

J.M.G. REALTORS PRIVATE LIMITED

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

Date : - 31.05.2017

Declaration regarding "IOD Letter"

M/s J M G Realtors Private Limited bought 3,68,243 Sq. Ft. FSI on property bearing Survey No. 2, Hissa No. 1 and lying at Village Achole and 1,02,245 Sq. Ft. FSI on property bearing New Survey No. 1,2,8,9,16,232 to 234, 236 to 246,251,270,272 to 276.

Further CIDCO approved plans bearing reference No. CIDCO/VVSR/PPC/BP/ZCC-20/E/1330 dated 15.05.2008 and CIDCO/VVSR/REVI/BP/ZCC-20/E/3756 dated 16.04.2009. Copy of said approval attached herewith.

CIDCO / VVMC does not follow procedure of issuing "IOD Letter".

For J M G Realtors Pvt Ltd


(Narinderpal Gupta)

Director

ANNEXURE I

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2300407 - Fax : fCode : 95250) 2300468

Ref. No. CIDCO/VSR/AM/BP/ZCC-20/E/ 1330

Date: 15/05/2008

To,
Shri R. K. Wadhawan (P.A. Holder)
Dewan Tower, Station Road,
Vasal (W), Taluka Vasal,
DIST: THANE

Sub: Amended Plan approval for proposed Residential / Residential with Shopline Buildings & Club House in Pocket-P2, Pocket-P4, Sector-CD, Sector-B & Sector-F of ZCC-20 Group Housing Scheme on land bearing S.No.14(10), 17(13), 16(12), 13(9), 12(6), 10(7), 11(409), 247(200), 268(199), 253(202), 206(269)204(267), 202(253), 203(266), 254, 259, 260, 261, 252(201), 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205((249) & 257 of Village Achole, S.No.100, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manikpur, Tal: Vasal, Dist: Thane.

- Ref:
- 1) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/1826 dated 08/09/1991.
 - 2) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/12020 dated 25/08/1992.
 - 3) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/14382 dated 12/05/1995.
 - 4) This office letters dated 03/07/2002, 17/10/2003, 30/11/2004, 3/05/2005, 20/06/2005, 21/12/2005 & 26/05/2006.
 - 5) Plan approved by virtue of appeal passed under Section 47 of the MR & TP Act vide Order No.TPS-1998/613/C.R. No.156/UD-12 dated 08/09/1999.
 - 6) Your architect's letters dated 14/01/2008 & 08/05/2008.

Sir / Madam,

With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for the proposed Residential / Residential with Shopline Buildings & Club House in Pocket-P2, Pocket-P4, Sector-CD, Sector-B & Sector-F of ZCC-20 Group Housing Scheme on land bearing S.No.14(10), 17(13), 16(12), 13(9), 12(6), 10(7), 11(409), 247(200), 268(199), 253(202), 206(269)204(267), 202(253), 203(266), 254, 259, 260, 261, 252(201), 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205((249) & 257 of Village Achole, S.No.100, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manikpur, Tal: Vasal, Dist: Thane as per the following details :-

Contd. 2

REG. OFFICE : 1st Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 - Fax : 06-01-22-2202 2309
 EAD OFFICE : CIDCO Bhavan, CBD-Palatial Road Mumbai 400 001.

CIDCO

REAL ESTATE AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390496

Ref. No. CIDCO/VSR/AM/BP/ZCC-20/E/ 1330.

Date : 15/05/2008

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Sr. No.	Predom inant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Resi.	SA2, SA4	St.+7	2750.34	02	84	Nil	5500.68
2.	Resi.	SB1, SB3	St.+7	1705.62	02	66	Nil	3411.24
3.	Resi.	SC5, SC6	St.+7	2378.70	02	84	Nil	4757.40
4.	Resi.	SD7, SD8	St.+7	1058.86	02	66	Nil	2113.72
5.	Resi.	RH2A, 25	Gr.+1	216.29	01	02	Nil	216.29
6.	Resi.	SC 34	St.+6	2128.64	01	45	Nil	2128.64
7.	Resi. with Shopline	SC32	St.+7	2089.01	01	28	09	2089.01
8.	Resi.	SC33	St.+7	3914.30	01	80	Nil	3914.30
9.	Resi.	HRH-31	Gr.+2	155.06	08	08	Nil	1240.48
10.	Resi.	HR 27 & 30	Gr.+5	853.54	02	42	Nil	1707.08
11.	Resi.	HR 28, 29	Gr.+5	877.50	02	44	Nil	1755.00
12.	Resi. with Shopline	RT4A-12	Gr.+7	5217.30	01	102	12	5217.30
13.	Resi. with Shopline	N3A 11	Gr.+4	1359.51	01	17	06	1359.51
14.	Resi. with Shopline	R2 13	Gr.+7	1307.55	01	30	07	1307.55
15.	Resi.	PRH-35	Gr.+2	360.84	01	01	Nil	360.84
16.	Resi.	RH3, A25	Gr.+1	198.57	02	02	Nil	217.14
✓ 17.	Resi.	✓ HI-58	Gr.+7	1792.10	01	43	Nil	1792.10
✓ 18.	Resi.	✓ HI-36, 39 & 40 ✓	St.+7	2282.68	03	126	Nil	6788.04
✓ 19.	Resi.	✓ HH-54 to 58 ✓ 60, 61 ✓	Gr.+7	1171.05	07	217	Nil	8197.25

Buildings.

Contd..... 3.

REGD. OFFICE : 'Nimco', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-61-22-2202 2009
HEAD OFFICE : CIDCO Bhavan, CBD-Balapur, Navi Mumbai 407 614. Phone : 0791 8100 00-01 22 2202 2009

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Amika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210,
 Phone : (Code - 95250) 2390407 • Fax : (Code : 95250) 2390466

Ref. No. CIDCOM/VS/R/AM/BP/ZCC-20/E/ 330

Date : 15/05/2008

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✓ 20.	Resl.	HF1- 49, 50, 51	Gr.+7	1244.32	03	93	Nil	3732.96
✓ 21.	Resl.	HF2- 52, 53	Gr.+7	1231.02	02	64	Nil	2462.04
✓ 22.	Resl.	HE- 37, 38, 41	Gr.+7	1647.17	03	84	Nil	4941.51
23	Club House	Am-24	Gr.+1	122.63	01	01	Nil	122.63
24.	Club House	RC-23	Gr.+1	172.60	01	01	Nil	172.60

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCOM/VS/R/BP/ZCC-20/1/826 dated 06/09/1991, Commencement Certificate No. CIDCOM/VS/R/BP/ZCC-20/1/2020 dated 25/08/1992, Commencement Certificate No. CIDCOM/VS/R/BP/ZCC-20/1/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 20/06/2005, 21/12/2005 & 26/05/2008 stands applicable to this approval of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM, capacity for every 50 tenements, or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Contd..... 4.

IGD. OFFICE : Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0000 • Fax : 00-1-22-2202 2508



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVS/R/AMB/PI/ZCC-20/E/ 1330

Date : 15/05/2008

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- 6) You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You shall obtain NOC from Chief Fire Officer, CIDCO before approaching this office for plinth completion certificate of new buildings or within 3 months from the receipt of this letter.

Yours faithfully

ASSOCIATE PLANNER / ATPO (VV)

C.C. to:-

M/s. Shah Gattani Consultants, Architects
105, Lucky Palace, Station Road,
Vasai (W), Taluka Vasai,
DIST : THANE.

5 Banding: APPROVED PLANS INDEX KE II
Bldg. No. 42, 46, 47, HB 44, HC 43



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Jewani Plaza, Vasai (East), Dist. Thane - 401 210.

Phone : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390498

Ref. No. CIDCO/VVSR/REV/BP/ZCC-20/E/ 3756

Date : 16/04/2009

To,
Shri R. K. Wadhawan (P.A. Holder)
Dewan Tower, Station Road,
Vasai (W), Taluka Vasai,
DIST.: THANE.

Sub: Revised Layout Plan approval & Commencement Certificate for the proposed Residential / Residential with Shopline Buildings. Type HA-42, 46, 47, B-64, 67, 70, 71, 73, 74, HB-44, HC-43, 45, A-62, 63, 83, 85, 87, C-65, 66, G-77, 79, D-68, 72, 75, E-69, 84, F-76, 105, 116, H-78, 81, 82, 86, I-80 in Sector-F and Type: BC-77, BR-78, 79, 80, JB-61, JR-62 to 67, JR-72 to 74, JR-68, 69, 70, 71, 75, JC-76, PB-81 in Sector-A, B, C, D, E, F & Extended Sector-CD, P2 to P7 Pocket in lieu of balance D.P. Road FSI and land pooling FSI of ZCC-20 Group Housing Scheme on land bearing Old S.No.14(10), 17(13), 18(12), 13(9), 12(6), 10(7), 11(409), 247(200), 268(199), 253(202), 206(262), 204(267), 202(253), 203(266), 254, 259, 260, 261, 252(201), 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(25), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Part I No.9 & 14, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 206(249) & 257 of Village Achole, S.No.100, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manickpur, S.No.97-B, 105-B, 106-B of Village Gokhivare and New S.Nos.1, H.No1, S.No.2, H.No.1, S.No.3, H.No.1, S.No.4, H.No.1 of Village Achole, S.No.101, 103, 104, 107 of Village Manickpur, Tal: Vasai, Dist: Thane.

- Ref:
- 1) Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/I/826 dated 06/09/1991.
 - 2) Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/I/2020 dated 25/08/1992.
 - 3) Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/I/4382 dated 12/05/1995.
 - 4) This office letters dated 03/07/2002, 17/10/2003, 30/11/2004, 3/05/2005, 20/05/2005, 21/12/2005, 26/05/2006 & 15/05/2008.
 - 5) Plan approved by virtue of appeal passed under Section 47 of the MR & TR Act vide Order No.TPS-1998/613/C.R. No.156/UD-12 dated 08/09/1998.
 - 6) N.A. Order No. REV/D-1/T-9/NAP/SR-22/2004 dated 09/03/2004 from the Collector, Thane.
 - 7) Assurance letter from Nallasopara Municipal Council vide letter dated 16/04/2008 for potable water supply.
 - 8) NOC from Nallasopara Municipal Council vide letter dated 27/06/2008 for construction.
 - 9) Your architect's letters dated 13/04/2009 & 16/04/2009.

Sir / Madam,

With reference to your architect's letter referred above, please find enclosed herewith approved revised plans for the proposed Residential / Residential with Shopline Buildings. Type HA-42, 46, 47, B-64, 67, 70, 71, 73, 74, HB-44, HC-43, 45, A-62, 63, 83,

FSI-1.02245-96 S.B.ft.

Contd;.....2.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, New Mumbai 400 614. Phone : 6751 6107 • Fax : 00-91-22-6791 6166



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390486

Ref. No. CIDCO/VVSR/REV/BP/ZCC-20/E/ 2756

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Date : 16/04/2009

85, 87, C-65, 66, G-77, 79, D-68, 72, 75, E-69, 84, F-76, 105, 106, H-78, 81, 82, 86, I-80 in Sector-F and Type: BC-77, BR-78, 79, 80, JB-61, JR-62 to 67, JR-72 to 74, JR-68, 69, 70, 71, 75, JC-76, PB-81 in Sector-A, B, C, D, E, F & Extended Sector-CD, P2 to P7 Pocket in lieu of balance D.P. Road FSI and land pooling FSI of ZCC-20 Group Housing Scheme on land bearing Old S.No.14(10), 17(13), 16(12), 13(9), 12(6), 10(7), 11(40B), 247(200), 268(198), 253(202), 206(269)204(257), 202(253), 203(266), 254, 259, 260, 261, 262(201), 19(20), 20(21), 21(22), 27(304), 39(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 81(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205(249) & 257 of Village Achole, S.No.100, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manickpur S.No.97-B, 105-B, 106-B of Village Gokhivara, and New S.Nos.1, H.No1, S.No.2, H.No.1, S.No.3, H.No.1, S.No.4, H.No.1 of Village Achole, S.No.101, 103, 104, 107 of Village Manickpur, Tal. Vasai, Dist. Thane as per the following details :-

SECTOR-F

Sr. No	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Resi.	HA-42, 45, 47	St.+7	1614.48	03	84	Nil	4843.44
2.	Resi.	HB-44	St.+7	1125.53	01	26	Nil	1125.53
3.	Resi.	HC-43, 45	St.+7	1812.93	02	84	Nil	3625.86
4.	Resi. with Shopline	A-62, 63, 83, 85, 87	Gr.+7	2831.70	05	223	45	14156.60
5.	Resi.	B-64, 67, 70, 71, 73, 74	Gr.+7	1796.76	06	180	Nil	10780.56
6.	Resi.	C-65, 66	Gr.+7	1948.38	02	60	Nil	3896.76
7.	Resi.	D-68, 72, 75	Gr.+7	2810.87	03	138	Nil	8432.61
8.	Resi.	E-69 & 84	Gr.+7	1523.19	02	60	Nil	3046.38
9.	Resi.	F-76, 105, 106	Gr.+7	1261.45	03	90	Nil	3784.35
10.	Resi. With Shopline	G-77, 79	Gr.+7	1965.75	02	56	16	3931.60
11.	Resi. With Shopline	H-78, 81, 82, 86	Gr.+7	1814.13	04	113	32	7256.52
12.	Resi. with Shopline	I-80	Gr.+7	2788.83	01	42	16	2788.83
Total					34	1154	109	67670.84

REGD. OFFICE : Miraf, 2nd Floor, Nadman Point, Mumbai - 400 021. Phone : 8650 9950 - Fax : 00-81-22-2202 2502
 HEAD OFFICE : CIDCO Bhavan, CEG-Belapur, Navi Mumbai 400 614. Phone : 6791 8100 - Fax : 00-91-22-8791 8166

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390488

Ref. No.

CIDCO/VVSR/REV/BP/ZCC-20/E/ 3756

Date :

16/04/2009

SECTOR-B & POCKET-P3

Sr. No.	Predom inant Usa	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)	
1.	Comm.	BC-77	Gr.+2	565.62	01	Nil	03	565.62	
2.	Resi.+ Comm.	BR-78	Gr.+7	2451.52	01.	42.	15	2451.52	
3.	Resi.	BR-79	St.+7	1442.84	01	28	Nil	1442.84	
4.	Resi.	BR-80	St.+7	2480.80	01	42	Nil	2480.80	
5.	Comm.	JB-81	Gr.+2	423.18	01	Nil	06	423.18	
6.	Resi.	JR-62 to 67, 72 to 74.	St.+2	84.36	09	09	Nil	759.24	
7.	Resi.	JR-68, 69, 70, 71, 75	St.+2	86.01	05	05	Nil	430.05	
8.	Comm.	JC-76	Gr.+2	419.82	01	Nil	12	419.82	
9.	Resi.	PB-81	Gr.+2	487.91	01	01	Nil	487.91	
Total:						21	127	36	9480.98

The amended plan duly approved herewith supersedes all the earlier approved plans where amendment to already approved buildings or new buildings are proposed. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VVSR/BP/ZCC-20/i/826 dated 06/09/1991, Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/i/2020 dated 25/08/1992, Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/i/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 29/06/2005, 21/12/2005, 26/05/2006 & 15/05/2008 stands applicable to this approval of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM, 1.33 CUM, capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2309
 HEAD OFFICE : CIDCO Bhavan, C&C-Belepat, Navi Mumbai 401 614. Phone : 6791 8100 • Fax : 00-91-22-8791 8188



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist Thane - 401 210.

Phones - (Code : 95250) 2390487 - Fax : (Code : 95250) 2390466.

Ref. No. CIDCO/VSR/REV/BP/ZCC-20/E/ 3756

Date : 16/04/2009

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- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You shall obtain NOC(Gr.+ 7 Building) from Chief Fire Officer, CIDCO before approaching this office for plinth completion certificate of new buildings or within 6 months from the receipt of this letter.
- 8) You shall submit built up area statement for actual ZCC-20 Scheme before approaching this office for first plinth completion certificate of new building or within in 1 months from the receipt of this letter.

Yours faithfully

ASSOCIATE PLANNER / ATHU (VV)

C.C. to:-

M/s. Shah Galiani Consultants, Architects
103, Lucky Palace, Station Road,
Vasai (W), Taluka Vasai,
DIST : THANE.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 - Fax : 00-91-22-2202 2508
HEAD OFFICE : CIDCO Bhavan, CBC-Betapur, Nav Mumbai 400 614. Phone : 6791 8100 - Fax : 00-91-22-6791 8166