

OM NAMAH SHIVAY DEVELOPERS PRIVATE LTD.

28, Raja Bahadur Building, 1st Floor, Mumbai Samachar Marg,
Near Bombay Stock Exchange, Fort, Mumbai - 400 023.
Tel. : 6623 6300 • Fax : 6623 6322

Date : - 06.07.2019

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



Authorized Signatory

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



NMMC:TPM:CC:१६७३:२०१२-२०१३

नवी मुंबई महानगरपालिका

पहिला माळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

Navi Mumbai Municipal Corporation

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/बा.प./प्र.क्र.ए - १६०९७/६७००/२०१२
दिनांक :- ७/१२/२०१२.

प्रति,
मेसर्स ओम नम:शिवाय डेव्हलपर्स प्रा.लि.
भूखंड क्र.०९, सेक्टर -११,
घणसोली, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र.८४६/२०१२ प्रकरण क्र.ए - १६०९७
विषय :- भूखंड क्र.०९, सेक्टर -११, घणसोली, नवी मुंबई या जागेत निवासी व वाणिज्य वापरासाठी
बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि.२५-०७-२०१२, २५-०८-२०१२, ०९-०९-२०१२
व ०३-११-२०१२ रोजीचा अर्ज.

महोदय,

भूखंड क्र.०९, सेक्टर-११, घणसोली, नवी मुंबई या जागेत निवासी व वाणिज्य वापरासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधील पत्रान्वये प्राप्त झालेला आहे. संदर्भांमधील जागेत उपयोगासाठी खालील तपशिलानुसार, मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार बांधकाम परवानगी देणेत येत आहे.

बांधकाम प्रारंभ प्रमाणपत्र सोबत जोडले आहे. त्यातील अटी / शर्ती तसेच खाली नमूद केलेल्या बाबींचे पालन करणे आवश्यक राहिल.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शेड्स टॉयलेट करण्यास करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेड स्वखर्चाने काढून टाकणेत यावी.



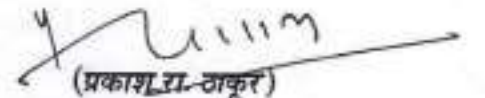
बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नांव, ठेकेदाराचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र. बीसीए २००७/प्र.क्र.७८८/कामगार ७-अ, दि. २६ ऑक्टोबर २००९ नुसार सदर प्रकरणात कामगार उपकर अदा केला असून त्यास कामगार कल्याण उपकर युनिक कोड क्र. २०११०२००४०३ ए-१६०९७ ०९ देण्यात आला आहे.

अट :

- १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार - नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/ विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक /खाजगी मालमतेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची /विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
- ४) जोत्याचे प्रमाणपत्र मागणी करणेपूर्वी आपण भारतीय विमानपत्तन प्राधिकरण (AAI) यांचेकडून ना हरकत प्रमाणपत्र सादर करणे बंधनकारक राहिल.
- ५) जोत्याचे प्रमाणपत्र मागणी करणेपूर्वी आपण भारतीय प्राद्योगिकी संस्थान (IIT) मुंबई, वीर जिजामाता टेक्नालॉजीकल इन्स्टिट्यूट किंवा मान्यता प्राप्त शासकिय संस्थेकडून संरचनात्मक नकाशांचे (Proof Checking) केल्याचे प्रमाणपत्र सादर करणे बंधनकारक राहिल.
- ६) सदर बांधकाम प्रारंभ प्रमाणपत्र हे मंजूर नकाशावर टप्पा क्र.१ (Phase I) म्हणून दर्शविलेल्या १९१७०.९८० चौ.मी. एवढित बांधकाम क्षेत्रापुरते (Gross Built Up Area) च्या मर्यादीत असून प्रस्तावित प्रकल्पाचे एकुण बांधकाम क्षेत्र २०००० चौमी पेक्षा जास्त असल्यामुळे संपुर्ण प्रकल्पाकरिता शासनाच्या पर्यावरण विभागाकडून पर्यावरण अनुज्ञेयता (Environmental Clearance) प्राप्त करून घेणे बंधनकारक आहे. त्याशिवाय पुढील बांधकाम अनुज्ञेय होणार नाही. याची काटेकोरपणे दक्षता घ्यावी.
- ७) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.

आपला


(प्रकाशराव ठाकूर)

सहाय्यक संचालक नगर रचना

नवी मुंबई महानगरपालिका

प्रत माहितीसाठी :

- १) सतिश आहुजा, वास्तुविशारद
सी-२, आशियाना, सेक्टर-१७, वाशी, नवी मुंबई.
- २) मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
- ३) कार्यकारी अभियंता, पाणी पुरवठा विभाग, नमुमपा.
- ४) विभाग अधिकारी, घणसोली, नमुमपा.

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

NO: NMMC/TPD/BP/Case No.A-16097/6¹⁰⁰ /2012

DATE :- 7 / 12 / 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 there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) 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.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.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.

- 24) The construction work shall be completed before dated 09-07-2016 as per conditions mentioned in CIDCO agreement dated 10-07-2012 and must be applied for O.C. with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 28) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/1795/2012 dated 27/08/2012 by Deputy Chief Fire Officer NMMC, Navi Mumbai.
- 29) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 30) You are required to obtain no objection certificate from Airport Authority of India prior to securing plinth completion certificate.
- 31) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 32) As directed by the Urban Development, Department Government of Maharashtra, under section - 154 of MR&TP Act-1966 and vide provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction/reconstruction /additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed). Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.
- 31) The Owner / Society has paid the labour cess as per circular issued by the Government in industries, Energy & labour Department Vide No. BCA 2007/CR.788/Labour 7 - A, dated 26th October 2009 & accordingly a Labour Welfare cess Unique Code No.20110200403 A-16097 01 is given.
- 32) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No. 35 of D.C.R.-1994. (Copy attached herewith)
- 33) You shall submit Proof checking of all RCC drawing by the IIT, Mumbai, VJTI, Mumbai or any other Government Institution prior to applying for Plinth Completion Certificate.
- 34) The Commencement Certificate shall be valid for the construction work upto gross built up area 19170.980 sq.m. only as stipulated in the plans submitted by you under phase-I. You are required to submit Environmental Clearance Certificate from MoEF for the entire construction of proposed gross built up area 52743.081 sq.m. prior to commencing the construction of further works in phase-II under intimation to the Navi Mumbai Municipal Corporation.


(Prakash R. Thakur)
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Navi Mumbai Municipal Corporation.