72 49 15.13E	18 59 43.77N	72 49 14.41E
Permissible top elevation (PTE) above mean sea level (AMSL)	299.00 m (Two Hundred Ninety-Nine decimal Zero Zero meter)					

* As provided by the appellant.

The following additional terms & conditions shall also be included in the NOC:

The height being authorized vide this letter is restricted to the coordinates of site mentioned above.



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Page 012

राजिव गान्धी भवन
Rajiv Gandhi Bhawan

सफरजुंग ब्लाक अफिस नं. दिल्ली - 110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone : 24632950

Handwritten initials/signature

Handwritten signature

Please intimate the revised height clearance to the Local Municipal Bodies/Authorities for information and necessary compliance as per GSR751 (E), as amended by GSR770 (E) Gazette Notification.

While issuing the revised NOC, reference of this CHQ authorization letter may also be included.

This issues with the approval of the Competent Authority.

"THIS IS NOT AN NOC"

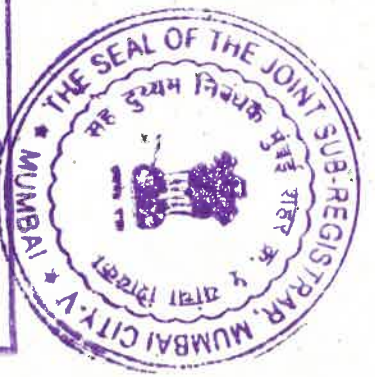


Yours faithfully,
M R Aggarwal
Jt. General Manager (ATM-DoAS)
For General Manager (ATM-DoAS)

- Copy forwarded for information and necessary action via email to:
- 1. GM (ATM), Western Region, Airports Authority of India, New Integrated Operational Offices, New Airport Colony, Vile Parle (E), Mumbai-400 099.
 - 2. The President, Mumbai International Airport Pvt. Ltd., CSI Airport, 1st Floor, Terminal 1B, Santacruz (E), Mumbai - 400 099.
 - 3. M/s. Provenance Land Pvt. Ltd., V/136, Dr. E. Moses Road, Worli, Mumbai - 400 018.
 - 4. Guard file

Ami Verma
18.08.2021
Prepared by Ami Verma, Asstt. Mgr. (ATM-DoAS)

Dabas
18.08.2021
Verified by Pradeep Dabas, Asstt. Mgr. (ATM-DoAS)



2021-22	2021-22
2021-22	2021-22



REVISED NOC

No. BT-1/NOC/CS/MUM/11/43
M/s.Provenance Land Pvt. Ltd.
1/136, Dr.E. Moses Road,
Worli, Mumbai 400 018

1004
464

Date : 04.04.2017

NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE

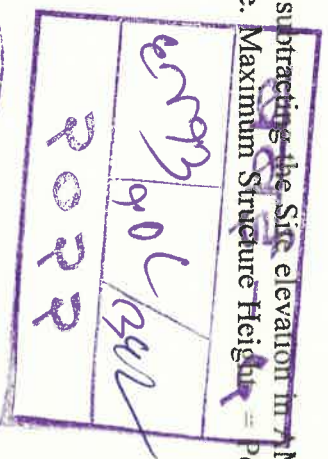
This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th September 2015 for Safe and Regular Aircraft Operations.

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

AAI reference	MUM/11/43, NOCAS ID:JUH/WEST/B/040416/125535
Applicant letter	Dated 16 th December, 2015 & 17 th February, 2016
Applicant Name	M/s.Provenance Land Pvt. Ltd.
Type of Structure	Building
Site Address	CTS No. 1/136, IA/136(pt.), IC/136, ID/136 and 133(pt.) of Lower Parel Division at E. Moses Road, Mumbai
Site Coordinates	18 59 44.4442 N 72 49 14.42 56 E 18 59 44.4816 N 72 49 15.1352 E 18 59 43.7491 N 72 49 15.115 E 18 59 43.7767 N 72 49 14.4103 E
Permissible Top Elevation (AMSL)	199.1 m AMSL (One Hundred Ninety Nine Decimal One Meter AMSL)

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

- The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc) Rules, 1994 may be initiated by the concerned Airport Operator.
- The Structure height shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation - Site Elevation.



Contd..2

क्षेत्रीय कार्यपालक निदेशक का कार्यालय, पारसीवाडा के सामने, सहर रोड, मुंबई - 400 099.
Office of The Regional Executive Director, Opp. Parsiwada, Sahar Road, Worli, Mumbai - 400 099.
प.टी.एस. कॉम्प्लेक्स, सहर कॉर्पो के पास, सुतार पखाडी रोड, सहर, मुंबई - 400 099.
ATS Complex, Near Sahar Cargo, Sutar Pakodi Road, Sahar, Mumbai - 400 099.

☎ 91-22-29217400
☎ 91-22-26819300



No. BT-1/NOC/CS/MUM/11/43

Date : 04.04.2017

- c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.
- d. No radio / TV Antenna, lighting arresters, staircase, Muntree, Overhead Water tank and attachment of fixtures of any kind shall project above the Permissible Top Elevation indicated in para 2 above.
- e. The use of oil fired or electric fired furnace is mandatory within 8 KM of the Aerodrome Reference point.
- f. **The certificate is valid for a period of 5 years from the date of AAI-CHQ, New Delhi letter no. AAI/20012/93/2011-ARI(NOC) dated 15.02.2017.** If the construction of structure / chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced. The date of completion of the structure should be intimated to this office.
- g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.
- h. The applicant will not complain / claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on DGCA India website : www.dgca.nic.in.
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose / claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t. site elevation and/or AGL height, top elevation in AMSL shall prevail.



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4. The project case file was examined in detail from the Multi Radar Criteria, Large/ small object criteria and other CNS equipment criteria. The case was also examined from Aerodrome Ground Aid (AGA) and Procedure for Air Navigation Operations (PANS-OPS) criteria. Based on re-examinatin the authorized Permitted Top Elevation for the project is 199.1m AMSL.
5. Please intimate the revised height clearance to the Local Municipal Bodies/ Authorities for information and necessary compliance as per GSR-751 (E).
6. This NOC issued as per AAI-CHQ letter no. AAI-CHQ, New Delhi letter no. AAI/20012/93/2011-ARI(NOC) dated 15.02.2017.
7. This letter stands superseded NOC letter issued vide no BT-1/NOCC/CS/MUM/11/43/440-443 dated 06.04.2011.
8. This certificate is issued with the approval of Competent Authority.

Your's faithfully,

(A.K. Verma)

DGM (ATM/NOCC), WR
For GM (Aero), WR

Copy to

1. The Executive Director(ATM),AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003.
2. The President, Mumbai International Airport Pvt. Ltd., CSI Airport, 1stFloor, Terminal-1B, Santacruz (E), Mumbai -400099.
3. Asstt. Engineer (Survey) (WS) H&K Ward, Municipal Office Bldg, 1st floor, R.K. Patkar Road, Bandra (West), Mumbai – 400 050.
4. The Jt. General Manager (Vigilance), WR
5. Guard File.



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MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/HRB-835/DPWS 28 SEP 2020

OFFICE OF THE:
Chief Engineer (Development Plan)
Brihanmumbai Mahanagarपालिका,
Municipal Head Office, 5th Floor,
Annex Building, Mahapalika Marg,
Fort, Mumbai-400 001.

✓ To,
M/s. Shashank Mehendale & Associates,
Architect,
3rd Floor, Ganga Lahri, Plot No.163A,
P.Naik Marg, Shivaji Park, Mumbai-400016.

Sub:- Proposed High Rise Residential Building on plot bearing C.S.Nos.1H/136 of Lower Parel Division situated at Dr.E.Moses Road, Lower Parel, Mumbai (For Dev.: M/s.Provenance Land Pvt.Ltd.).

Architect: M/s.Shashank Mehendale & Associates
Str.Con: M/s.J+W Consultants
Geotech.:Con.: M/s.Geocon International Pvt.Ltd.
Developer: M/s.Provenance Land Pvt.Ltd.

Ref:- Your letter dtd.5.1.2019.

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee constituted by Hon'ble Municipal Commissioner under Regulation 19(3) of Development Control & Promotion Regulation 2034 has accepted your proposal for proposed High Rise Residential Building on plot bearing C.S.Nos.1H/136 of Lower Parel Division situated at Dr.E.Moses Road, Lower Parel, Mumbai (For Dev.: M/s.Provenance Land Pvt.Ltd.), as per the High Rise Committee meeting held on 28.9.2019, subject to the terms & conditions as mentioned below:-

The proposal envisages construction of proposed High Rise building comprising of 2 level basements + ground floor for lobby + 61 upper floors with 3 fire check floors, 7 floors part for refuge areas & 5 service floors with a total height of **260.60** mtrs. from the general ground level up to the terrace level.

MANDATORY CONDITIONS:

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be converted to a black top road once the construction activities are completed.
2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.



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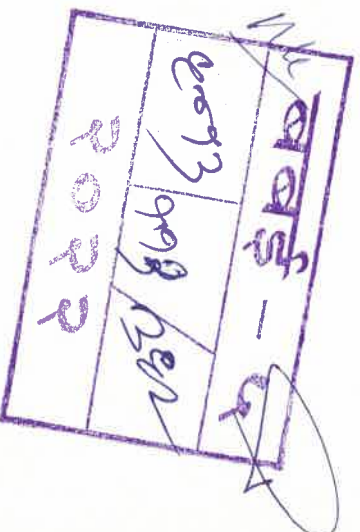
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3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/ dampers should be attached to the equipment.
4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.
5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6p.m. to 6.a.m.
6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.
7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.
8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.
9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits of bore wells.
10. Load and unload trucks with construction material on site and not on surrounding roadside.
11. The responsibility to carry out the work as per submissions made to the Committee solely rests with the project proponents.
12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 and recent Notification dt.6.1.2011 and Notification dt.07-07-2004 & revised EIA Notification dt.14.9.2006, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.
13. The approval of High Rise Committee is for the proposed high rise building having total height of **260.60 mt.** from general ground level up to terrace level, subject to obtaining sanction from Competent Authority as per various provisions of D.C.P.R.2034 amended up to date, such as deficiency in open spaces, CFO requirement, parking requirements, Civil Aviation NOC, if any, etc.
14. The conditions as stated in the NOC from C.F.O. U/No.FB/HRC/CITY/55 dtd.12.3.2014, FB/HRC/CITY/37 dtd.3.10.2015 and U/No.EB/1518/GS/A dtd.10.9.2019 shall be complied with. If the plans cleared by Committee, differ from the plans of CFO NOC, revised CFO NOC shall be submitted to the concerned Zonal Building Proposal Office.



2013	2014	2015	2016
2013	2014	2015	2016
2013	2014	2015	2016

15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained, if applicable, and all the conditions thereof shall be complied with.
 16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C.P. Regulations 2034 other statutory compliances & the necessary building proposal shall be submitted to concerned Ex.Eng.(Bldg.Proposal) for requisite approval. The aspect such as permissible FSI applicable DC.Rules & policies in force shall be verified by the concerned Executive Engineer (Building Proposal) before approval of plans.
 17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster management related provisions, on the basis of decision to be taken in the upcoming meetings.
 18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.
 19. After the clearance given by HRC for a proposed building, not further changes of any kind shall be effected without permission of the HRC (Technical Committee for High Rise Buildings). If any changes made in the proposal without obtaining clearance from HRC, earlier clearance given by the HRC shall be treated as revoked/ invalid.
 20. That the aspect regarding approval/ final NOC to the 33(18) component, if any, and its respective permission shall be scrutinized by Dy.Ch.Eng.(B.P.) as per the prevailing policy and the sanction from respective HPC shall be obtained.
 21. The necessary other permissions from various other Departments/ Committees/ Authorities shall be obtained as per requirements.
- Recommendatory Condition**
1. At the time of site clearance, care must be taken to minimize the need for cutting of trees and damage to the native vegetation.
 2. Clearing of site area may involve removal/ transplantation of trees, underbrush, vines, fences, shades etc. All the unwanted vegetation ^{which} becomes solid waste that needs to be disposed off site. As this is organic matter, instead of disposing it offsite, the mater should be composed on site.
 3. Phase out the site clearing process to only areas that need excavation initially this will reduce the dust emission from currently used areas. If site has been cleared, vegetate the area by growing temporary groundcover plants or flower beds in the area. Alternatively ^{cover} the ground with a sheet, this sheet can be made out of empty cement bags, and the area then used to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.



4. To reduce dust emissions and erosions from slopes on the site, apply non toxic chemical soil stabilizers (Geotextiles) to the area.
5. The short term traffic management plan should be worked out to prevent unnecessary traffic problems. One measure to be incorporated is to avoid trucks during the morning and evening rush hours i.e. before 10.00 a.m. and after 5.00 p.m.
6. In cases where the construction of paved access or Water bound macadam road is not possible, frequent water sprinkling required to reduce local dust emissions.
7. Traffic speeds on unpaved roads should be reduced to 15 Km.ph. or less, and all the vehicles should have reverse horns.
8. On windy days avoid excavation activities to reduce dust emissions.
9. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.
10. Prevent other garbage waste such as construction debris, plastic material from mixing with the excavated soil that is being transported out of the site for dumping off site. This soil will be used for land filling and mixing of garbage with it can lead to soil contamination.
11. Water the site at least twice a day to reduce the dust emissions. Once during mid morning and once in the evening.
12. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. (A good cover sheet can be formed by stitching empty cement bags silt open to form a sheet).
13. Since, there is likelihood of fugitive dust form the construction activity, material handling and from the truck movement in the vicinity of the project site, project proponents should go for tree plantation programme along the approach roads and the construction campus.
14. Re-vegetate disturbed areas as early as possible.
15. As soon as construction is over, the surplus earth should be utilized to fill up low lying areas. The rubbish should be cleared and all un built surfaces reinstated.
16. Construct appropriate temporary housing structures for the labourers on the site with due approval from the competent authority. Houses should be provided with proper light and ventilation, and should be located at a safe location on the site.
17. Provisions should be made for providing them with potable, sprinkling water.
18. The construction site should be provided with sufficient and suitable toilet facilities for workers to allow proper standards of hygiene. These facilities would be connected to septic tank and maintained properly to ensure minimum environmental affect. Care should be taken not to route the sanitary effluents to the river or any other natural water body.
19. To prevent unauthorized falling of trees in the nearby undeveloped areas by construction workers for their fuel needs, it should be ensured that the contractor provides fuel to the construction workers.



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Handwritten notes and signatures in a box. Includes the number '2093' and the name 'B. B. B. B.'.

20. Arrangements should be made for daycare and education to construction workers children. Certain NGO's working in this area can be associated with or alternatively one female worker can be paid to oversee the younger children and to prevent them from coming in harms way.
21. Solid waste generated from the labour camp as well as the construction site should be disposed off properly. Organic waste can be composted, and inorganic waste should be disposed in nearest municipal bins.
22. To sweep and clean adjacent roads of the site that get soiled due to the frequent movement of trucks to and fro from the site, at least once a day.
23. All outdoor lighting, including any construction related lighting should be designed, installed and operated in a manner that ensures that all direct rays from project lighting are contained within construction site and that residences are protected from spillover light and glare.
24. Parking for construction site workers should be provided on site to prevent clogging of surrounding roads.
25. Tea stalls if established for the site should be given space on site and not on access roads. This will prevent the gathering of labourers on the roads and obstruction of traffic.
26. Rotary piling method can be adopted for construction of bored cast in site/ bored pre-cast piles. Preferably, M.S. liner can be provided upto hard stratum.
27. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti corrosive treatment can be considered for M.S. reinforcements.
28. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.
29. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.
30. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.
31. The earlier HRC NOC issued vide letter U/No.CHE/HRB-542/DPWS dtd.19.11.2014 is treated as cancelled.
32. The Expert Review Panel (ERP) comments as per IS:16700-2017 shall be obtained.

If your client is agreeable to the aforesaid terms and conditions, you may approach to the DY.CH.ENG.(B.P.)CITY who is being informed separately regarding subject matter.

Acc:- A Set of Plan


 Yours faithfully,

 (Chithore)
 Chief Engineer
 (Development Plan)





No.AAI/RHQ/WR/DoAS/Auth./MUM/11/43/30/12-4-27

Date :30/08/2021

M/s.Provence Land Pvt. Ltd.
1/136, Dr.E. Moses Road,
Worli, Mumbai 400 018

Revised NOC

NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE

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

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

NOC ID	MUM/11/43
Applicant letter	Letter No. NIL dated 14/01/2021
Owner/Applicant Name*	M/s.Provence Land Pvt Ltd., Mumbai
Type of Structure*	Building
Site Address*	CTS No.1/136, 1A/136(pt), 1C/136, 1D/136 and 133(pt) of Lower Parel Division at E. Moses Road, Mumbai
Site coordinates*	18 59 44.44 N 72 49 14.42 E 18 59 43.74 N 72 49 15.11 E 18 59 44.48 N 72 49 15.13 E 18 59 43.77 N 72 49 14.41 E
Permissible top elevation (PTE) above mean sea level (AMSL)	299.00 m (Two Hundred Ninety-Nine decimal Zero Zero meter)

* Details as provided by the applicant:

3. **This NOC is subject to the terms and conditions as given below :-**
 - a. Permissible top elevation has been issued on the basis of Site Elevation submitted by Applicant AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules 1994"
 - b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
 - c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and trees etc) Rules, 1994.
 - d. No radio / TV Antenna, lighting arresters, staircase, Muntree, Overhead Water tank and attachment of fixtures of any kind shall project above the Permissible Top Elevation indicated in para 2 above.
 - e. Only use of oil fired or electric fired furnace is mandatory within 8 KM of the Aerodrome Reference point.
 - f. The certificate is valid for a period of 8 years from the date of issue. If the construction of structure / chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the structure should be intimated to this office.
 - g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.



क्षेत्रीय कार्यालय निदेशक का कार्यालय, एकीकृत प्रवालन कार्यालय धरत, न्यु एयरपोर्ट कॉलोनी, पारसीबाग के समक्ष, साहार, मुंबई - 400 099, ए.एस. कॉम्प्लेक्स, सहार कार्गो के पास, सुतार पखाडी रोड, सहार, मुंबई - 400 099
Office of the Regional Executive Director, Integrated Operational Offices Building, New Airport Colony, Opp. Parsiwadi, Sahar Road, Mumbai-400 099, A.S. Complex, Near Sahar Cargo, Sutar Pakadi Road, Sahar, Mumbai-400 099.

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2022

No.AAI/RHQ/WR/DoAS/Auth./MUM/11/43

Date :30/08/2021

- h. The applicant will not complain / claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on DGCA India website : www.dgca.nic.in.
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose / claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t. site elevation and/or AGL height, top elevation in AMSL shall prevail.
- n. This NOC issued as per AAI-CHQ New Delhi letter No.AAI/20012/32/2021-DoAS dated 18/08/2021.
- o. The height being authorized vide this letter is restricted to the coordinates of the site mentioned above.

Your's faithfully,

For Chairman NOC Committee
Region Name : WEST

Address : General Manager
Airports Authority of India
Regional Head Quarter, Western Region
Opp. Parsiwada, Sahar Road,
Vile Parle (E), Mumbai
Email ID : gmairwr@aiaaero
Contact No. 022-29217562

गणेश शंकरराव / GANESH SHANKARASW
एअर अथॉरिटी (ए.टी.एम.-डो.ए.आर.), ए.ए.
ए.जी.एम.ए. (आर.एम.) (आर.एम.) ए.ए.
एअर अथॉरिटी / Dept. Of Aerodrome Safeguarding
एअर अथॉरिटी ऑफ इंडिया / Airports Authority of India
मुंबई / Mumbai - 400 099

[Signature]
30/8/2021

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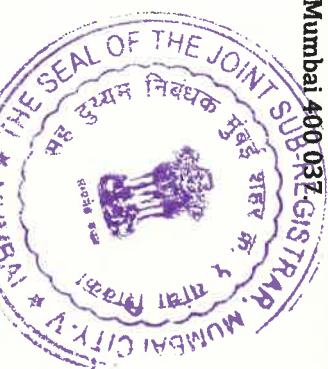
- 1. The Executive Director(ATM),AAI, Rajiv Gandhi Bhavan, Sardarjung Airport, New Delhi - 110 003.
- 2. The Executive Vice President (Ops), Mumbai International Airport Pvt Ltd, CSI Airport, 1st floor, Terminal 1, Santacruz (E), Mumbai 99.
- 3. The Dy. Chief Engineer, Building Proposal (City-I), New Municipal Bldg, C.S. No.355 B, Bhagwan Walmiki Chow, Vidyalankar Marg, Opp. Hanuman Mandir, Salt Pan Road, Antop Hill, Wadala (E), Mumbai 400 03Z-GISTRAR, Mumbai
- 4. The JGM (Vigilance),WR

Prepared by

[Signature]
30/08/2021
S.B.SAWANT
Sr. Supdt. (HR)

Verified by

[Signature]
30/08/2021
Muhammad Shah A
AGM (ATM-DoAS)
Dept. of Aerodrome Safeguarding



Note: In case of any discrepancy in NOC letter, applicant may intimate to this office within 30 days after issuance of this letter.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

Office of the Dy. Chief Fire Officer (R-II), Wadala Fire Station, Shaikh Mistry Dargah road,
C.G.S. Colony, Opp. MHADA Colony, Antop Hill, Wadala, Mumbai-400 037. Telephone No.
24132058 Fax No. 24153027.

Sub: Fire protection & Fire-fighting requirements for the amendment for proposed construction of High rise residential building on sub plot-B, of plot bearing C.S.No.1H/136 of Lower Parel Division, G/South ward situated at Manjrekar Marg & Dr. E. Moses Road, Lower Parel, Mumbai

Ref: 1) Online submission U/No. EB/1518/GS/A, By Mr. Shashank Mehendale
L.S. of M/s Shashank Mehendale & Associates
2) Earlier C.F.O.'s Nos.:-
a) FB/HR/City/55, dated 12/03/2014,
b) FB/HR/City/37, dated 03/10/2015,
c) EB/1558/GS/A, dated 10/09/2019.

Chief Engineer (D.P.)

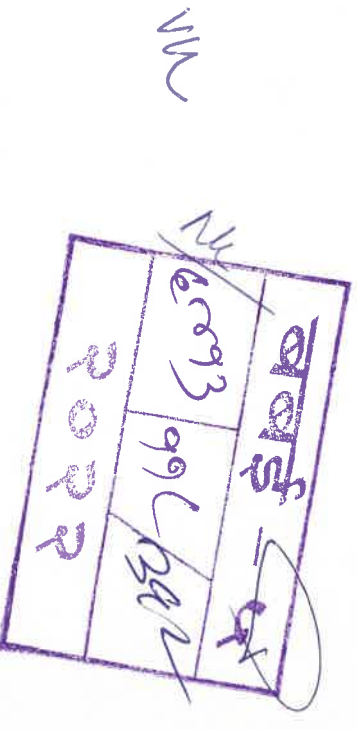
In this case, Fire protection & Fire fighting requirements issued by this office vide No. FBM/502/100 Dated 28/06/2002 for the construction of high-rise residential hotel building having ground and 34 upper floors, with two level basements, part service floor / refuge area at 4th, 11th, 18th, 25th & 32nd floor level, with total height of building extending up to 126.18 mtrs from general ground level upto terrace level as per the details shown on the amended plans.

In this case Fire protection & Fire fighting requirements issued by this office vide No. FBM/507/353 Dated 18/02/2008 for the full Occupation & use of the high rise residential hotel building comprising of ground + 34 upper floors, with two level basements.

In this case Fire protection & Fire fighting requirements issued by this office vide No. FB/HR/CITY/49 Dated 27/04/2010 for the construction of high rise residential hotel building comprising of Wing A & Wing B. Wing A is having 2 level basements + ground + mezzanine + 4 upper floors with a total height of 28.97 mtrs from general ground level up to terrace level and Wing 'B' is having ground and 34 upper floors, with two level basements, part service floor/refuge area at 4th, 11th, 18th, 25th & 32nd floors level, with total height of building extending up to 126.18 mtrs from general ground level upto terrace level as per the details shown on the amended plans.

In this case Fire protection & Fire fighting requirements issued by this office vide No. FB/HR/CITY/615 Dated 08/04/2011 for the deletion of the three additional floors approved earlier and for the amendments in the Wing 'A' of the hotel building (i.e. extension to the existing hotel building on east side comprising of ground + mezzanine + 1st floor having banquet and kitchen on ground floor, mechanical / Engineering / plumbing Services on mezzanine floor and a ball room on first floor as per the details shown on the amended plans.

In this case Fire protection & Fire fighting requirements issued by this office vide No. FB/HR/CITY/79 Dated 14/06/2011 for the proposed extension to the existing hotel building on east side comprising of ground + mezzanine + 1st floor, mechanical / engineering / plumbing services on mezzanine floor and a ball room on 1st floor with minor amendments (i.e proposed office area instead of mechanical floor part at +95.21 M level & have added kitchen / pantry at + 119.93 M level below the existing overhead water storage tank and pump rooms) as per the details shown on the amended plans.



In this case Fire protection & Fire fighting requirements issued by this office vide No. FBL/412/919 Dated 01/11/2012 for the proposed addition and alteration (i.e.) external staircase from ground to 1st floor on south side, ii) extend existing staircase of wing A from 1st floor to MEP level iii) proposed lift from ground floor to MEP level & iv) proposed internal staircase from ground to mezzanine floor & v) proposed restaurant and bar, dry kitchen, air lounge & service area at terrace level of the existing wing B) in the existing Wing A & B of the building as per the details shown on the amended plans.

In this case Fire protection & Fire fighting requirements issued by this office vide No. FBL/413/1271 Dated 15/04/2013 regarding the compliance of the fire-fighting requirements for the above said addition alterations (i.e. addition & alteration as per NOC u/no- FBL/413/1271 Dated 15.04.2013), except restaurant and bar with dry kitchen at terrace level.

In this case Fire protection & Fire fighting requirements issued by this office vide No. FB/HRC/CITY/78 Dated 20/06/2011 for the proposed to an extension to the existing Residential Hotel Building comprising of extension to the existing basements, ground & first floor with a 67 storied Residential Hotel Building tower on the north side of the existing tower. This proposal got amended in two separate towers due to changes in DCR in 2012 and separate NOC was obtained on sub plot B by this office U/no- FB/HRC/CITY/55 Dated- 12.03.2014 as per the details shown on the amended plans.

In this case Fire protection & Fire fighting requirements issued by this office vide No. U/no- FB/HRC/CITY/55 Dated 12/03/2014 for the construction of high-rise residential building having two level basement + ground floor lobby + 1st to 6th parking floors + 7th floor as service floor + 8th to 18th residential floors + 19th as fire check floor + 20th as service floor + 21st to 27th as residential floor + 28th as service floor + 29th to 35th residential floors + 36th as service floor + 37th as fire check floor + 38th to 46th as residential floors + 47th as service floor + 48th as structural MTD floor + 49th to 53rd residential floors with total height of 198.19 mtrs from general ground level up to terrace level as per the details shown on the amended plans.

In this case Fire protection & Fire fighting requirements issued by this office vide No. FB/HRC/CITY/37 Dated- 03/10/2015 for the construction of high-rise residential building having two level basement + ground floor for lobby + 1st to 6th parking floors with single car lift + 7th floor, 20th Floor, 28th Floor & 36th Floor as service floor on each floor + 8th to 14th habitable floor), 15th Floor, 24th Floor, 32nd Floor & 41st Floor as (One duplex flat lower level + refuge area) + 9th Floor, 16th Floor, 25th Floor, 33rd Floor & 42nd Floor as (One duplex flat upper level) + 10th Floor, 11th Floor, 17th Floor, 18th Floor, 26th Floor, 27th Floor, 34th Floor, 35th Floor, 43rd Floor, 44th Floor & 48th Floor as (One flat on each floor) + 12th Floor, 21st Floor, 29th Floor & 38th Floor as (One duplex flat - Part A lower level each floor) + 13th Floor, 22nd Floor, 30th Floor & 39th Floor as (One Duplex flat - Part A Upper level & One Duplex flat -Part B Lower level on each floor) + 14th Floor, 23rd Floor, 31st Floor & 40th Floor as (One Duplex flat Upper level on each floor) + 45th Floor, 50th Floor & 52nd Floor as (One Duplex flat Lower level on each floor) + 46th Floor, 51st Floor & 53rd Floor as (One Duplex flat Upper level on each floor) + 47th Floor as Service Floor & Mass Tune Damper + 49th Floor as Gymnasium, Reception, Waiting area, Yoga room & refuge area + 19th & 37th Floor as Fire Check floors with the total height of the building is 200.58 mtrs from general ground level up to the top most height on terrace level as per the details shown on the amended plans.

In this case Fire protection & Fire fighting requirements issued by this office vide No. EB/1558/GS/A, dated 10/09/2019 for proposed construction of high rise residential building having two level basement for Horizontal car parking + ground floor for lobby + 1st floor as Gymnasium, Reception, Waiting area, Yoga room + 2nd to 6th residential floors + 7th floor as service floor + 8th to 18th residential floors + 19th as fire check floor + 20th as service floor + 21st to 27th as residential floor + 28th as service floor + 29th to 35th residential floors + 36th as service floor + 37th as fire check floor + 38th to 46th as residential floors + 47th as service floor + 48th to 55th residential floors + 56th as fire check floor + 57th to 61st as residential floor

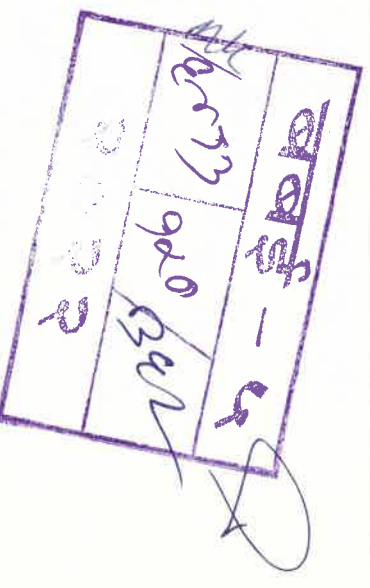


Mass tune dampers have been provided on terrace floor. The total height of the building is 260.60mtrs from general ground level up to the top most height on terrace level with Mass tune dampers, LMR & service area, as per the details shown on the amended plans,

- **Now Licensed Surveyor has online submitted amended plans and proposed the following amendments.:**
- Now Licensed Surveyor proposed Fire Control Room at Ground Floor Level at the location as shown on the plans.
 - Now Licensed Surveyor proposed Change in Location of Toilets at ground floor level at the location as shown on the plans.
 - Now Licensed Surveyor proposed Mezzanine Floor for society office at the location on ground floor as shown on the plans.
 - Now Licensed Surveyor proposed D.G. Set installations, as shown on the plans
 - Now Licensed Surveyor proposed few internal changes in residential flats as shown on the plans.
 - Now Licensed Surveyor has stated the height of the building shall be read as 252.20 mtrs. from general ground level to top most height on terrace level with Mass tune dampers, LMR & service area.
 - Now Licensed Surveyor has stated that they are proposed Automatic Drencher system at every fire check floor from external face of the building & the additional Wall type Automatic sprinkler heads inside the flats over the facade area on each flat of each floor inside the facade of the building as per requirement No. h(6) of FB/HRC/CITY/37dated 03/10/2015, instead of Automatic dry type water curtains on each flat of each floor.
 - Now Licensed surveyor has changed the area of the refuge areas provided which are described in the table below.
 - No any other changes other than mentioned above are proposed.

➤ **Now Floor-wise user of the building are as under :**

Floor	Users
2 nd Level Basement (-10.4 mtrs.)	Horizontal, Stacked & Pit Stacked car parking with 6.00 mtrs. wide two way ramp, Service area, STP area, Electrical room, Pump room, U.G. tanks etc.
1 st Level Basement (-5.90 mtrs.)	Horizontal & Stacked car parking with 6.00 mtrs wide two way ramp, STP area, service area, Electrical room, L.T. Panel room etc.
Ground floor	Entrance lobby, swimming pool (open to sky area), R.G., Fire control room, Room, Toilet etc.
Mezzanine floor	Society office.
1 st floor	Fitness Center amenity, Pantry, Amenity.
2 nd floor to 6 th floor, 9 th floor to 10 th floor, 12 th floor to 14 th floor, 16 th floor to 18 th floor, 21 st floor to 22 nd floor, 26 th floor to 27 th floor, 34 th floor to 35 th floor, 38 th floor, 43 rd floor to 44 th floor, 50 th floor, 51 st floor, 52 nd floor, 53 rd floor & 59 th floor	One Residential flat on each floor.
7 th , 20 th , 28 th , 36 th , 47 th floor	Service floors on each floor.
8 th floor	One Residential flat + Refuge area.
11 th floor	Three Residential flats.
15 th floor	Two Residential flats + Refuge area



19 th floor, 37 th floor, 56 th floor	Fire check floor
23 rd floor	Three Residential flats.
24 th , 32 nd , 41 st , 48 th & 57 th floor	One duplex flat (lower level) + Refuge area.
25 th , 33 rd , 42 nd , 49 th & 58 th floor	One duplex flat (upper level).
29 th floor	One Duplex flat (Part A) (Lower level) on each floor.
30 th floor	One Duplex flat (Part A) (Upper level) & One Duplex flat (Part B) (Lower Level).
31 st floor	One Duplex flat (Part B) (Upper Level).
39 th floor, 45 th floor, 54 th floor & 60 th floor	One Duplex flat (Lower level) on each floor.
40 th , 46 th , 55 th & 61 st floor	One Duplex flat (Upper level) on each floor.
Terrace	OHT, LMR, Mass Tune Damper.

➤ **Refuge Areas now provided are as follows :**

Location of Refuge Area	Required Area in sq. mtrs.	Refuge Area in sq. mtrs.	Proposed Area in sq. mtrs.	Refuge level	Height from ground level in mtrs.
8 th floor	69.64		72.59		32.25
15 th floor	70.82		70.82		59.55
24 th floor	71.45		71.59		90.45
32 nd floor	69.02		70.63		119.55
41 st floor	60.11		63.61		150.45
48 th floor	82.55		82.55		175.75
57 th floor	50.69		50.69		208.65

In addition to this terrace of the building will be treated as Refuge Area. Excess Refuge Area beyond 4.25% shall be counted in F.S.I.

➤ **The proposal has been considered favourably taking into consideration the following facts that:**

- E.E.B.P. has issued C.C. vide No. EB/1518/GS/A, dated 17/11/2017 and accordingly construction of the High-rise residential building is in progress.
- Hon'ble M.C. has accorded approval vide Note sheet u/No. EB/1518/GS/A/3371/ 9/ AMEND, dated 06/03/2020.
- This department has already issued Fire protection & Fire fighting requirements vide above mentioned numbers and this proposal is for certain amendments as mentioned above.
- The building will be protected with advanced fixed fire fighting installations like Wet riser system, Automatic detection system, Automatic sprinkler system, etc.
- Automatic sprinkler system will be provided in the entire building including each habitable area in each flat as well as Automatic Drencher system will be provided at every fire check floor from external face of the building & the additional Wet type Automatic sprinkler heads inside the flats over the façade area as per NBC norms & as per their Fire/ MEP consultant report.
- During construction stage and prior to final occupation party shall comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any.

Ch. Eng. (D.P.) is requested to scrutinized the plans as per DCR/DCPR & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. mtrs. & floor occupancy of the building. If any changes in the plans are not as per norms then Ch. Eng. (D.P.) shall refer back the proposal to this department for revised NOC till then further process shall not be permitted



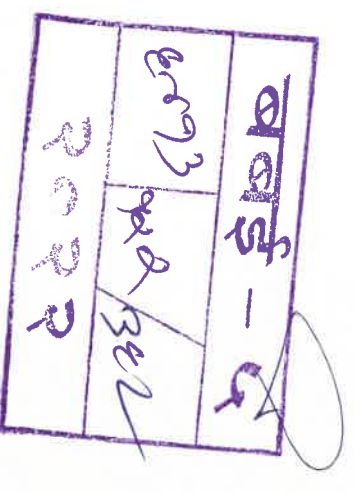
In view of above all as far as this department is concerned there is no objection for the above mentioned amendments in proposed construction of High rise residential building having two level basements (-10.40 mtrs.) for Horizontal, Stacked & Pit Stacked car parking with 6.00 mtrs. wide two way ramp, Service area, STP area, Electrical room, Pump room, U.G. tanks etc.+ ground floor for Entrance lobby, swimming pool (open to sky area), R.G., Fire control room, Room, Toilet etc. + Mezzanine floor for society office + 1st floor as Fitness Center amenity, Pantry, Amenity.+ 2nd to 6th residential floors + 7th floor as service floor + 8th to 18th residential floors + 19th as fire check floor + 20th as service floor + 21st to 27th as residential floor + 28th as service floor + 29th to 35th residential floors + 36th as service floor + 37th as fire check floor + 38th to 46th as residential floors + 47th as service floor + 48th to 55th residential floors + 56th as fire check floor + 57th to 61st as residential floors and Mass tune dampers have been provided on terrace floor. The total height of the building is 252.20 mtrs. from general ground level up to the top most height on terrace level with Mass tune dampers, LMR & service area, as per the details shown on the amended plans signed as token of approval, subject to satisfactory compliance of following requirements:-

1. All the Fire protection & Fire fighting requirements stipulated earlier vide above mentioned numbers shall be strictly adhered with the following modified and additional fire safety requirements:
2. All the fire-fighting and fire preventive installations shall be further extended and shall be applicable for entire High-rise residential building including amended portion of the building.
3. Modified requirement No.h(6) of FB/HRC/CITY/37, dated 03/10/2015, i.e. The provision of Automatic dry type water curtains on each floor inside the façade of the building is now deleted , instead of that Automatic Drencher system at every fire check floor from external face of the building & the additional Wall type Automatic sprinkler heads inside the flats over the façade area shall be provided. The installations shall be as per NBC-2016 norms. Certificate to that effect issued by Govt. approved Licensed agency & Fire consultant shall be produced at the time of obtaining Compliance from this department.
4. Approval from the concerned Electric service provider for installation of the D.G.set over the Electric substation shall be obtained prior to installation and same shall be produced at the time of obtaining Compliance from this department.
5. No any change/amendment other than mentioned above shall be done without prior approval of competent authorities.

➤ **Details of scrutiny fee earlier paid:**

Sr. No.	Reference Number	Scrutiny paid Rs.	fees up sq.mtrs.	Gross built area	Receipt No./ SAP Doc. No.	Date
1	Proposal	Rs.3,74,000/-	37370.00	1530353	1530353	25/06/2002
2	Amendment	Rs 37,050/-	—	260156	1530353	15/04/2006
3	Amendment	Rs.16800/-	16800.00	5950882/1001353717	168012013	16/05/2013
4	Amendment	Rs.23,23,600/-	116180.00	3917270/1000879686	04/06/2011	04/06/2011
5	Amendment	Rs.59,400/-	2970.00	1000880330	06/06/2011	06/06/2011
6	Amendment	Rs.5,12,750/-	50000.00	5913289/1001257328	19/10/2012	19/10/2012
7	Amendment	Rs.18,61,527/-	35123.14	1003654471	16/08/2019	16/08/2019

Now Licensed Surveyor vide his letter dated 18/12/2020 has certified that the Gross built up area of the High-rise residential building on sub plot-B is, 35123.14 sq.mtrs. and hence paid scrutiny fees of Rs.232970/- vide SAP Receipt Nos.4030353/54/55 & SAP Doc.No. 1003972254 dated 04/01/2021.



However, E.E.B.P. (City) is requested to verify the total built-up area & inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required. The abutting roads, Width of the Abutting road/Access road, open spaces mentioned in this approval are as per plans submitted by the Architect attached herewith. These parameters shall be verified by E.E.B.P.(City) before granting any permission (I.O.D./C.C./Further C.C.). If found any contradiction, the proposal shall be referred back to this department.

This approval is issued for the proposed building from Fire risk/Fire safety point of view only. The Plans approved along with this requirement letter are approved from Fire risk/Fire safety point of view only. Approval of this plan does not mean in any way of allowing construction of the building. It is the Architects/Developer's responsibility to take necessary prior approval from all concerned authorities for the proposed construction of the building.

Note:

1. The schematic drawings/plans of Sprinkler system, smoke detection System, Rate of rise detection system, Wet riser system, Public Address system etc. shall be submitted to C.F.O. department prior to installation.
2. Necessary permission for Sub Station, Swimming Pool etc. shall be got approved from concerned authorities& M.C.G.M.'s department till then shall not be allowed to use.
3. The fire fighting installation shall be carried out by licensed approved agency.
4. These Fire protection & Fire fighting requirements are subject to approval by High Rise Technical Committee.

Harishchandra Raghu Shetty

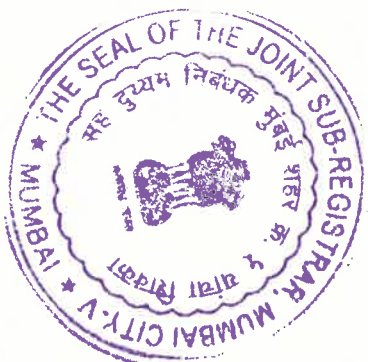
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c=Harishchandra Raghu Shetty
Date: 2021.01.21 18:56:14 +05'30'

Scrutinized & Prepared by
DFO H.R. Shetty

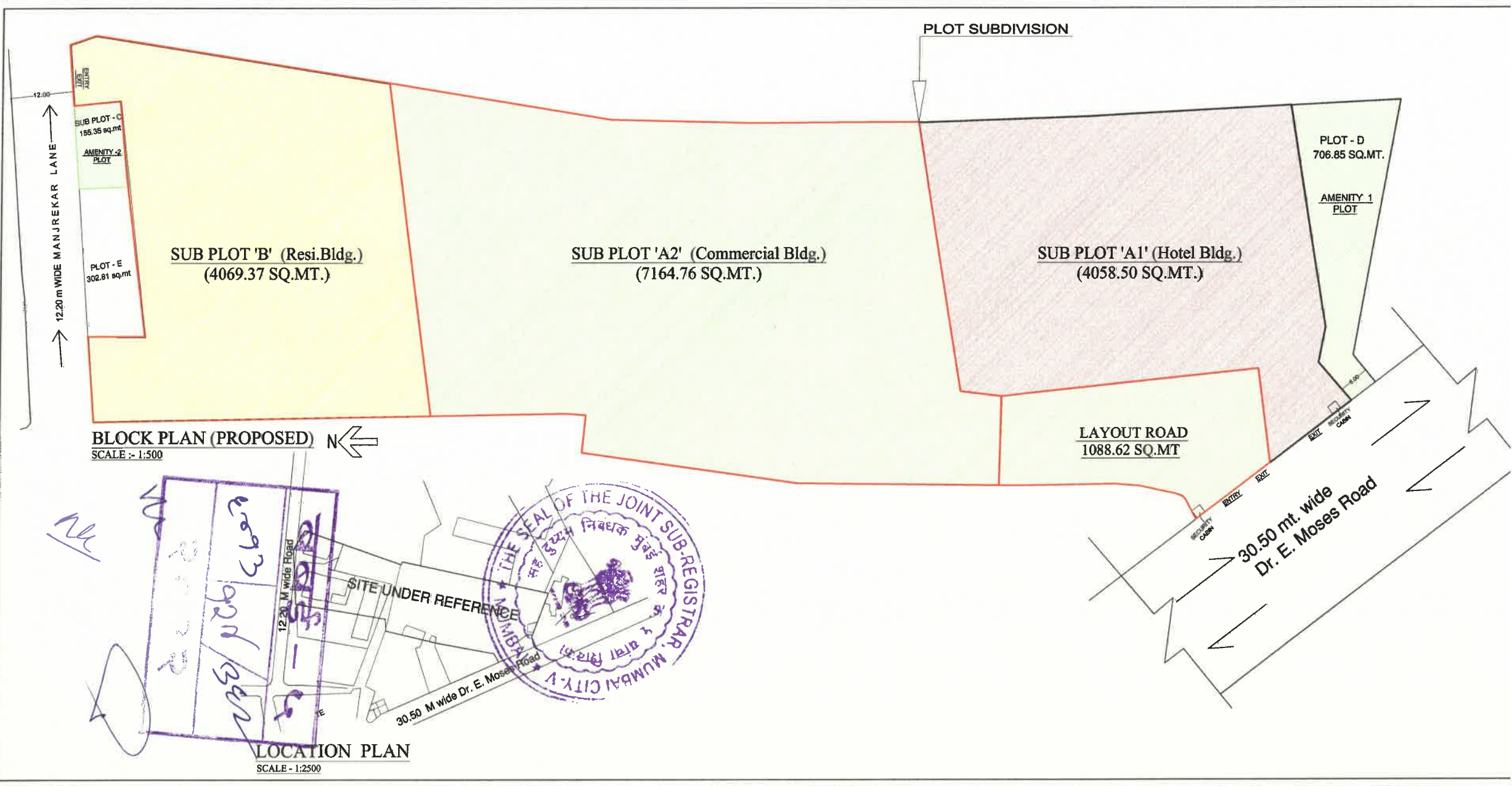
Kailash Vithalrao Hiwrale

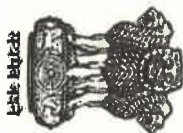
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Approved by
C.F.O. (I/c) K.V. Hiwrale.



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GOVERNMENT OF INDIA
 MINISTRY OF CORPORATE AFFAIRS
 Registrar of Companies, Mumbai
 Everest , 100 , Marine Drive Mumbai - 400002, Maharashtra, INDIA

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): : U99999MH2001PTC255339

I hereby certify that the name of the company has been changed from **MAGUS ESTATES AND HOTELS Private Limited** to **PROVENANCE LAND PRIVATE LIMITED** with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name **MAGUS ESTATES AND HOTELS PRIVATE LIMITED**

Given under my hand at Mumbai this Eighth day of August Two Thousand Fourteen.

PADMAVATHI BALAKRISHNAN
 Deputy Registrar of Companies
 Registrar of Companies
 Mumbai

Validity - Unknown
 Digitally signed by Padmavathi Balakrishnan
 Date: 2014.08.08 12:53:40
 1255340



mm

Mailing Address as per record available in Registrar of Companies office:

PROVENANCE LAND PRIVATE LIMITED
PLOT NO 1/136, DR. E. MOSES ROAD, NEAR JIJAMATA NAGAR, WORLI,
MUMBAI - 400018,
Maharashtra, INDIA

बकाई - ५	
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