MONEY MAGNUM NEST PRIVATE LIMTED

(Formerly known as Everest Fincap Pvt. Ltd.)
CIN:-U65923MH1996PTC100417
Godrej Coliseum, 13th Floor, 1301, A Wing, Behind Everard Nagar, off Eastern Express Highway, Sion (E), Mumbai 400 022.
T: + 91 (22) 62704900 ● www.Terraformrealty.com

FORM 'E'
See rule 7(1)

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

To,

Date: 17/02/2025

The Maharashtra Real Estate Regulatory Authority,
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra East, Mumbai – 400 051.

Sir,

I/We hereby apply for extension of registration of the following project **"Terraform Dwarka Wing D"** registered with the regulatory authority vide project registration certificate bearing No. P51800020666 which expired on 30/12/2024.

As required, I/we submit the following documents and information, namely:

(i) Rs.10,826/- (Rupees Ten Thousand Eight Hundred Twenty-Six Only) as fees for extension application no. EXT51800025431 annexed as **Annexure "A"** as provided under sub-rule (1) of rule 7;

(ii) Authenticated copy of approved Plan dated 14/07/2021 & Commencement Certificate dated 24/07/2015, re-endorsed on 19/04/2023 issued by Slum Rehabilitation Authority (SRA) of the aforesaid project showing the stage of development works undertaken till date; Annexed approved Plan dated 14/07/2021 as **Annexure "B"** & Commencement Certificate dated 24/07/2015, re-endorsed on 19/04/2023 as **Annexure "C".**

(iii) Explanatory note regarding the state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form 'B' at the time of making application for the registration of the project:

Brief of Project: The Project Terraform Dwarka has 4 Wings, namely, Wing A, B, C & D. We have registered each wing as separate Real Estate Projects, vide Nos. Wing A –P51800002718, Wing B – P51800002826, Wing C – P51800020608 and Wing D – P51800020666. **We have completed the Construction of Wing A & B and obtained Occupation Certificate dated 18/04/2023.**

Our project was granted Environmental Clearance on 01.07.2013 for proposed built up area of 51,315 sq. mtrs. During the course of the project, the CEO, Slum Rehabilitation Authority included the encroached portion of main road outside Ghatkopar (E) Station of approx 1500 sq. mtrs. in the ongoing Slum Rehabilitation Scheme the area of missing link of Jawahar Road. This led to

For Money Magnum Nest Private Limited
MUMBAI

increase in proposed construction built up area to 54,904 sq. mtrs. In order to accommodate the additional structures, the plans had to be revised. Time being of essence, as this being a Slum Rehabilitation project we went ahead with construction to complete the Rehab obligation and restricted the Construction area to 45,342.58 sq. mtrs. which was well within the approved built-up area of 51,315 sq. mtrs. and with no change in the environmental parameters.

Once the validity of Environmental Clearance (EC) was over, we applied for Revision in EC under expansion category on 06.12.2021. Almost whole of year 2022 went into hearing of our application by State Expert Appraisal Committee - II (SEAC-II) and State Environmental Impact Authority (SEIAA). Thereafter we had to make a fresh application for modification in EC on 09.01.2023. The application was heard by State Expert Appraisal Committee - II (SEAC-II) & on 21.10.2023, it was recommended to SEIAA for grant of EC. Accordingly, our matter was listed for grant of EC before SEIAA on 08.01.2024 which was deferred due to passing of order dated 02.01.2024 by Hon'ble Supreme Court of India in a totally unrelated matter writ petition (civil) no. 1394 of 2023 between VANASHAKTI vs UNION OF INDIA.

In order to avoid any further delay we approached the Hon'ble Supreme Court by filing an INTERVENTION APPLICATION vide no. 25197 of 2024 for seeking clarification/modification of the Supreme Court order dated 02.01.2024. Thereafter the Hon'ble Supreme Court heard the matter and was pleased to pass an Order dated 02.02.2024. Thereafter we requested the State Environmental Impact Assessment Authority (SEIAA) for grant of EC on the basis of the aforesaid Supreme Court Order vide our letter dated 09.02.2024. However the term of SEAC & SEIAA had gotten over on 11.01.2024 and it was lying vacant till 09.06.2024. Thereafter the hearing was convened on 13th August, 2024 in 279th SEIAA meeting in which SEIAA decided not to hear our proposal and grant us EC till further instructions from MoEF & CC are obtained in this regard and decided to defer the proposal. We would like to state that we have once again approached Hon'ble Supreme Court by filing another Intervention Application vide no. 168851 of 2024 for issuing direction to SEIAA for grant of EC.

The matter between VANASHAKTI vs UNION OF INDIA is pending before Supreme Court.

This delay has directly affected the completion timeline. Regulatory delays are outside the control of the promoter and typically constitute grounds for an extension, as these delays cannot be avoided despite best efforts. We respectfully submit that the delay in securing this approval falls under the category of force majeure. It is important to note that this delay is entirely due

to circumstances beyond our control and that we are committed to ensuring the timely and compliant completion of the project once the approval is in place.

Delay in Receivables from the Customers: There is some non-payment of Instalments by Customers, several buyers have not adhered to the scheduled payment plan, despite multiple reminders and follow-ups, which as a result of delayed payments from buyers, we have left with no choice but to file formal complaints against few Customers under MahaRERA.

(iv) Authenticated copy of the permission/approval from the competent authority, annexed;

(a) Approved Plan dated 14/07/2021 as **Annexure "B"**;

(b) Commencement Certificate dated 24/07/2015, re-endorsed on 19/04/2023 as **Annexure "C"**;

(c) Fire NOC dated 26/03/2019 annexed as **Annexure "D"** and

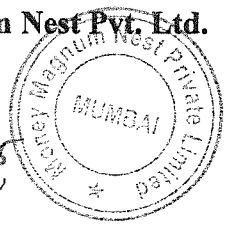
(d) No Objection Certificate for Height Clearance dated 19/04/2022 valid up to 18/04/2030 annexed as **Annexure "E"**

which is valid for a period which is longer than the proposed term of extension of the registration sought from the regulatory authority,

(i) The original project registration certificate dated 09/09/2021 annexed as **Annexure "F"**, and

(ii) Any other information as may be specified by regulations.

Yours faithfully,
For **Money Magnum Nest Pvt. Ltd.**



Authorised Signatory

Encl.: Annexure "A" – Payment Receipt as fees for extension application no. EXT51800025430,
Annexure "B" - Approved Plan dated 14/07/2021,
Annexure "C" - Commencement Certificate dated 24/07/2015, re-endorsed on 19/04/2023,
Annexure "D" - Fire NOC dated 26/03/2019 and
Annexure "E" - No Objection Certificate for Height Clearance dated 19/04/2022 valid up to 18/04/2030
Annexure "F" - The original project registration certificate dated 09/09/2021.

Annexure "A"

Maharashtra Real Estate Regulatory Authority

MahaIT

Application No. : EXT51800025431

Name : Terraform Dwarka - Wing D

Service Name : RERA

Email ID : ankitakhandelwal@terraformrealty.com

Charges	Amount
Total Amount (In Rs.)	10826.00

Annexure "B"

SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2163/N/ML/AP
Date :- 14 JUL 2021

To,
Shri. Vishwas Satodia (Architect)
1102/B-wing, 11th Floor,
Shah Arcade-II, Rani Sati Marg,
Malad (E), Mumbai-400097.

Sub: Amended plans for Sale Bldg. No.3 in S. R. Scheme on plot bearing old C.T.S. No. 5808(pt.) corresponding F.P. No. 274(pt.) of TPS-III & area under 18.30 mtr. wide Jawahar Road of village Ghatkopar and now as per Collector's Sub division order plot bearing New F.P. No. 274A/1, 274A/3 & 274A/4 of Village Ghakopar Kirol, Jawahar Road, Ghatkopar (E), Mumbai, For "Nalanda SRA CHS Ltd."

Ref.: SRA/ENG/2163/N/ML/AP

Gentlemen,

With reference to the above, the amended plans submitted by you for the Sale Building No.3 are hereby approved by this office subject to following conditions;

1. That all the conditions mentioned in LOI under no. SRA/ENG/537/N/ML/LOI shall be complied with.

2. That all the conditions mentioned in IOA under no. SRA/ENG/2163/N/ML/AP dated 02/12/2014 shall be complied with.

3. That the proposed changes shall be shown on canvas mounted plans to be submitted at the time of O.C.C./B.C.C.

4. That the revised R.C.C. design & calculation from the Structural Engineer as per present amended plans shall be submitted before asking C.C./endorsement of C.C. as per plans.

One set of amended plans is retuned herewith as token of approval.

Yours faithfully,

Executive Engineer
Slum Rehabilitation Authority

Copy to:

1. M/s. Money Magnum Nest Pvt. Ltd.
2. Asst. M.C., N-ward
3. A.E. (WW), N-ward
4. A.A. & C., N-ward

Executive Engineer
Slum Rehabilitation Authority

Annexure "C"

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2163/N/ML/AP 24 JUL 2015

COMMENCEMENT CERTIFICATE

SALE BLDG.NO.3

TO,

M/s. Everest Fincap Pvt.Ltd.
Samruddhi, Lower Ground floor,
Plot No.157, Next to SBI,
Chembur (E),Mumbai-400 071.

Sir.

With reference to your application No. 10050 dated 26/09/2008 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. -
C.T.S. No. 5808(pt.) corresponding F.P.No.274(pt.)

of vilage Ghatkopar T.P.S. No. III
ward 'N' . Situated at ~~Jawahar Road, Ghatkopar (E), Mumbai.~~

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI
U/R No. SRA/ENG/537/N/ML/LOI (Rev.) dt. 18/02/2014
IDA U/R No. SRA/ENG/2163/N/ML/AP dt. ~~02/12/2014~~
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest In you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) If :-
   (a) The development work in respect of which permission Is granted under this certificate Is not carried out & the use thereof is not in accordance with the sanctioned plans.
   (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
   (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him In such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI P.B. BANDGAR
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level, i.e. top slab of basement.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

TRUE COPY
VISHWAS SATODIA

Executive Engineer (SRA) E.S.
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/2163/N/ML/AP 17 APR 2017

This C.C. is re-endorsed as per approved amended plans dated 17.04.2017.

17.04.17
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2163/N/ML/AP 28 DEC 2017

This C.C. is granted upto 5th upper floors for portion marked as A-B-C-D on plan at page 1163 in wing 'A' & 'B' of Sale bldg. no. 3 as per approved amended plans dated 17/04/2017. (i.e. 2 lvl. Basement + Ground (Part) & stilt (Part) + 1st lvl. Podium (Part) + 2nd to 5th upper floor of wing - 'A' & 'B')

28.12.17
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2163/N/ML/AP 29 SEP 2018

This C.C is further granted upto 6th to 9th upper floors of wing A & B of sale building no. 3 for portion marked as A_B_C_D on plan at page 1163 as per approved amended plans dated 17/04/2017.
(i.e 2 level Basement + Ground (part) & stilt (part) + 1st level podium (part) + 2nd to 9th upper floors of wing 'A' & 'B')

29.09.18
Executive Engineer
Slum Rehabilitation Authority

(Further C.C continued on next page ...

07 JAN 2019

SRA/ENG/2163/N/ML/AP (Sale Building No. 3)

Sub:- S R Scheme on plot bearing C.T.S No. 5808(pt) corresponding F.P No. 274(pt) of village Ghatkopar For 'Nalanda SRA CHS Ltd'

This C.C is further granted from 10th to 12th upper floor of wing A & wing -B of sale building no.3 for the portion marked as A-B-C-D on plan at page 1163 as per approved plans dated 17/04/2017.

(i.e 2 level basement + Ground (part) & stilt (part) + 1st level podium part + 2nd to 12th upper floors of wing 'A' & 'B')

07.01.19
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2163/N/ML/AP 26 APR 2019

Tnis C.C is re-endorsed as per approved amended plans dated 26/04/2019.

28.04.19
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2163/N/ML/AP 12 JUN 2019

This C.C is further granted for full height of the building from 13th to 15th upper floors of wing-A & Wing -B of sale building no.3 for the portion marked as A-B-C-D on plan at page - 1163 as per approved plans dated 26/04/2019.

(i.e 2 level basement + Ground (part) & stilt (part) + 1st level podium part + 2nd to 15th upper floors of Wing A & B).

12.06.19
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2163/N/ML/AP 23 JAN 2020

This C.C is re-endorsed as per approved amended plans dated 22/01/2020.

23.01.20
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2163/N/ML/AP 11 1 MAR 2020

This C.C is further granted from ground to 8th upper floors of wing -C & wing -D for portion marked as C-D-E-F on plan as at page-2197 of sale building No.3 as per approved amended plans dated 22/01/2020.

11/03/2020
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2163/N/ML/AP 14 JUL 2021

This C.C is re-endorsed as per approved amended plans dated 14/07/2021.

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2163/N/ML/AP 10 APR 2023

This C.C is re-endorsed as per approved amended cum part occupation p permission dated 19/04/2023.

Executive Engineer
Slum Rehabilitation Authority

Annexure "D"

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

Office of
The Dy. Chief Fire Officer
Mumbai Fire Brigade,
Vikhroli Regional Command Control
Vikhroli Park Site, L.B.S. Road,
Vikhroli (W), Mumbai - 400 079.

No.: FB/HR/R-VI/135
Date: 26/03/19

Sub: Fire protection and fire-fighting requirements for amendment to the proposed construction of High Rise Commercial cum Residential Building in S.R. Scheme u/s. 33(10) on plot bearing CTS No. 5808(pt) & F.P. No. 274 (pt), of TPS-III of Village Ghatkopar, Jawahar Road, Ghatkopar East, Mumbai-400077 Known as Nalanda SRA CHS (Ltd.) (Wing A, B, C & D) Sale Bldg. No. 3

Ref: i) Letter from Architect Vishwas Satodia, dated-11/03/2019.
ii) M.F.B. No. HR/R-VI/135, dated 11.03.2019.
iii) Rejection letter sent to Architect on 18.03.2019
iv) Corrected plans received on 26.03.2019.

E.E.(S.R.A.)

In this case please refer to the NOC issued by this office vide No. FB/HR/R-VI/310 dated-02/02/2015, for the proposed construction of high rise commercial cum residential building comprising of two wings designated as Wing 'A' & 'B'. Wing 'A' & 'B' comprising of common 03 level basement + ground floor part on stilt + podium floor 1st to 14th upper residential floors with a total height of 48.20mtrs. from general ground level up to terrace level.

In this case please refer to the NOC issued by this office vide No. FB/HR/R-VI/152, dated-22/12/2017, stipulating fire protection & fire fighting requirements for the proposed construction of high rise commercial cum residential building comprising of four wings designated as Wing 'A', 'B', 'C' & 'D'. All wings are having common two level basements (-8.31mtrs. & -2.20mtrs. pit) + part stilt & part ground floor + 1st podium floor + 2nd podium partly for swimming pool & partly for residential thereafter building is divided into four wings i.e. Wing 'A', 'B', 'C' & 'D'. All wings are having 3rd to 15th upper residential floors (wing 'D' is having 15th part floor) with a total height of 48.93mtrs. from general ground level up to terrace level,

Now, Architect has submitted amended plans for approval of following amendments:

i) Revised the planning of basement. However, revised the car parking layout at each basement & proposed two tier stack/surface car parking in basement & two/three tier pit type stack car parking in 2nd level basement with services.
ii) Minor changes in internal planning of Wing 'C' & 'D' & proposed 05nos. of flats each on 2nd to 7th & 9th to 15th floors of Wing 'C' building instead of 04nos. of flats as shown on plans.
iii) Proposed 04nos. of residential flats at 2nd floor of Wing 'D' building instead of 03nos. of flats as shown on plans.
iv) Proposed 07nos. of residential flats each on 3rd to 7th & 9th to 14th floors of Wing 'D' building as shown on plans.
v) Proposed 07nos. of residential flats on 15th floor of Wing 'D' instead of 02nos. of flats & part terrace as shown on plans.

DFO 26.03.19

26/3 Dy.CFO

vi) Proposed 04nos. of flats & part refuge area on 8th floor of Wing 'C' instead of 03nos. of flats & refuge area as shown on plans.

vii) Proposed 05nos. of flats & part refuge area on 8th floor of Wing 'D' instead of 04nos. of flats & part refuge area as shown on plans.

viii) Proposed to changes in the area of refuge area of Wing 'C' & 'D' are as under & as shown of plans.

Wings	Refuge floor	Refuge area in sq. mtrs.		At the height from ground in mtrs.
		Required	Provided	
Wing 'A'	8th floor	104.81	105.33	24.87
Wing 'B'	8th floor	113.07	114.07	24.87
Wing 'C'	8th floor	102.13	104.93	24.87
Wing 'D'	8th floor	94.76	97.94	24.87
In addition to that, terrace of each wing shall be treated as refuge area.				
Excess refuge area shall be counted in F.S.I.				
Note: Architect has proposed common refuge area for Wings 'A'-'D' and Wings 'B'- 'C'.				

There are no other changes except above all other details i.e. staircases, lifts, lift lobbies & common corridor, occupancy of the building, location of each refuge area, open space all around the building are remain same as per previously approved N.O.C. u/n. FB/HR/R-VI/152, dated-22/12/2017 issued by this officer.

The proposal has been considered favorably in view of the facts that:

i) N.O.C. for the proposal was already issued u/r. No. FB/HR/R-VI/310 dated-02/02/2015 & FB/HR/R-VI/152, dated-22/12/2017

ii) The I.OD. for the said proposed High Rise Residential Building has been obtained from E.E.(S.R.A.) u/r. no. SRA/ENG/2163/N/ML/AP, dated-17/04/2017 & C.C. up to 12th floors of Wing 'A' & 'B' as per approved plans, dated-07/01/2019.

iii) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.

In view of above, as far as this department is concerned; there is no objection from fire safety point of view for the proposed construction of high rise commercial cum residential building comprising of four wings designated as Wing 'A', 'B', 'C' & 'D'. All wings are having common two level basements (-8.10mtrs. & -2.20 mtrs. pit) + part stilt & part ground floor + 1st podium floor + 2nd podium partly for swimming pool & partly for residential thereafter building is divided into four wings i.e. Wing 'A', 'B', 'C' & 'D'. All wings are having 3rd to 15th upper residential floors with a total height of 49.01mtrs. from general ground level i.e. 0.00mtrs level up to terrace, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements;

1. All the fire safety measures stipulated earlier vide N.O.C. u/r. No. FB/HR/R-VI/310 dated-02/02/2015 & FB/HR/R-VI/152, dated-22/12/2017 shall be strictly adhered to:

2. All the fire safety measures stipulated under earlier issued NOC as stated above shall be applicable / extended from basement to terrace level of each wing.

3. Requirements of Refuge area remain same as per requirement No. 12 of NOC No. FB/HR/R-VI/310 dated-02/02/2015

No any other changes except mentioned above as shown on the plan shall be carried out at the building unless/until permitted by this department.

Earlier, the party has paid the Scrutiny fee of Rs. 10,76,723/- vide Sap. Receipt No. 6282940 dated-16/01/2015 (Sap. Doc. No. 1001989197) on the total built up area of 34733.00sq.mtrs. as certified by the Architect.

Further, party has paid scrutiny fee of Rs. 3,47,179/- vide receipt No. 6338118/19 dated-16/12/2017 (Sap. Doc. No. 100318712) on the total built up area of 33114.00sq.mtrs. as certified by the Architect.

Now, the party has paid scrutiny fee of Rs.1,27,650/- vide receipt No.2269910/911, dated 19.03.2019 (SAP Doc. No.1003549185) on the total built up area of 32324.00 sq. mtrs. as certified by the Architect.

However, E.E.(S.R.A.) is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.

Note for E.E.(S.R.A.) & Architect

i) The fire-fighting installation shall be carried out by licensed approved agency.
ii) The area calculation shown in the enclosed plan shall be checked by the E.E.(S.R.A.)
iii) E.E.(S.R.A.) shall verify the proposal in context with Hon. M.C.'s circulars issued u/n. Ch.E./32545/DP-Gen dated 24/02/2015 & u/no. Ch.E/34194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
iv) There shall be no tree located in compulsory open spaces.
v) Necessary permission for any licensable activity shall be obtained from concerned department & M.C.G.M.'s / C.F.O.'s department till then shall not be allowed to use.
vi) Separate NOC shall be obtained for swimming pool & fitness center from concerned department & M.C.G.M.'s / C.F.O.'s department till then shall not be allowed to use.
vii) The area size to consult with MEP Consultant for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, electrical duct, etc. to be verified & examine.
viii) If any matter in this case, violets DCR 1991 then this proposal shall be referred back to this department for issuing fresh NOC.

ix) This NOC is issued without prejudice to legal matters pending in court of law, if any.

x) No any addition/alteration shall be done in the structure of the flats/building without the previous consent of all the concerned/occupier as per the provision of Section 7 of MOFA.

xi) The plans approved along with this N.O.C. are approved from Fire Risk / Fire Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.

xii) This NOC is issued only from Fire Protection & Fire-Fighting requirements point of view & issued on the request letter from Architect. Any authorized or legal matter shall be cleared by Owner/ Occupier/ Developer/Architect etc.

xiii) The width of abuts road, open spaces mentioned in plans as submitted by the Architect attached herewith. These parameters shall be verified by E.E.(S.R.A.) before granting any permission (I.O.A./C.C./further C.C.) If found any contradiction, the proposal shall be referred back to this Department.

xiv) Architect has proposed cutouts at basement for natural ventilation, not provided natural ventilation as per clause no. 38(9)(v)[a]of DCR 1991 shall be verified by E.E.(S.R.A.)

xv) The refuge area is proposed on the 8th floor of each wing and as per modified DCR next refuge area is to be proposing on 15th floor of each wing; however no floor is proposed above 15th floor, hence, terrace above 15th floor of each wing shall be treated as refuge area.

xvi) Due to height restriction from Civil Aviation Authority architect has unable to provide over head water storage tank, but architect has agreed to provide Hydro-Pneumatic pumping system accordingly submitted hardship letter, dated 22/12/2017.

xvii) Architect has directly submitted documents and plans to this Department for obtaining requirement letter from fire safety point of view but all the documents & plans should be scrutinized by E.E. S.R.A and get it conformed, if anything wrong, refer back to this Department and Actual width of Access Road in layout shall be scrutinized.

xviii) As this dept. is issuing requirement letter as per request from Architect Vishwas Satodia & plans are directly submitted to this department but not scrutinized by your department prior to submission. One copy of requirement letter forwarded to you as competent authority for further approval & one copy to Architect Vishwas Satodia, but after your approval this department shall be intimated that whatever action is taken in this regards i.e. approval /rejection/ pending shall be intimated to this department with remarks. If no intimation is received to this department then it will be considered as authority is not willing to intimate this department. No any deviation is allowed by this department.

26/3

Dy. Chief Fire Officer
Mumbai Fire Brigade

DFO
26.03.2018

Annexure 'E

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/011122/647919

मालिक का नाम एवं पता	NAINESH K SHAH, MANAGING DIRECTOR OF MONEY MAGNUM NEST PVT. LTD.	**दिनांक/DATE:**	19-04-2022
OWNERS Name & Address	GODREJ COLESIUM 1301, 13TH FLOOR, A WING, BEHIND EVERARD NAGAR, OFF EASTERN EXPRESS HIGHWAY, SION (E), MUMBAI-22	**वैधता/ Valid Up to:**	18-04-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/011122/647919
आवेदक का नाम / Applicant Name*	Rajendra Borgharkar
स्थल का पता / Site Address*	C.T.S. NO. 5808(PT), F.P.NO. 274(PT), TPS-III, VILLAGE-KIROL,GHATKOPAR,KIROL/MUMBAI,Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 05 07.86N 72 54 32.99E, 19 05 07.00N 72 54 33.17E, 19 05 05.26N 72 54 34.24E, 19 05 06.57N 72 54 35.16E, 19 05 09.20N 72 54 35.28E, 19 05 05.95N 72 54 35.56E, 19 05 07.42N 72 54 36.60E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	7.01 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	57.13 M (Restricted)

क्षेत्रीय मुख्यालय, पश्चिम क्षेत्र, पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
Regional Headquarters, Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/011122/647919

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -
3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।
c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।
d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।
e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

क्षेत्रीय मुख्यालय (प.क्षे.का.) पश्चिमी क्षेत्र पोर्टा केबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606
Regional Headquarter (WR), Western Region Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।
f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।
g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए ।
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।
i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरूद्ध कोई शिकायत/दावा नहीं किया जाएगा ।
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट । सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी ।
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।
l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu,Navi Mumbai,Santa Cruz विमानक्षेत्रो के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रो और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रो, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- 1), अनुसूची- IV (भाग -2: केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।

m. This NOC ID has been assessed with respect to the Juhu,Navi Mumbai,Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-1), Schedule- IV (Part-2: RCS Airports Only) and Schedule-VII of GSR 751(E) as amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2: आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for the sites lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि व्याख्या की स्थिति में अंग्रेजी अनुवाद ही मान्य होगा ।
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगा
p. In case of any dispute with respect to site elevation and or AGL height, Permissible Top Elevation in AMSL shall prevail.

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/011122/647919

क्षेत्र का नाम / Region Name: पश्चिम/WEST

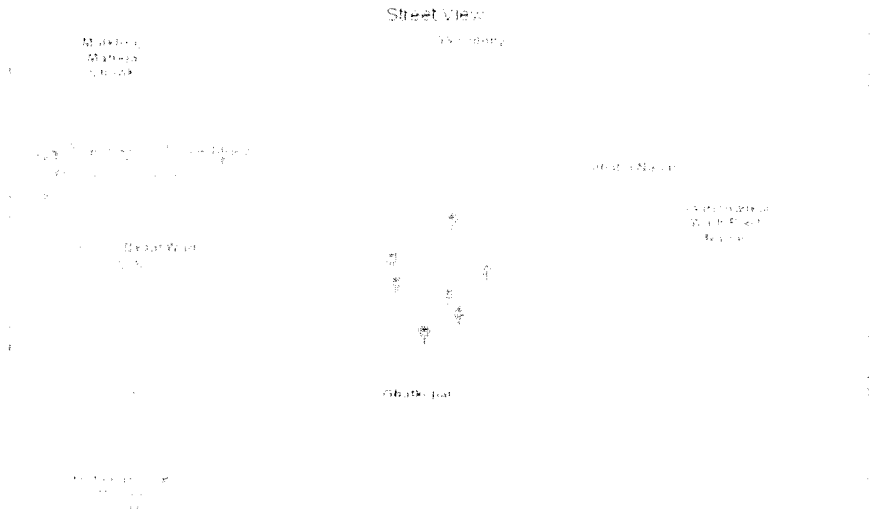
पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	13/4/2022 गिरीश श्रीवास्तव / GIRISH SRIVASTAV संयुक्त महाप्रबंधक (ए.टी.एम.-डी.ओ.ए.एस.) प.क्षे. Jt. General Manager (ATM-DOAS) W.R. एरोड्रम सुरक्षा नियंत्रण/Deptt. of Aerodrome Safeguarding भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India मुंबई - 400 099. / Mumbai -400 099.
द्वारा तैयार Prepared by	Ashok Tirkey 19/04/22 Ashok Tirkey AGM (ATM-DOAS)
द्वारा जांचा गया Verified by	19/04/22 Mohammed Shah. A. AGM (ATM-DOAS)

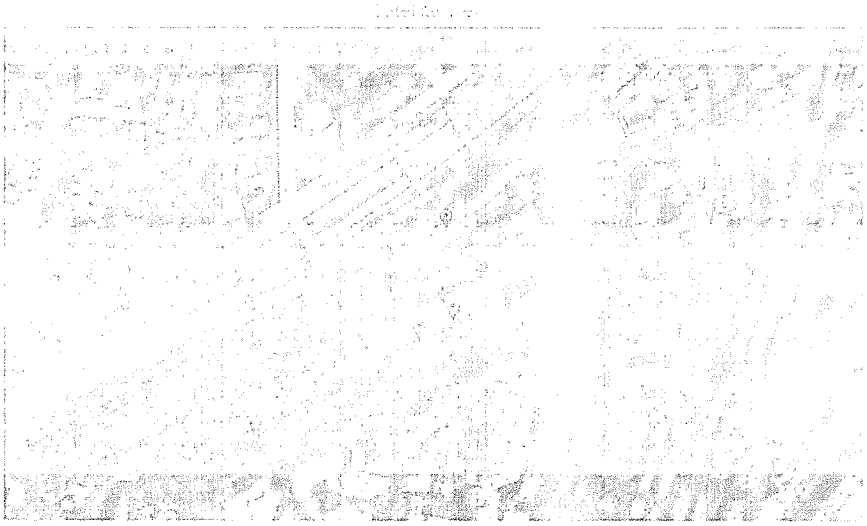
ईमेल आईडी / EMAIL ID : nocwr@aai.aero
फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री
Juhu	8028.95	100.24
Navi Mumbai	19637.46	301.52
Santa Cruz	4595.18	99.05
NOCID	SNCR/WEST/B/011122/647919	


Street View



Annexure "F"

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800020666**

*Project: **Terraform Dwarka - Wing D** , Plot Bearing / CTS / Survey / Final Plot No.:**5808Pt corr final plot no274A Pt of TPS III of Ghatkopar Kirol Adj 60ft wide Jawahar Rd at North** at **Kurla, Kurla, Mumbai Suburban, 400077**;*

1. **Money magnum nest pvt ltd** having its registered office / principal place of business at *Tehsil: **Kurla**, District: **Mumbai Suburban**, Pin: **400022**.*
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **30/04/2019** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 20:14:38

Dated: **08/09/2021**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority