

FORM -4

ARCHITECT'S CERTIFICATE

Date: 14/02/2022.

To,

The Lucina Land Development Limited
WeWork Vaswani Chambers,
3rd Floor, Dr Annie Besant Rd,
Worli, Mumbai 400 025.

Sub: Certificate of Completion of Construction Work of Indiabulls Greens-4 (building no 21) having MahaRERA Registration Number (P52000002658) 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-4 (building no 21) having MahaRERA Registration Number (P52000002658) being developed by Lucina Land Development Limited.

I hereby certify that, on the basis of my inspection and certificate received from Structural Engineer and Site Supervisor, the following area of Indiabulls Green-4 has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. Further, the following Occupancy certificates/ completion certificate have been granted.

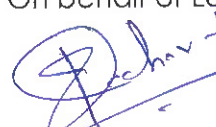
Sr No	Occupancy Certificate Number	Layout /Building/ Wing Number	Date	Local Planning Authority.
1	CIDCO/NAINA/Panvel/Kon/BP-00094/OC/Full/2022/0156	Building No 21	14/02/2022	CIDCO

I certify that the Indiabulls Green -4 having MahaRERA Registration number P52000002658 is complete in all aspects as per agreement of sale.

Yours faithfully,
Octave Consultants
(License No. CA/2003/30717)

Agreed and Accepted by:

On behalf of Lucina Land Development Limited (the 'Promoter').


Purav Acharya
Date : 14/02/2022


Certificate No: CIDCO/NAINA/Panvel/Kon/BP-00094/OC/Full/2022/0156

Dated : 14 Feb 2022

OCCUPANCY CERTIFICATE

To,
Lucina Land Development Ltd.
Maharashtra Panvel

Sub : Grant of Full Occupancy Certificate (OC) for building on land bearing survey No. :
80/A & Others of Village : Kon , Taluka : Panvel , Dist. : Raigad.

- Ref :** 1.Your application No CIDCO/NAINA/PANVEL/Kon/BP-94 dated 06 Feb 2020
2. File No CIDCO/NAINA/PANVEL/Kon/BP-94
 3. Joint Site Inspection dated 18 Mar 2020
 4. M/s Lucina Land Development Limited's NIAMS application dated 10.02.2020.
 5. CC granted by District Collector office, Raigad dtd. 16.02.2013
 6. This office letter vide No. CIDCO/NAINA/PANVEL/Kon/BP-94/2019/1156/SAP/1431 dated 25.10.2019.
 7. This office letter vide No. CIDCO/NAINA/Panvel/Kon/BP-94/Rental Units/2020/89/SAP/1853 dated 18/02/2020.
 8. This office letter vide No. CIDCO/NAINA/Panvel/Kon/BP-94/2020/134/SAP/1947 dated 18/03/2020.
 9. MMRDA's NOC for OC vide letter no. MMRDA/RHD/RHS-49 (III)/ 130/2019 dated 23.11.2019.
 10. MMRDA's NOC for OC vide letter no. MMRDA/RHD/RHS-49 (III)/ 129/2021 dated 28.12.2021. (Revalidation letter)
 11. MMRDA's NOC for No Dues vide letter no. MMRDA/RHS/RHS-49 (III)/27/2020 dated 17.04.2020.
 12. Conveyance deed between MMRDA & Lucina land development vide no. PVL 5- 6385/2019 dated 17.06.2019.
 13. Environment clearance dated 17.09.2018.
 14. Consent to Operate from MPCB vide no. Format1.0/CAC-cell/UAN No. 0000069481/CO-2001000553 dated 07.01.2020.
 15. Final Fire NOC for sale building No.21 (Sector 1) issued by Chief Fire officer, CIDCO dtd. 22.01.2020.

1.1.1.1.1.1.1

Name : RAJA BHAGUJI WAGHMARE
Designation : Associate Planner
Organization : CIDCO LTD
Certificate : 1234A4A

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Kon/BP-00094/OC/Full/2022/0156

Dated : 14 Feb 2022

16. Occupancy Certificate for all Rental buildings dated 16.09.2016

- Part Occupancy Certificate for sale building No 1E, 2G, 3C (sector 2) and building No 4D, 5C, 6G (sector 3) granted on 30/06/2017.

- Sale building no. 20C1 (sector 3) and building no. 8G1, 9C1 & 10G1 (sector 4) granted on 11.05.2018

- Sale Building no. 11F, 17G1, 18E & 19C1 (sector 4) granted on 01.10.2018

- Sale building No. 14G1, 15B & 16A (Sector 5) dated 30.03.2019.

17. Letter issued by MIDC vide no. DE/E&M/PTL/B-34670/of 2020 dtd. 11.11.2020 & No. DE/E&M/PTL/Reg.18/2019 dtd. 21.01.2019.

18. Payment receipt dtd. 29.02.2020 towards MSEDCL quotation for permanent electrical meters.

19. letter issued by Executive Engineer, PWD, Panvel dated 20.11.2020 certifying completion of road work.

20. Scrutiny Fees paid for amount of Rs. 94,240.00 /- vide receipt no. 6900000170/2020 dtd. 23.10.2020 and Rs. 5,760.00 /- vide receipt no. : 6900000143/2020 dtd. 16.10.2020 and delay payment charges towards Infrastructure charges Rs. 39,690.00 paid vide receipt no. 6900000169/2020 dated 23.10.2020.

Development charges of Rs. 33912.00 and scrutiny fees of Rs. 1272.00 paid vide receipt no. 2022021020024602 dated 11/02/2022.

21. Architect's building completion certificate received through NIAMS on 26.10.2020

22. Site visit dated 18.03.2020.

23. Compliances submitted by applicant through NIAMS on 11.11.2021, 29.10.2021, 12.03.2021, 30.12.2020, 22.12.2020, 21.12.2020.

24. Undertaking submitted by applicant dtd. 15.12.2020.

25. OC stage verification of building height issued by Nodal officer, Aerodrome Safeguarding, Navi Mumbai International Airport Pvt. Ltd. vide no. NMIAL/NAINA/Ht.NOC/GEN/048 dated 28.10.2021.

26. Order passed by Mumbai High court regarding writ petition no.4949 of 2021 dated 04.02.2022.

27. Letter issued by CLSO(CIDCO) dated 11.02.2022 regarding possession of amenity plots.

11.11.2021

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Dated : 14 Feb 2022

Sir/ Madam,

The Full development work / erection re-erection / or alteration in of building/ part floor no. NA Building No. / Name : Rental Wing A, Rental Wing A1, Rental Wing B6, Rental Wing B5, Rental Wing B, Rental Wing B1, Rental Wing B2, Rental Wing B3, Rental Wing B4, Rental Wing B9, Rental Wing B8, Sale Wing 1E, Sale Wing 2G, Sale Wing 3C, Sale Wing 4D, Sale Wing 5C, Sale Wing 6G, Sale Wing 8G1, Sale Wing 9C1, Sale Wing 10G1, Sale Wing 20C1 Plot. No / Survey No / Assessment No. 80/A & Others , situated at mauje Kon, Taluka Panvel , Dist- Raigad has been completed under the supervision of VAIBHAV VASUDEO BORKAR License No. CA/2003/30717.

The construction of tenements pertaining to full / Part occupancy has been carried out in accordance with the as built plans submitted by the architect and the conditions stipulated in the Commencement Certificate referred above and permitted to be occupied subject to the following conditions:

1.This certificate of occupancy is issued only in respect of following building (details given below) for Full occupancy :

Building No. 21 (Premium Tower-Sector 1) 2 basements + Ground / Stilt floor + 1st Parking floor / Podium + 1st to 31st residential floors. Residential Units - 167 No. + 1 Unit of Indoor game + 1 unit of Gymnasium. built up area 24731.76 sqm. There is landscape area and swimming pool provided on top of podium. Same is not directly accessible through residential units. Accessible through common area. Flat no.3 on 1st floor is common Indoor game area. Flat no.4 on 1st floor is common Gymnasium

2.This permission is issued without prejudice to action, if any under MR&TP Act, 1966.

3.This Occupancy Certificate is to be read along with the accompanying drawings bearing No.CIDCO/NAINA/Panvel/Kon/BP-00094/OC/Full/2022/0156 dated 14 Feb 2022

4.You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.

5.You shall maintain the planted trees & developed RG as demarcated in the drawings.

6.You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the building.

7.The Stilt, Balconies, Terrace and other components shall be used for the intended purpose only.

8.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.

9.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.

10.The responsibility of authenticity of the submitted documents vests with the applicant and his appointed


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Dated : 14 Feb 2022

10.The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.

11.If the said premise is to be transferred to the registered society, the above terms & conditions shall be incorporated in the Conveyance Deed and the society members shall be made aware of the said terms & conditions at the time of execution of Conveyance Deed.

12.In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

13.All the conditions mentioned in Commencement Certificate referred above, shall be binding on you.

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Swimming pool.

24. Applicant shall comply with all conditions of undertakings submitted from time to time.

25. Decision of CIDCO regarding MSEDCL substation and other structures constructed in amenity plots by applicant shall be binding on applicant/housing society.

26. You shall follow all the orders/notification/circular/guidelines etc. regarding Covid-19 pandemic issued by central Govt/ Govt of Maharashtra / collector / any other competent authority from time to time.

27. In case of future liabilities if any, the decision of the Government / CIDCO will be binding on the project proponent.

28. All the conditions mentioned in the permission granted by District Collector Office, Raigad dated 16.02.2013 shall be binding on applicant unless otherwise relaxed by authority.

29. All the above conditions shall be binding on you, your heirs and successors.

Thanking you.

Yours Faithfully

CC To. VAIBHAV VASUDEO BORKAR

1

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Navi Mumbai Airport Influence Notified Area (NAINA)**Certificate No:** CIDCO/NAINA/Panvel/Kon/BP-00094/OC/Full/2022/0156**Dated :** 14 Feb 2022

1. The District Collector,
Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag,
Dist-Raigad 402201
2. Executive Engineer,
MS&ED Co. Ltd,
Panvel-II Sub-Division
3. Dy Superintendent of Land Records,CIDCO samaj mandir, ground
floor, Sector-18, Besides Bathiya School, NewPanvel, Tal.Panvel,
Dist.Raigad 410206.
4. Maharashtra Industrial Development
Corporation, Udyog Sarathi, Mahakali Caves Road,
Andheri (E), Mumbai, 400093
5. The Sarpanch,
Grampanchayat at Kon,
Tal-Panvel, Dist-Raigad
6. 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
7. The CCUC, NAINA, CIDCO
8. The CLSO, NAINA, CIDCO
9. AO, NAINA
10. The Tehshildar, Talathi training centre, Sai nagar,Tal.Panvel, Raigad
410206

11.11.11



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11. CEO, NMIAL, 11th floor, V time square, plot no. 3, sector 15, CBD

Belapur, Navi Mumbai 400614.

11.11.11

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