

OM NAMAH SHIVAY DEVELOPERS PRIVATE LTD.

28, Raja Bahadur Building, Mumbai Samachar Marg, First Floor, Near Share Market,
Opp. State Bank of India, Fort, Mumbai - 400 023. Tel. : 6623 6300 • Fax : 6623 6322

Date : - 31.05.2017

Declaration regarding "IOD Letter"

CIDCO vide letter dated 20.03.2012 allotted Plot No. 9, Sector 11 at Ghansoli, Navi Mumbai to M/s Om Namah Shivay Developers Pvt Ltd. Based on our application NMMC granted permission to develop residential cum commercial project on 7.12.2012 by issuing commencement certificate. NMMC does not follow procedure of issuing "IOD Letter".

Copy of Plot Allotment Letter and Commencement Certificate is attached.

For Om Namah Shivay Developers Pvt Ltd


(Narinderpal Gupta)

Director

CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.

Marketing Manager-II
CIDCO Bhawan,
Gr.Fl., CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:67918192
Fax:67918166

Reference No: 70001521/90025287
Customer No: 20130

Date:20.03.2012

To,
OM NAMAH SHIVAY DEVELOPERS PVT LTD
28, RAJA BAHADUR BUILDING
FIRST FLOOR,
BOMBAY SAMACHAR MARG
FORT,
MUMBAI-400023 Tel : 9820184680

Sub: Allotment of Plot No.9 ,
in sector 11 , at Ghansoli, Navi Mumbai.

Dear Sir/Madam,

-This is with reference to your Application No.207
pertaining to scheme "MM-II/05/2011-12" to acquire on lease from
our Corporation. I am directed to inform you that our Corporation
has accepted your offer and our Corporation hereby communicates to
you its acceptance through this letter of allotment. The detail
terms of allotment are as follows:

A. DETAILS OF PLOT ALLOTTED

a) Plot Alloted	: P-GHA-11-9
b) Plot Number	: 9
c) Road Number/Name	:
d) Sector No	: 11
e) Node	: Ghansoli
f) Area of Plot	: 11734.950sqm
g) Rate Rs./Sqm	: 101,112.12
h) Total Lease Premium (Rs)	: 1186545,673.00
i) Permissible FSI/VPR	: 1.5
j) Use of Plot/Land Use	: RESIDENTIAL + COMMERCIAL

B. TOTAL PRICE OF PLOT

Total Lease Premium of Plot(Rs)	Amount already Paid (EMD) (Rs)	Balance Amount to be Paid(Rs)
1186545,673.00	32,400,000.00	1154145,673.00

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO:NMMC/TFD/BP/Case No.A-16097/5-11-12/2012

DATE: 11/11/2012

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Om Namah Shivay Developers Pvt. Ltd., Plot No.09, Sector-11, Ghansoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.

Phase- I Total BUA = Resi - 7727.903 m² + Comm. 1806.724 m² = 9534.627 m² F.S.I. = 1.50
(Residential cum Commercial) (Total No. Units = Resi. - 132 + Com. - 52)

(A Wing - Stilt + 38 floors, B Wing - Stilt + 34 floors, C & D - Wings Stilt + 3 Floors each.)

Phase- II The work to be commenced only after submission of MoEF Clearance

Total BUA = Resi - 7999.785 m² + Comm. Nil = 7999.785 m² F.S.I. = 1.50

(Residential cum Commercial) (Total No. Units = Resi. - 134 + Com. - Nil)

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use 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 Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and/or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
The amount of S.D. Rs.527431/- S.D. Rs.234699/- for Mosquito Prevention's Rs.234699/- for debris & S.D. Rs.59000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.

- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.D. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply:-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished with utmost care.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 22) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.
- 23) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.