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21-02-2019

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सूची क्र.2

दुय्यम निबंधक सह दु.नि. कुर्ली 2

दस्त क्रमांक : 10688/2014

नोटणी

Regn:63m

गावाचे नाव : 1) तुंगवा

(1) वितरकाचा प्रकार	करारनामा
(2) नोंदवली	43987200
(3) बाजारपेठ आणि पट्ट्याच्या बाबतिलेपट्टाईतर आज्ञारणी देतो की पट्टेदाराने नमुद करावे	20828000
(4) भू-सापन पोटाहेस्साव परबलाक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं. सदनिका नं.2202,टाँवर टी-8, माळा नं: 22 वा मजला, इमारतीचे नाव: एमराल्ड आइल बिल्डींग, ब्लॉक नं: पवई मुंबई 400072, रोड नं: साकी विहार रोड, इतर माहिती: एक कारपार्किंग व एक टेन्डम कारपार्किंग((C.T.S. Number : 117 A PART 117 B PART))
5) क्षेत्रफळ	1) 156.48 चौ.मीटर
6) ई-कारणी किंवा जुडी देण्यात असेल त्याचा	
(7) तस्को व न भरून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अर्थात ए.स.प्रतिवादिचे नाव व पत्ता.	1): नाव:-लार्सन आणि टूब्रो लि तर्फे प्राधिकृत व्यक्ती जोसेफ कार्डीरो याच्या तर्फे मुखत्यार स्वामिनाथन एस अय्यर वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एल.म. जेड टी हाऊस , ब्लॉक नं: मुंबई 400 001 , रोड नं: एन एम जोशी मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400096 पत्ता नं:- AAACL0140P
(8) दस्तऐवज भरून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-उपेंद्र कुमार - जेना वय:-47; पत्ता:-, पी ओ बॉक्स/751, पोस्टल कोड/112 रुबी भोमाल, नाथपुर / धारपूर / कटक /ओरिसा, -, Balibili, ORISSA, TAJAPUR, Non-Government पिन कोड:-755003 पत्ता नं:-AIVPJ4759J
(9) दस्तऐवज काढा दिल्याचा दिनांक	07/11/2014
(10) दस्तऐवजाची मेल्याची दिनांक	07/11/2014
11) अनुक्रमकाखंड व पृष्ठ	10688/2014
12) बाजारभावाप्रमाणे मुदाक शुल्क	2199400
13) बाजारभावाप्रमाणे नोटणी शुल्क	30000



Possession Certificate

Customer Code: 411720

To:

Mr. Upendra Kumar Jena
National Bank Of Oman,
P.O. Box-751, Postal Code-112, Ruwi,
Muscat
Oman

Contact No. : +96899224508

Ref: Handover of Possession of Flat No. 2202 on 22nd Floor in Tower T08 (the said Building) along with 1 Single and 1 Tandem car parking space/s in the project known as Emerald Isle, Powai situated next to L&T Business Park, Saki Vihar Road, Powai, Mumbai-400072 (the Flat and the car parking space are collectively referred to as "said Flat").

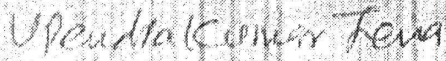
Dear Mr. Upendra Kumar Jena,

1. We are pleased to inform you that the construction of the said Building/Flat is complete and the Municipal Corporation of Greater Mumbai (MCGM) has issued the Occupation Certificate in respect of the said Building/Flat vide permission dated 21-Dec-2018 bearing no CHE/ES/1010/L/337(NEW).
2. We hereby confirm that, we have handed over the vacant possession of the said Flat, along with the keys to you and you have inspected and are satisfied with the same.

Yours faithfully,


M/s. Larsen & Toubro Limited
Authorised Signatory

We accept and acknowledge the handover of keys of the said Flat:


(Mr. Upendra Kumar Jena)

Date: 21 FEB 2019

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग


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मुल्यांकन अहवाल सन २०१४

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५b
२. सदरकर्त्याचे नाव : उपेंद्र कुमार जेना
३. तालुका : मुंबई / अंधरी / बोरीवली / कुर्ला
४. गावाचे नाव : तूंगवा
५. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक : ११७A, ११७B Part
६. मूल्य दरविभाग (झोन) : ११७ उपविभाग : ५५५
७. मिळकतीचा प्रकार :- खुली जमीन : निवासी कार्यालय दुकान औद्योगिक:
प्रति चौ.मी.दर : - ५१०,६००/- - -
८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : १५६.५८ कार्पेट/बिल्टअप चौ.मी.
९. कारपार्किंग: १+१ गच्ची : - पोटमाळा : -
१०. मजला क्रमांक: २२ वा उदवाहन सुविधा आहे / नाही
११. बांधकाम वर्ष : - घसारा : -
१२. बांधकामाचा प्रकार : आरआरसी / इतर पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. - ज्यान्वये दिलेली धर वेग
१४. भाडेकरू व्याप्त मिळकत असल्यास : १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) : -
२. नवीन इमारतीत दिलेले क्षेत्र: -
३. भाड्याची रक्कम : -
१५. लिट्ट एन्ड लायसन्सचा दस्त : १. प्रतिमाह भाडे रक्कम : -
निवासी / अनिवासी २. अनामत रक्कम / आगावू भाडे : -
१६. निर्धारित केलेले बाजारमूल्य १५९०३००० + ५२८००० = २०१८१०००
१७. दस्तामध्ये दर्शवितेला मोबदला : ५,३९,८७,२००/-
१८. देय मुद्रांक शुल्क : २१,९९,५००/- भरलेले मुद्रांक शुल्क : २१,९९,५००/-
१९. देय नोंदणी फी : ३०,०००/-




लिपिक


सह-सुसूचनाधिकारी, कुर्ला - २
मुंबई उपनगर जिल्हा

करल-२		
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AGREEMENT

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THIS AGREEMENT FOR SALE ("this Agreement") made at Mumbai on this 07 day of November Two Thousand and Fourteen

BETWEEN

LARSEN AND TOUBRO LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at L&T House, N.M. Marg, Ballard Estate, Mumbai 400001, hereinafter referred to as "the Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and permitted assigns) of the FIRST PART;

AND

Mr./Mrs/Miss/Mster/M/s. Upendra Kumar Jena

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Adult/s / Minor, Indian Inhabitant/s of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956/ Natural guardian (Mr/Mrs.....) on behalf of the

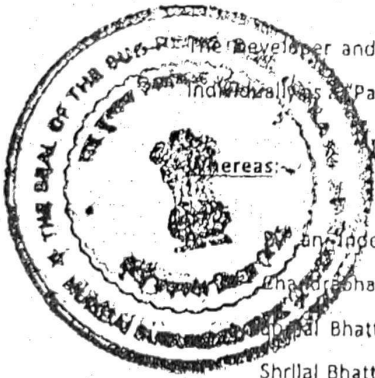
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minor, having their address for the purpose of these present at
P.O. Box - 751, Postal Code - 112, Ruwi, Oman

hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her heirs, executors, administrators, in case of a firm the partners for the time being/or from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors and permitted assigns and where the Purchaser is a Hindu Undivided Family (HUF) the Karta and the members or members for the time being of the HUF and the survivor/s of them and the heirs, executors, administrators and assigns of the last surviving member) of the SECOND PART.



The Developer and the Purchaser are hereinafter collectively referred to as "the Parties", and individually as "Party".

Whereas by an indenture of Sub Lease dated 30th March, 1954, made between (1) Shri. Anandprabhan Bhuramal Sharma (2) Shri. Chhedilal Bhikhram Gupta (3) Smt. Gajraben Shrilal Bhatt (4) Shri. Kishore Shrilal Bhatt (5) Shri. Ashok Shrilal Bhatt, (6) Shri. Vinod Shrilal Bhatt and (7) Shri. Vikram Shrilal Bhatt, therein referred to as the Lessees of the First Part AND Shri. Manubhal Tolashankar Pandya therein referred to as the Confirming Party of the Second Part AND Larsen and Toubro Ltd. referred to as the Sub-lessee therein of the Third Part (the Developer herein) and registered with Sub-Registrar of Assurances at Mumbai at Sr. No. BOM/2940/1954 on 29th April, 1954, a Sub-lease was created in favour of Larsen & Toubro Ltd., of all those pieces and parcels of developed and undeveloped agricultural land or ground bearing Survey No.50 admeasuring 36 Acres 7 Gunthas and 23 sq.yds. equivalent to 1,46,679.80 sq.mtrs. or thereabouts (hereinafter referred to as the "said Leased Property") together with all rights, title, interests, benefits, privileges, easements incidental and/or ancillary, accrued and/or to be accrued thereon for a term of 96 years and 9 months commencing from 1st July, 1951, at and for a rent and on the terms, covenants and conditions therein contained;

- B. By a Deed of Conveyance dated 30th March, 1964, executed by and between Shri. Abdul Rehman Mohamed Yusuf, Smt. Sherbanu Mohamed Agboatwala, Smt. Rabiabanu Mohamed Mitha and Smt. Shabanu Siddick Suleman, as the Mutavallis or Trustees of the Wakf created by Sir Mohamed Yusuf Kt. by a Deed of Wakf dated 29th April, 1929 therein referred to as "First Vendors" of the First Part AND Smt. Sherbanu Mohamed Agboatwala in her capacity as Wakif as well as Mutavall of Deed of Wakf dated 8th July, 1941 and Shri. Abdul Rehman Mohamed Yusuf, Smt. Rabiabanu Mohamed Mitha, Smt. Shabanu Siddick Suleman, Mutavallis or Trustees of the Wakf created by Smt. Sherbanu wife of Mohamed Agboatwala and daughter of Sir Mohamed Yusuf Ismail, by a Deed of Wakf dated 8th July,

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Consultants, for preparation of the structural designs and drawings of the said Building on the said Property/Land;

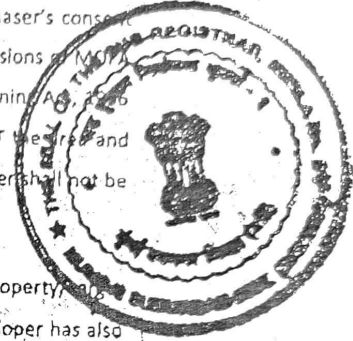
- U. By and under Intimation of Disapproval (IOD) bearing nos. CE/4406/BPES/AL and CE/4407/BPES/AL both dated 8th August 2012, the Developer was given permission by the MCGM to construct towers T1 and T2 to T8 of Residential Phase I on the said Property, subject to the terms and conditions as stated therein, copies of the same are hereto annexed and marked as Annexure "D" collectively;
- V. By and under Commencement Certificates (CC), dated 12th June 2013 bearing nps. CE/4406/BPES/AL & CE/4407/BPES/AL, Issued by the MCGM, the Developer was given permission to commence construction of Residential Phase I on the said Property subject to the terms and conditions as stated therein, copies of the same are hereto annexed and marked as Annexure "E" collectively;
- W. The Property Register Cards of the said Property are annexed and marked hereto as Annexure "F";
- X. A copy of the title certificate dated 2nd July 2013 issued by MANILAL SHINDE & ASSOCIATES CO., Advocates and Solicitors, certifying the title of the Developer in respect of the said Residential Land is annexed and marked as Annexure "G" hereto;
- Y. The Developer has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Developer a Flat bearing No. 2202 admeasuring 130.36 square mtrs. carpet area i.e. approximately 1403.19 square feet on the 22nd floor in Tower T8 ("said Tower") of the said Building in Residential Phase I of the project known as "EMERALD ISLE", hereinafter referred to as "the said Flat" and hatched in red colour on the Floor Plan annexed hereto and marked as Annexure "H", with such amenities as mentioned in Annexure "I" hereto for a total consideration of Rs. 439,87,200 (Rupees Four Crores Thirty Nine Laks Eighty Seven Thousand Two Hundred Only), excluding taxes and levies, (hereinafter referred to as "the Consideration"). The said Flat is more particularly described in the Third Schedule hereunder written;
- Z. The Purchaser has prior to the execution of this Agreement satisfied himself/ herself/ itself about the rights and title of the Developer to develop the said Property. The Developer has given inspection to the Purchaser of all the documents of title of the said Property, permissions, approvals, the sanctioned plans and of such other documents as are specified under the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the Rules made there under. The Purchaser has further agreed and



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said Project by utilizing the entire unconsumed/generated Floor Space Index (F.S.I.) and the entire increased, additional, future and extra F.S.I. (either purchased from third parties and/or the authorities by payment of premium or price and/or the change of law and policy and/or the purchase of TDR and/or floating FSI which may be acquired by the Developer, post formation of the society, company or association and/or after the execution of the Deed of Conveyance and/or deemed conveyance. Further the Developer shall be entitled to relocate/ realign/ modify/change service and utility connections and lines, open spaces, parking spaces, recreation areas /access roads and all or any other areas, amenities and facilities as the Developer may deem fit, at their sole discretion, and/or to the sanctioned plans (from time to time) and the Purchaser hereby agrees, confirms and consents, to such variations being/ to be made and the consent contemplated hereunder shall for all purposes be considered as the Purchaser's consent under the provisions of Section 7(1) (i) & (ii) and the other applicable provisions of MOFA and the other applicable provision of the Maharashtra Regional Town Planning Act, 1967 and the Development Control Regulations framed therein PROVIDED THAT the area and the floor of the said Flat (as herein defined) and hereby sold to the Purchaser shall not be altered without the prior written consent of the Purchaser.



3. The Developer has made full and true disclosure of the title of the said Property/Land as well as the encumbrances, if any, known to the Developer. The Developer has also disclosed to the Purchaser/s the nature of its rights, title and interests or right to construct the said Building. The Developer has also given inspection of the IOD/Commencement Certificate, the sanctioned plans, MoEF Permission, Permission for conversion of zone from Industrial to Residential and of such other documents as are specified under MOFA. The Purchaser/s having acquainted himself/herself/themselves with all the facts and rights of the Developer has/have entered into this Agreement. The Purchaser/s hereinafter shall not be entitled to challenge or question the title of the Developers and the right / authority of the Developer in respect of the said building/said Property/Land and to enter into this Agreement.

4. The Purchaser hereby agrees to acquire from the Developer and the Developer hereby agrees to sell to the Purchaser, residential Flat bearing No. 2202 admeasuring 130.36 sq. mtrs. carpet area equivalent to 1403.19 sq. ft. on 22nd floor in Tower T8 ("said Tower") of the said Building (Annexure "H") In Residential Phase I of the said Project known as "EMERALD ISLE", for a total consideration of Rs. 439,87,200 /-(Rupees)

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Done

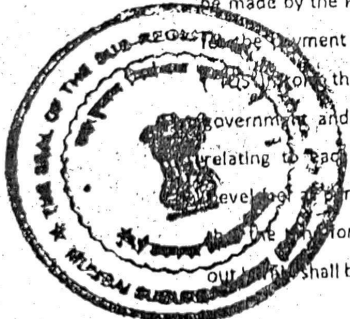
Four Crores Thirty Nine Lakhs Eighty Seven Thousand Two Hundred Only), excluding taxes and levies, (hereinafter referred to as "the Consideration") to be paid by the Purchaser to the Developer in the manner provided herein below. The Purchaser shall have the exclusive usage of 181 car parking space/s /tandem ("the said car parking space/s"). At the time of handing over of possession of the said Flat, the exact location of the car parking space/s shall be intimated

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by a separate letter or shall be indicated in the possession letter. All payments shall be made by way of demand drafts/cheques/ RTGS/ECS/NEFT, in the name of "Larsen & Toubro Ltd - Emerald Isla" which shall be deposited in such account as set out more particularly by the Developer.

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5. The Consideration, i.e. Rs. 439,87,200/-
 (Rupees Four Crores Thirty Nine Lakhs Eighty Seven Thousand Two Hundred only), towards the said Flat shall be paid in tranches as detailed in Annexure "I" herein (the payment at each stage is individually referred to as "the Instalment" and collectively referred to as "the Instalments"), in accordance with the progress of construction. The Developer shall issue a demand notice (by post/courier/e-mail/fax) to the Purchaser intimating the Purchaser about the stage-wise completion of the said Tower. The payment of the Instalment shall be made by the Purchaser within 14 (fourteen) days of the Developer making a demand for the payment of the instalment. In the event, the Purchaser deducts Tax At Source on the Consideration, the Purchaser shall pay the tax deducted to the government and deliver the relevant document i.e. TDS certificate/Form 16A/Challan, relating to each payment as per the provisions of the Income-tax Act, 1961 to the Developer for the provisions of the Income-tax Act, 1961. It is hereby expressly agreed that the payment of each of the aforesaid Instalments of the Consideration set out herein shall be the essence of the contract.



6. The specifications of the said Flat and fixtures, fittings and amenities/facilities to be provided by the Developer in the said Flat/Project are those that are set out in the "Annexure J" annexed hereto. It is clearly understood by the Purchaser that the furniture, fixture, fittings, electrical & electronic gadgets etc. as are displayed in the sample flat have been placed there for illustrative purposes only and the same are not included in the consideration for the said Flat and that only such specifications and amenities as are specified in Annexure J of the Agreement shall be provided by the Developer in the said Flat.
7. The Purchaser is aware that as a result of changes in the layout plans and/or building plans of the said Building, the share of the said Flat and/or the Purchaser in the common areas and facilities may increase or decrease. The Purchaser hereby expressly consents to such changes in the said share and hereby expressly authorizes the Developer to so increase or decrease the said share of the Flat and/or of the Purchaser/s in the common areas and facilities of the Project and the Purchaser/s hereby irrevocably agrees to accept the said share as changed as aforesaid.
8. The carpet area of the said Flat is approximate and the actual carpet area may increase/decrease from the carpet area mentioned herein upto 3% due to design and

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The Purchaser shall present this Agreement at the proper registration office for registration within the time limit prescribed by MOFA and The Registration Act, 1908 and intimate to the Developer the Serial Number under which this Agreement is lodged for registration and thereupon the Developer shall remain present to admit execution thereof before the Sub-Registrar.

59. For the purpose of this transaction, the details of the PAN of the Developer and the Purchaser/s are as follows:

- (i) Developer's PAN AAACLO140P
- (ii) Purchaser's PAN AIVPT4759J

60. This Agreement constitutes the whole agreement and understanding between the Parties relating to its subject matter and supersedes and extinguishes any prior drafts, agreements, letters, writings, allotment, brochures and/or any other documents entered into including undertakings, representations, warranties and arrangements of any nature, whether in writing or oral, relating to such subject matter.

The Purchaser represents and confirms that it has read the terms and conditions of this Agreement and has understood his/her obligations, liabilities and limitations as set forth and has neither relied upon nor been influenced by any marketing brochures, e-mails, advertisements, representations of any nature whatsoever whether written or oral.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(The description of the said Larger land)

All that piece or parcel of land or ground bearing City Survey No. 117-A, 117A/1 and 117-B (Old Survey No. 50) admeasuring 1,35,268.50 sq.mtrs. in the Village of Tungwa, Taluka Kurla in the registration district and sub-district of Mumbai city and Mumbai Suburban and bounded as under:

- On or towards the NORTH by : Jogeshwarl- Vikhroli Link Road
- On or towards the SOUTH by : CTS Nos. 119 G/1B, 119 F/1A/1
- On or towards the EAST by : CTS Nos. 117- C, 118, 119 and 119/ D/ 2
- On or towards WEST by : Sakl Vihar Road

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THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(The description of the said Property)

All that piece and parcel of land or ground, lying and being a demarcated part admeasuring 37062.36 sq. mtrs sq. mtrs. of plot bearing City Survey nos. 117-A (Part) & and 117-B (Part) of Village of Tungwa in Powai Estate, Saki Vihar Road, Taluka Kurla, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and which is bounded as follows:

On or towards NORTH by : Partly by L&T Business Park and partly by D.P. Road for Jogeshwari- Vikhroli Unk Road.

On or towards SOUTH by : L&T Ltd. Factory (EBG) on CTS No. 117 -A (Part)

On or towards EAST by : CTS Nos. 117- C, 118, 119 and 119/ D/ 2

On or towards WEST by : Partly along L&T Business Park on CTS No. 117.- B and partly by Saki Vihar Road.

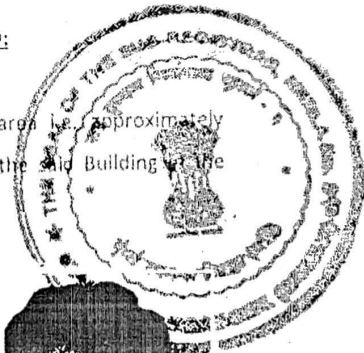
THE THIRD SCHEDULE HEREINABOVE REFERRED TO:

(The description of the said Flat)

Flat bearing No. 2202 admeasuring 130.36 square mtrs. carpet area approximately 1403.19 square feet on the 22nd floor in Tower T8 of the said Building of the project known as "EMERALD ISLE" (Annexure H).

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SIGNED AND DELIVERED)
By the within named Developer,)
LARSEN & TOUBRO LTD.)
by its authorised signatory)
Mr. Joseph Cordeiro)
Authorised under Board resolution)
dated February 13, 2014)



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In the presence of.....)

[Signature]

SIGNED AND DELIVERED BY THE)
within named PURCHASER/S)
Mr. / Mrs. / M/s. Upendra Kumar)
Jena)
_____)
_____)
_____)

Upendra Kumar Jena

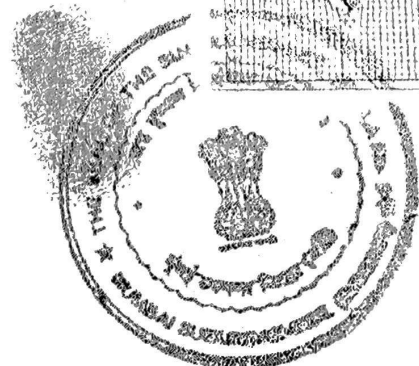


In the presence of)

Y Ramakant Tharwal

[Signature]

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ANNEXURE - D (COLLECTIVELY)
MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/4406/BPES/AL

To,
M/s. Spaceage Consultants
B-106, Natraj Bldg., Shrushti Complex,
Mulund - Link Rd., Mulund - (W),
Mumbai - 400 080.

Sub. : Amended plans for Proposed Building No. 1 on plot bearing
C.T.S. No. 117A (pt) & 117B (pt) of village Tunawade Taluk
Kurla, Powai, Mumbai.

Ref. : Your letter dated 04/10/2013.



Sir,

I have to inform you that, the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even No. dated 08/08/2012 and following addition conditions.

- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 2) That all requisite fees, deposits, development charges etc. shall be paid.
- 3) That the C.C. shall be got endorsed as per approved amended plans.

One set of amended plans duly signed and stamped is hereby returned in the token of Municipal approval.

Yours faithfully,

Acc. :- One set of plan.

Saha
Executive Engineer
(Building Proposal) E.S.I

Copy forwarded for information to the owner
M/s. Larsen & Toubro Ltd.

[Signature]
Executive Engineer
(Building Proposal) E.S.I

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२०१४	MUNICIPAL CORPORATION OF GREATER MUMBAI

CE/4407/BPES/AL 10 4 SEP 2014'

To,
M/s. Spaceage Consultants
B-106, Natraj Bldg., Shrushti Complex,
Mulund - Link Rd., Mulund - (W),
Mumbai - 400 080.

Sub. : Amended plans for Proposed residential Building No. 2 consisting of 7 wings
T-2 to T-8 on plot bearing C.T.S. No. 117A, 117/1 & 117B of village Tungwa,
Taluka Kurla, Powai, Mumbai.

Ref.: Your letter dated 23/07/2014.

Sir,

I have to inform you that, the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office intimation of Disapproval under even No. dated 08/08/2012 and amended Disapproval letter under No. dated 01/11/2013 and following addition conditions:-

- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 2) That all requisite fees, deposits, development charges etc. shall be paid.
- 3) That the C.C. shall be got endorsed as per approved amended plans.
- 4) That as per Circular No. ChE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-

a) Ownership document, b) Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Report, d) RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f) Structural Audit Reports, g) All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / Architect, j) NOC and completion certificate issued by the C.F.O., k) Fire Safety Audit carried out as per the requirement of C.F.O.

The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.

- 5) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
- 6) That the additional water and sewerage charges shall be paid to A.E.(W.W.) 'L' Ward.

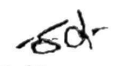
Municipal approval.

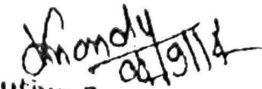
Acc :- One set of plan.

Copy forwarded for information to the owner

M/s. Larsen & Toubro Ltd.

Yours faithfully,


Executive Engineer
(Building Proposal) E.S.I


Executive Engineer
(Building Proposal) E.S.I

OFFICE OF CHIEF FIRE OFFICER
MUMBAI FIRE BRIGADE
WADALA COMMAND CENTER
SECTOR-7, BRANCH WEST/DAKSHIN
LANTOR HILL, MUMBAI - 400 037.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

No: *FB/HRC/ES/09*
Date: *31/08/2013*

SUB: N.O.C. stipulating Fire Safety and Fire Protection measures for the proposed high rise residential building No. 2 on plot bearing C.T.S. No 117 A (pt) and 117 B (pt) of Village Tunga, Taluka Kurla, Powai, Mumbai.

REF: Letter No. CE/4406/BPES/AL dated 30/05/2013
MFB: No.HRC/ES/09 dt.18/06/2013.



Ch.Eng. (D.P.)

In this case please refer to the N.O.C. issued by this department under no. FB/HR/ES/24 dated 25/05/2012 for construction of high rise residential building comprising of three towers (Tower 2, 3 & 4) each having common two level basement + common podium + common still + 1st to 27th upper floors each, having fire check room on 20th & 21st floor (at 69.85 mtrs height) with a total height of 93.50 mtrs from general ground level to terrace level.

Now L. S. has revised the plans and as per amended plans the proposed residential building comprising of three towers (Tower 2, 3 & 4) each having common 3 level part basement and part podium + still + 1st to 24th upper floors each with a total height of 84.45 mtrs from general ground level to terrace level. Also architect has proposed 4 additional residential wings i.e. (Tower 5) having common 3 level part basements & part podium + still + 1st to 24th upper floor each with a total height of 84.45 mtrs. (Tower 6) having common 3 level part basement and part podium + still+ 1st to 24 upper floors each with a total height of 84.15 mtrs (Tower 7) having common 3 levels part basements & part podium + still + 1st to 23rd upper floors each with a total height of 81.35 mtrs (Tower 8) having common 3 level part basement & part podium + still 1st to 20th upper floors each with a total height of 69.80 mtrs.

Floor wise usage is as follows:

Tower No.	Floors	Floor wise uses
Common for Tower 2 To 8	Part Lower Basement / part ground floor	Car parking, STP, U.G. Tanks
Common for Tower 2 To 8	Part Middle Basement / 1 st podium floor	Car Parking / STP.
Common for Tower 2 To 8	Part Upper Basement / part 2 nd Podium floor	Car Parking & Electric meter room

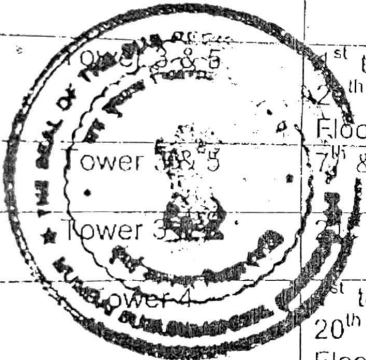
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For Spaceage Consultants

Sd/-
20/08/2013

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 2028
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Common Tower 2 To 8	Still Level.	Entrance Lobby, Car Parking, Club House & R C. Area.
Tower 2	1 st To 6 th , 8 th To 13 th , 15 th To 19 th , 22 nd To 24 th Typical Floor	4 Nos of Residential Flats.
Tower 2	7 th & 14 th Floor	3 Nos. of Residential Flats and Part Refuge.
Tower 2	20 th Floor	3 Nos. of Residential Flats and Part Lower Duplex.
Tower 2	21 st Floor	3 Nos of Residential Flats & Part Upper Duplex and Part Refuge
Tower 3 & 5	1 st to 6 th , 8 th To 13 th , 15 th To 19 th & 22 nd to 24 th Typical Floor	6 Nos of Residential Flats
Tower 3 & 5	7 th & 14 th Floor	4 Nos. of Residential Flats and Part Refuge.
Tower 3 & 5	21 st Floor	5 Nos. of Residential Flats and Part Refuge.
Tower 4	1 st to 6 th , 8 th To 13 th , 15 th To 20 th & 22 nd to 24 th Typical Floor	6 Nos of Residential Flats
Tower 4	7 th & 14 th Floor	4 Nos. of Residential Flats and Part Refuge.
Tower 4	21 st Floor	5 Nos. of Residential Flats and Part Refuge.
Tower 6	1 st To 5 th , 7 th To 12 th , 14 th To 18 th & 21 st To 24 th Typical Floor	4 Nos. of Residential Flats
Tower 6	6 th & 13 th Floor	3 Nos. of Residential Flats and Part Refuge.
Tower 6	19 th Floor	3 Nos. of Residential Flats and Part Lower Duplex
Tower 6	20 th Floor	3 Nos of Residential Flats & Part Upper Duplex and Part Refuge
Tower 7	1 st To 5 th , 7 th To 12 th , 14 th to 18 th , 21 st To 23 rd Typical Floor	3 Nos. of Residential Flats
Tower 7	6 th & 13 th Floor	2 Nos. of Residential Flats and Part Refuge.
Tower 7	19 th Floor	2 Nos. of Residential Flats and Part Lower Duplex
Tower 7	20 th Floor	2 Nos of Residential Flats & Part Upper Duplex and Part Refuge



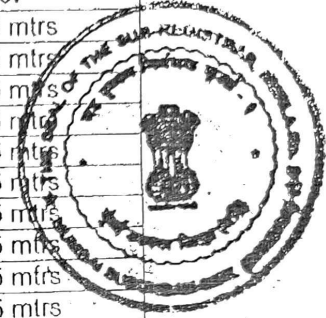
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Tower 8	1 st To 5 th , 7 th To 12 th , 14 th To 20 th Typical Floor	3 Nos. of Residential Flats
Tower 8	6 th & 13 th Floor	2 Nos. of Residential Flats and Part Refuge.

The refuge areas provided are as under

Tower No.	Refuge Floor	Refuge area (Required)	Refuge area (proposed)	At the height of refuge area from ground level
2	7 th	141.93 sq. mtrs	146.25 sq. mtrs	26.85 mtrs
2	14 th	144.12 sq. mtrs	146.25 sq. mtrs	48.55 mtrs
2	21 st	62.91 sq. mtrs	62.96 sq. mtrs	72.05 mtrs
3 & 5	7 th	130.61 sq. mtrs	133.40 sq. mtrs	26.85 mtrs
3 & 5	14 th	133.34 sq. mtrs	133.40 sq. mtrs	48.55 mtrs
3 & 5	21 st	58.32 sq. mtrs	65.02 sq. mtrs	72.05 mtrs
4	7 th	119.46 sq. mtrs	119.77 sq. mtrs	26.85 mtrs
4	14 th	131.75 sq. mtrs	131.89 sq. mtrs	48.55 mtrs
4	21 st	58.32 sq. mtrs	58.79 sq. mtrs	72.05 mtrs
6	6 th	141.93 sq. mtrs	146.25 sq. mtrs	23.15 mtrs
6	13 th	144.12 sq. mtrs	146.25 sq. mtrs	44.85 mtrs
6	20 th	83.89 sq. mtrs	83.92 sq. mtrs	66.55 mtrs
7	6 th	134.95 sq. mtrs	148.20 sq. mtrs	23.75 mtrs
7	13 th	138.46 sq. mtrs	148.20 sq. mtrs	45.45 mtrs
7	20 th	60.38 sq. mtrs	60.94 sq. mtrs	67.15 mtrs
8	6 th	134.95 sq. mtrs	148.20 sq. mtrs	23.15 mtrs
8	13 th	140.88 sq. mtrs	148.20 sq. mtrs	44.85 mtrs.

In addition to that, terrace of the building will be treated as refuge area.
 Excess refuge area beyond 4% shall be counted in FSI.



Fire Check Floors are as under:

Tower	Fire Check Floor At Height
2	In Between 20 th & 21 st Floor at 70.25 mtrs
3	In Between 20 th & 21 st Floor at 70.25 mtrs
4	In Between 20 th & 21 st Floor at 70.25 mtrs
5	In Between 20 th & 21 st Floor at 70.25 mtrs
6	In Between 20 th & 21 st Floor at 69.65 mtrs
7	In Between 20 th & 21 st Floor at 70.25 mtrs.

The open spaces all around the building are as under :- (Tower 2)

The site is having a contour and due to the natural slope having entry levels at various points. The building at +/- 0.00 mtrs level & 3.30 mtrs level i.e. on the top of basement/ podium level and easily accessible for fire appliance.

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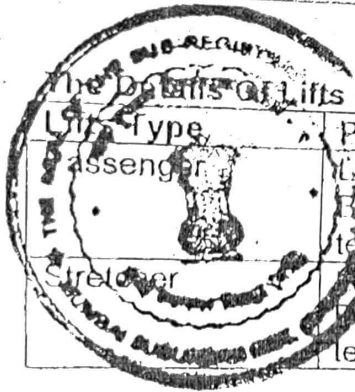
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2024 The open spaces all around the building on the top of basement/ podium are as under :- (Tower 2 to 8).

Sides	Profile
North	From building line to plot boundary/ Contour
South	More than 9.00 mtrs.
East	More than 9.00 mtrs.
West	More than 9.00 mtrs.

The Details Of Staircases :- (Tower 2 to 8)

Profile	Width & No.
Leading from Part Lower Basement / part ground floor to terrace.	2.00 mtrs Wide 2 nos
Leading from part lower basement to ground floor	1.50 mtrs wide 2 nos



The Details Of Lifts :- (Tower 2 to 8)

Lift Type	Profile	Nos
Passenger	Leading from Part Lower Basement / part ground floor to terrace.	3 no.
Stretcher	Leading from Part Lower Basement / part ground floor to terrace.	1 no.

The proposed staircase as shown in plans are enclosed type and are externally located & adequately ventilated to outside air with smoke check lobby for the basement/ podium. One passenger lift shall be converted into fire lift as per norms. The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

The Details Of Ramp

No of Ramp	Width	Profile
02	6 mtrs.	The building has been provided with Two Ramps leading from Lower level Basement To 2 nd Podium floor.

Ch. Eng. (D.P.) requested to scrutinized the plans as per amended DCR & 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 building. If any changes in the plans other than mentioned above then E.E.B.P. (E.S.) shall refer back the proposal to this department for revised NOC till then further process not be permitted.

The proposal has been considered favorably in view of the facts that:

- The Site abuts on 27.45 mtrs wide saki vihar road on west side of the plot.
- Duct for wet riser should be provided in lift lobby of each wing.

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ANNEXURE - E (COLLECTIVELY)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 4406 MPESA L 12 JUN 2013

COMMENCEMENT CERTIFICATE

To,
Mrs. Larsen & Touzro Ltd



Sir,

With reference to your application No. 027 dt. 08/05/2013
for Development Permission and grant of Commencement Certificate under Section 44 of the
Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission
under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.
01 on plot No. 117 A (M) 7 C.T.S.No. 117 B (M) 7 Divn/ Village / Town
Planning Scheme No. Tungur situated at Road / Street Polad Ward
L'ward the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 for 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 even 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.

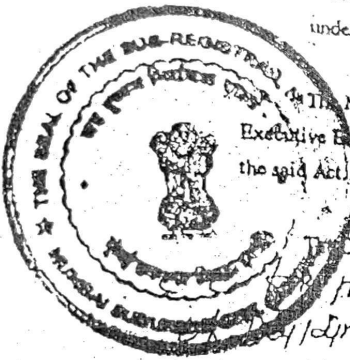
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ANNEXURE - E (COLLECTIVELY)

Gen. 229

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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 S.B. Shingunde Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 11 JUN 2014

for the portion marked on the plan up to plinth building as per approved plans dt. 08/08/2012

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

Copy to owner.

M/S Larsen &
Toubro Ltd

(Signature)
15/11/13
Executive Engineer (Building Proposal)
Eastern Suburbs-2
FOR

CEI 4406 IBPESIAL 13 NOV 2013.....

C.C. upto still slab level as per approved amended plans dt. 01/11/2013.

(Signature) 15/11/13
Executive Engineer Building Proposal
(Eastern Suburbs.)

CEI 4406 IBPESIAL 26 MAY 2014

C.C. up to 10th upper floor as per approved amended plans dated 01/11/2013

(Signature) 26/5/14
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

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ANNEXURE - E (COLLECTIVELY)

CEI 4406 IBPESIA L 29 JUL 2014

C.C. upto 19th upper floor as per approved amended
plans dt. 01/11/2013



FORM 1 PERSONAL DETAILS

APPLICANT

Existing Customer: Yes No

If Yes, CIF No/ Account No. 30293232560

Name: UPENDRA KUMAR JENA (First Name, Middle Name, Last Name)

Date of Birth: 20031967 PAN: AI V P J 47 59 J

Mobile: 00968-99224508

e-mail: UPENJENR@gmail.com

Name of Spouse: TRAPTI TIWARI

Name of Father: SUDAM CHAIRAN JENA

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.

2) Voter ID No.

3) Passport No.: 25747800

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: NATIONAL BANK OF OMAN upendra kumardev

Address 2: INVESTMENT BANKING DIVISION

Address 3: P.O. BOX - 751 POSTAL CODE - 112, ROW

Village: City: MUMBAI

District: State:

Country: OMAN Pin Code: 112

Current address same as the permanent address Yes No upendrakumardev

Address 1



STATE BANK OF INDIA

PBB, HIRANANDANI (04234)

LOS No. : 501250305045662

Application Name : Upendra Jeng.

Co-Applicant Name :

CIF No.: 1) 2)

Contact Number (R) (O)

Loan Amount 1.03 cr	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE : YES / NO

RMPB's :

Name of RMPB's :

Mob. No. of RMPB's :

Fax No of PMPB's :

Vasthukal