

FORM-4

ARCHITECT'S CERTIFICATE

Date: 30.07.2018

To
The Lucina Land Development Limited
Tower 1, 16 Floor, Indaibulls Finance Centre,
Senapati Bapat Marg, Elphinstone, Mumbai 400 013.

Subject: Certificate of Completion of Construction Work of Indiabulls Greens-1, Building 20C1, 8G1, 9C1 and 10G1 of the project (P52000001592-MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./ Survey No./ Final Plot No. 85, 80/A, 83/2A, 83/3, 83/7+4B+5B, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 demarcated by its boundaries (latitude and longitude of the end points) Indiabulls Greens to the North, South, East and West of Division Konkan, Village Kon, Taluka Panvel, District, Raigad PIN 410207, admeasuring 2353.46 sq.mts area being developed by Lucina Land Development Limited.

Sir


I Octave Consultant have undertaken assignment as Architect of Certifying Completion of Construction Work of Indiabulls Greens-1, Building 20C1, 8G1, 9C1 and 10G1 situated on the plot bearing C.N. No. /CTS No. /Survey No. / Final Plot No. 85, 80/A, 83/2A, 83/3, 83/7+4B+5B, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Division Konkan, Village Kon, Taluka Panvel, District Raigad, PIN 410207 admeasuring 2353.46 sq.mts area being developed by Lucina Land Development Limited.

2. Following Technical Professionals are appointed by Owner / Promoter :—

- (i) M/s. Anupam De & Associates as Architect.
- (ii) M/s. JW Consultants LLP as Structural Consultant.
- (iii) M/s. Electro-Mech Consultants Pvt. Ltd as MEP Consultant.
- (iv) Shri Pritam Bhanushali as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my knowledge I hereby certify that Indiabulls Greens-1, Building 20C1, 8G1, 9C1 and 10G1 has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The Indiabulls Greens-1, Building 20C1, 8G1, 9C1 and 10G is granted Occupancy Certificate/Completion Certificate bearing number CIDCO/NAINA/PANVEL/Kon/ BP-94/OC/2018/1638 dated 11/05/2018 by City and Industrial Development Corporation of Maharashtra Limited (CIDCO).

Yours Faithfully


OCTAVE CONSULTANTS

(License No. CA/2003/30717)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

CIN-U99999 MH 1970 SGC-014574

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2018/1638

Date :

11/05/2018

To,

M/s Lucina Land Development Limited,
CS No 612,613,14th floor, India bull Finance Centre.
Elphiston Mills compound, Senapati Bapat Marg,
Elphiston Road, Mumbai 400013.

Sub: - Part Occupancy Certificate for sale building No 20CI (sector 3) and building No 8GI, 9CI & 10GI (sector 4) of proposed Rental Housing Scheme on land bearing S. No S. No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Village-Kon, Taluka-Panvel, Dist-Raigad.

- Ref:
1. This office letter dated CIDCO/NAINA/Panvel/Kon/BP-94/OC/2017/124 17/11/2017.
 2. MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017.
 3. Environment Clearance dated SEAC-2010/CR/TC.2 dated 22.11.2010.
 4. Chief Fire officer, CIDCO has granted Final Fire NOC for sale building No 20CI (sector 3) and building No 8GI, 9CI & 10GI (sector 4) vide no जा.क्र./सिडको/अग्नि/मुख्यालय/८७०/२०१७ दि. २२.१२.२०१७.
 5. Consent to Operate from MPCB vide no. Format I.0/BO/CAC-cell/UAN No. 0000033557/CO(PART)/CAC-1803001492 dated 31.03.2018
 6. Part Occupancy Certificate for sale building No 1E, 2G, 3C (sector 2) and building No 4D, 5C, 6G (sector 3) granted vide no. CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2017/454 dated 30/06/2017
 7. M/s Lucina Land Development Limited's application dated 09.11.2017, 26.04.2018, 07.05.2018 & 08.05.2018.

Sir/ Madam,

Please find enclosed herewith necessary Occupancy Certificate along with as-built drawings for sale building No 20CI (sector 3) and building No 8GI, 9CI & 10GI (sector 4). (Details mentioned therein with conditions).

Thanking you.


Yours faithfully,



(Bhushan R. Chaudhari)

Associate Planner (NAINA), CIDCO

Encl : As above



Cc to:

1. M/s Octave Consultant,
04, Joelyn, Sherly Rajan Road,
Off Carter Road, Bandra (W),
Mumbai 400050
2. The District Collector,
Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag,
Dist-Raigad 402201
3. Dy. Executive Engineer,
MSED Co. Ltd,
Panel-II Sub-Division
With a request to give permanent power supply connection to the project proponent, subject to fulfillment and compliance of requisite norms at your end.
4. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panel, 410206
5. Maharashtra Industrial Development Corporation,
Udyog Sarathi, Mahakali Caves Road,
Andheri (E), Mumbai, 400093
With a request to give permanent water supply connection to the project proponent, subject to fulfillment and compliance of requisite norms at your end
6. The Sarpanch,
Grampanchayat at Kon,
Tal-Panvel, Dist-Raigad
7. The Chief Planner, Rental Housing Division,
MMRDA, 7th floor, M.M.R.D.A. office building,
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (E),
MUMBAI - 400 051
8. The CCUC, CIDCO

PART OCCUPANCY CERTIFICATE

I hereby certify after site inspection on 06/01/2017 and 16/06/2017 that, the construction of sale building No 20C1 (sector 3) and building No 8G1, 9C1 & 10G1 (sector 4) of Rental Housing Scheme on land bearing S. No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Village-Kon, Taluka-Panvel, Dist-Raigad has been completed under the supervision of M/s Octave Consultant, Architect Shri Vaibhav Borkar (License/ Registration No. CA/2003/30717) and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. मशा/एल.एन.ए. १ (ब)/प्र.क्र. ५९/२०१२ दि १६/०२/२०१३, issued by the District Collector, Raigad and permitted to be occupied subject to the following conditions :-

1. This certificate of occupancy is issued only in respect of following buildings:

	Bldg. No. & Height	Particulars	Built up area (Sq.Mt.)
Sector 3	Building No. 20 (Type C1) 2 Basement + Gr. + Stilt/podium/part resi. + 37 upper resi. floor, (115.30 M)	Residential Units-214 No	11069.12
Sector 4	Building No. 8 (Type G1) 2 Basement + Gr. + Stilt/podium/part resi. + 37 upper resi. floor, (115.30 M)	Residential Units-214 No.	16176.05
	Building No. 9 (Type C1) 2 Basement + Gr. + Stilt/podium/part resi. + 37 upper resi. floor, (115.30 M)	Residential Units-140 No	11067.74
	Building No. 10 (Type G1) 2 Basement + Gr. + Stilt/podium + 37 upper resi. floor, (115.30 M)	Residential Units-210 No 4 nos. units at stilt are being used for Amenities.	16176.05
	Total	Residential Units- 704 No. Amenity- 4 nos.	54488.96
<p>1. There is centrally located Recreational space provided at 2.75 M height above podium level, which is not directly accessible through residential units and there is driveway of 4.5 m between podium recreational space and habitable rooms.</p> <p>2. Free of FSI servant's toilet units- 4 nos. (17.80 Sq.Mt) in sector 3 & 4 (one for each building) provided in Stilt.</p>			

2. This permission is issued without prejudice to action, if any under MR&TP Act, 1966.
3. This part Occupancy Certificate is to be read along with the accompanying as-built drawings bearing No CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2018/1639, dated 11/05/2018.
4. All the conditions mentioned in the location clearance and layout approvals granted by MMRDA from time to time and agreement executed with MMRDA shall be binding on you.
5. All the conditions mentioned in the permission granted by District Collector Office, Raigad vide letter No क्र. मशा/एल.एन.ए. १ (ब)/प्र.क्र. ५९/२०१२ दि १६/०२/२०१३ shall be binding on you.
6. All the conditions mentioned in Environment clearance dated 22/11/2010 and 09/08/2012 shall be binding on you.
7. All the conditions mentioned in MMRDA vide letter no. MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017 has granted NOC for Occupation certificate (for 1.53 FSI of the Free Sale Component) shall be binding on you.
8. The provision of lifts, parking spaces, refuge areas, extent of basement, architectural features etc. are considered in the proposal as per approval given of District Collector, Raigad in accordance with savings clause of draft DCPRs of IDP of NAINA.
9. Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.
10. As per approved DCPRs of IDP of NAINA, if the MMRDA provides infrastructure to RHS then the charges shall be as per the regulations of MMRDA and FLP/OCSDC will not be charged, if not then FLP at the rate of two times the determined charges by SPA-NAINA will be payable by the developer.
11. The issue regarding procurement of TTL is still under review/examination and final decision in this regard will be communicated, which shall be binding on the applicant.
12. The already paid OCSDC shall be adjusted against approved FLP and the charges remitted by MMRDA.
13. All the conditions mentioned in final Fire NOC dated 22.12.2017 shall be binding on you. The activities related to construction of fire station till its handing over to CIDCO shall be completed as per time limit mentioned in the final Fire NOC.
14. Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.
15. The refuge areas provided shall not be permitted to be occupied and kept free for all the time for rescue operation.

Deputy

16. Architectural projections, stilt, lobbies etc shall not be misused at later time.
17. The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.
18. In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

Yours faithfully,,

Bhushan R. Chaudhari
11/5/18

(Bhushan R. Chaudhari)
Associate Planner (NAINA), CIDCO

Dipali