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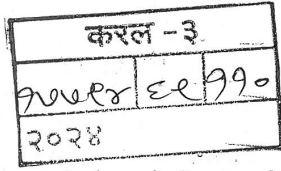
Gaikwad referred to as the party of the FIRST PART and Powai Manidwip Commercial Premises Co-Op. Society Ltd. through Chairman H R Patel & others referred to as the party of the SECOND PART.

3. Conveyance Deed dated 23/03/2010 registered on 23/03/2010 under Serial No. KRL-1/3342/2010 at the office of Sub Registrar Kurla-1 regarding the CTS No. 7/18 Part, admeasuring 727.81 Sq. meters area of Powai Manidwip Commercial Premises Co-Op. Society Ltd, MHADA Colony, situated at village Kopri, Taluka Kurla & District Mumbai, by and between Mumbai Housing & Area Development Board Mumbai through OSD (Conveyance) Sharad M Dhope through POA Estate Manger Devraj D Gaikwad referred to as the party of the FIRST PART and Powai Manidwip Commercial Premises Co-Op. Society Ltd. through Chairman H R Patel & others referred to as the party of the SECOND PART.

Note: Please note that this title search report is subject to torn, mutilated and incomplete records, unready and unavailable records, withdrawal of register of certain years for binding and re-writing by the office of the Sub-Registrar pertaining to the Property, as available with the office of the Sub-Registrar and this report is qualified to that extent and I shall not be responsible for any discrepancy in the report owing to unavailable records or entries as on date of this title search report.


Mr. Mayur S. Kadam
Advocate

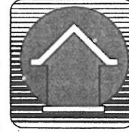




महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



महाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government
Resolution No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)



"AMENDED PLAN"

No. MH/EE/(B.P.)/GM/MHADA-36/1299/2024
Date:- 25 JUN 2024

M/s. **Realcon Infra build LLP,**
C.A. to owner Powai Manidwip,
Commercial premises CHSL,
C-106, Vashi Plaza, Sector- 17,
Vashi, Navi Mumbai - 400 703.

Sub:- Proposed redevelopment of the existing Bldg. known as "Powai Manidwip
Commercial premises CHSL" on C.T.S. No. 7/18 (Pt.) village-Kopari Powai
at A. S. Marg, MHADA Complex, Powai (E.), Mumbai -400 076.

- *Ref :-** 1. Zero FSI IOA vide No. MH/EE/BPCell/GM/MHADA-36/1299/2023
dated 16/06/2023.
2. Plinth C. C. vide No. MH/EE/BPCell/GM/MHADA-36/1299/2023/
CC/1/New dated 28/07/2023.
3. Amended Plans approval vide No. MH/EE/BPCell/GM/MHADA-36/
1299/2024 dated 08/05/2024.
4. Further C. C. vide No. MH/EE/BPCell/GM/MHADA-36/1299/2024/
FCC/1/New dated 27.05.2024.
5. Concession approved from Hon'ble V.P. & CEO/A vide no.
ET-156 dated 14/06/2024.
6. Application of Architect vide letter dt. 18/06/2024.
7. Draft Amended plans approval dt. 21.06.2024 by Dy. Chief Engineer
/B.P. Cell/GM/MHADA

Dear Applicant,

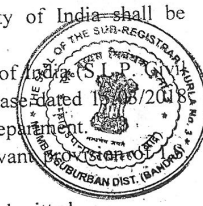
With reference to your above letter this is to inform you that the above plans,
submitted hereby issued subject to the compliance of the conditions mentioned in
Amended plans dated 08.05.2024 and subject to compliance of following conditions-

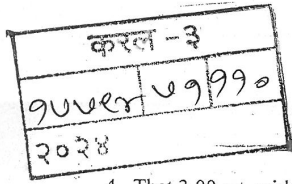
A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be
submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. 'S' ward shall be submitted.

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5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
 6. That the Valid Janta Insurance policy shall be submitted.
 7. That the quarterly progress report shall be submitted by Architect.
 8. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
 9. That the specific NOC as per Hon'ble Supreme Court of India (S.P. No. D23708/2017) Order in Dumping Ground Court Case dated 17/05/2018 shall be obtained from concerned department/S.W.M. Department.
 10. The safety measure shall be taken on site as per relevant Code and safety regulation.
 11. That the N.O.C. from local electric supply co. shall be submitted.
 12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
 13. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
 14. That the plinth shall be got checked by this office staff.
 15. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks shall be submitted for : a) S.W.D., b) Water Works, c) Tree authority, c) Hydraulic Engineer, e) PCO, f) NOC from Electric Supply Company.
 16. That the Material testing report for construction materials used at site shall be taken as per required frequency.
 17. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
 18. That the all-precautionary measures shall be taken to control Environmental pollution during the building construction activities as per Circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Government of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.
- B: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C**
1. That the final N.O.C. from MHADA shall be submitted before submission of B.C.C.
 2. That the low-lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
 3. That the dust bin will be provided.





4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That the following N.O.C. from concerned authorities / empanelled consultants for :- a) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment NOC shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building shall not be affected if applicable.
12. That final completion plans for Completion of work on site shall be submitted.
13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
18. That the confirmation regarding road set back of the plot from component authority shall be submitted.
19. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/

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occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

A copy of set of amended plans is hereby returned as a token of approval.

--Sd--

(Prashant D. Dhattrak)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA



Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Dy. Chief Engineer/GM/MHADA.
- 3) Chief ICT Officer/A for information & upload on MHADA website.

Copy with plan to:

- 4) Architect / Layout Cell (SPA MHADA).
- 5) Asst. Commissioner 'S' Ward Ward (MCGM)
- 6) A.A. & C. 'S' Ward (MCGM).
- 7) A.E.W.W. 'S' Ward (MCGM).
- 8) The Secretary Powai Manidwip Commercial premises CHSL
- 9) Architect Shri. Hansraj R. Vishwakarma.

(Prashant D. Dhattrak)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA

SHEET NO. 124

LIST OF AREA OCCUPANCIES FOR STORES & OFFICES

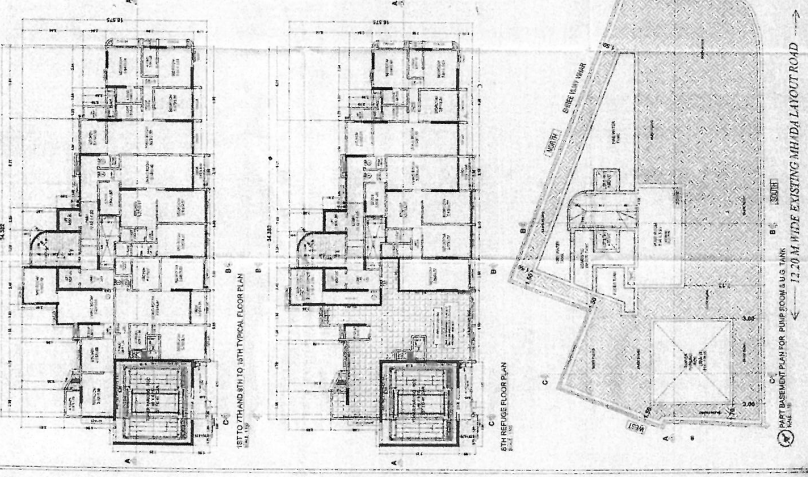
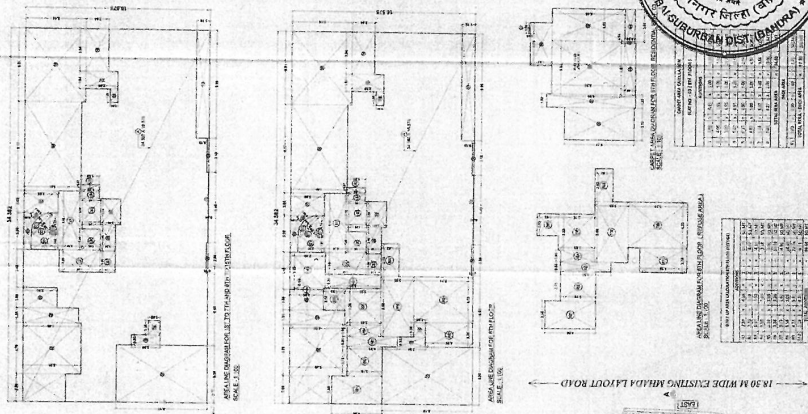
Sl. No.	Area (sq. m)	Volume (cu. m)	Rate (Rs./sq. m)	Total (Rs.)
1	100	100	100	10000
2	200	200	200	40000
3	300	300	300	90000
4	400	400	400	160000
5	500	500	500	250000
6	600	600	600	360000
7	700	700	700	490000
8	800	800	800	640000
9	900	900	900	810000
10	1000	1000	1000	1000000

LIST OF AREA OCCUPANCIES FOR SHOPS

Sl. No.	Area (sq. m)	Volume (cu. m)	Rate (Rs./sq. m)	Total (Rs.)
1	100	100	100	10000
2	200	200	200	40000
3	300	300	300	90000
4	400	400	400	160000
5	500	500	500	250000
6	600	600	600	360000
7	700	700	700	490000
8	800	800	800	640000
9	900	900	900	810000
10	1000	1000	1000	1000000

LIST OF AREA OCCUPANCIES FOR RESIDENCES

Sl. No.	Area (sq. m)	Volume (cu. m)	Rate (Rs./sq. m)	Total (Rs.)
1	100	100	100	10000
2	200	200	200	40000
3	300	300	300	90000
4	400	400	400	160000
5	500	500	500	250000
6	600	600	600	360000
7	700	700	700	490000
8	800	800	800	640000
9	900	900	900	810000
10	1000	1000	1000	1000000



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2020

REGISTRATION NO. 124

DATE OF ISSUE: 10/11/2020

SCALE: AS SHOWN

PROJECT NO. 124

DATE OF ISSUE: 10/11/2020

SCALE: AS SHOWN



