



LEGEND	
	THE LARGER LAND
	RENTAL HOUSING PLOT
	THE SALE LAND/FREE SALE LAND



ANNEXURE 1

Annexure – “2”

Copy of the Order dated 20th August, 2019 passed by the Panvel Municipal Corporation, panvel.



Annexure – “3”

(Details pertaining to mortgages and the litigations)

I. Mortgage

By and under Indenture of Mortgage registered with the office of the Sub-Registrar of Assurances at Panvel under Serial No. PVL-4/2009 of 2018 registered on 15/02/2018 and entered into between the Promoter (therein referred to as 'the Mortgagor') of the One Part and Vistra ITCL(India) Ltd (therein referred to as 'the Security Trustee') of the Other Part, Promoter inter-alia created mortgage in respect of 114106.72 square meters and bearing Survey No. 76 Hissa No.1, Survey No. 77 Hissa No.2, Survey No. 79 Hissa No.3, Survey No.69 (part), Survey No.70 Hissa No.1, Survey No. 70 Hissa No.2, Survey No. 71 Hissa No.2, Survey No. 71 Hissa No.3, Survey No.71 Hissa No.4, Survey No. 72 Hissa No. 1A, Survey No. 72 Hissa No. 1B, Survey No. 72 Hissa No.3, Survey No. 76 Hissa No. 2 (1), Survey No. 76 Hissa No. 2 (2), Survey No. 77 Hissa No.1, Survey No. 86 Hissa No.1, Survey No. 86 Hissa No. 2, Survey No. 88 Hissa No. 0, Survey No. 89 Hissa No.1, Survey No. 89 Hissa No. 2, Survey No. 90 Hissa No. 0, Survey No. 91 Hissa No.3 situate at Village Rohinjan, Taluka Panvel, District Raigad, Maharashtra for securing loan of Rs.450 crore granted by the LIC Housing Finance Ltd. to Promoter on the terms and conditions as mentioned therein

II. Litigations

BRIEF NOTE ON LITIGATION

- (a) Special Civil Suit No.653 of 2007 has been filed before the Civil Judge, Senior Division, Panvel by Gurukrupa Associates against (1) Raghunath Kana Mhatre, (2) Padmakar Kana Mhatre, (3) Anant Kana Mhatre, (4) Janardan Hari Mhatre, (5) Rohidas Changdev Mhatre, (6) Brijbhushan Shivshankar, (7) Restrocape Infrastructure Limited, (8) M/s. Blue Circle Infratech through its partners Vijay Raichand Nancy, James D'Silva, Akshay Bansilal Arora and Ajay Raichand Nancy, (9) Devisha Infrastructure Private Limited and (10) The Manager, The Raigad District Central Co-operative Bank Limited for specific performance, permanent injunction and in the alternate for damages. The suit pertains to inter alia the lands bearing Survey no.67 Hissa no.4 admeasuring 00 Hectares 23 Ares and Survey no.68 Hissa no.4 admeasuring 00 Hectares 25.3 Ares (collectively the "Suit Property"). The Plaintiff has inter alia prayed for (a) declaration that the Agreement dated 4th February, 2006 is binding on the Defendants and that a Sale Deed in respect of the Suit Property be executed in favour of the Plaintiff (b) Cancellation of the Sale Deed dated 9th December 2008 executed between Defendants no.(1) to (5) and (6); and (c) Restraining the Defendants from creating any third party rights in the Suit Property. The suit is currently pending. Promoter confirms that no orders adverse to the Promoter and / or the lands bearing Survey no.67 Hissa no.4 and Survey no.68 Hissa no.4 have been passed in the said suit till date.
- (b) Special Civil Suit No.75 of 2014 has been filed before the Civil Judge Senior Division, Panvel by Gangaram Budhya Patil, Maruti Budhya Patil, Arun Budhya Patil and Kanta Baban Patil (as the Plaintiffs therein) against Defendant NO. 1 Janardan Budhya Patil, and Defendant No.2 (as the Defendants therein) inter alia for declaration that the plaintiffs have a share in the land bearing Survey no.64 Hissa no.2 admeasuring 00 Hectares 20.3 Ares (the "Suit Land") and that their share be partitioned by metes and bounds, cancellation of the Sale Deed dated 15th July, 2010 registered with the office of the Sub-Registrar, Panvel – 1 at Serial no.8674 of 2010 executed by Janardan Hirya Patil and others in favour of Defendant No.2 and for permanent injunction against the defendants from dealing with / developing the Suit Land or creating any third party rights therein. Notice in the matter was received by Defendant No.2 in February 2017 and thereafter, the same was forwarded to the Promoter. The Promoter confirms that no orders adverse to the Promoter and / or title of the Promoter to the Suit Land have been passed till date. The suit is currently pending.

Annexure – “4”

RERA Certificate

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Annexure -5

PROFORMA A

1	AREA OF the larger land	157450.00		SQ.MT
2	DEDUDCTION OF ROAD	4438.26		"
3	BALANCE PLOT (1 - 2)	153011.74		"
4	AMENITY 10%	11265.79		"
5	AMENITY 7.5%	3026.54		"
6	TOTAL AMENITY (4+5)	14292.33		"
7	BALANCE PLOT (3 - 6)	138719.41		"
8	PERMISSIBLE F.S.I.	4.00		
9	PERMISSIBLE B-UP AREA (7 X 8)	554877.64		SQ.MT
		SALE PLOT	RENTAL PLOT	
		75%	25%	
10	NET PLOT AREA (% OF 7)	104039.56	34679.85	SQ.MT
11	F.S.I	4.00	4.00	
12	PERM. BUILT UP AREA (10 X 11)	416158.23	138719.41	SQ.MT
13	Proposed potential FSI	520197.79	-	"
14	ADDITIONAL FSI PROPOSED FOR MERAKI	811.02	-	"
15	TOTAL PROPOSED FLOOR	49	-	

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Annexure – “7”

List of documents provided for inspection to the Allottee

Part – A

Approvals and sanctions issued by the competent authorities for the development of the Real Estate Project and the Whole Project

- (i) Letter no. MMRDA/RHD/RHS-26 (111)/14/378, Dated 22nd Dec.2014 issued by MMRDA regarding Revalidation of Location Clearance & Revised layout approval
- (ii) Non Agriculture & Construction permission order no. MASHA/L.N.A.1(B)/S.R.56/2010, dated 7th January 2011
- (iii) Non Agriculture & Construction permission order no. MASHA/L.N.A.1(B)/S.R.89,90,91,92,494/2013, dated 6th February 2014
- (iv) Commencement Certificate no.Msha/L.N.A. 1(B)/164/2014, dated 23rd Apr. 2015 issued by Collector of Raigad along with sanctioned plans.
- (v) Non Agriculture & Construction permission order no.Msha/L.N.A. 1(B)/pra.ka.16/2016, dated 30th Sept. 2016 issued by Collector of Raigad
- (vi) Non Agriculture & Construction permission order no.Ja.kra Pa.Maha/Saban/8775/2017, dated 7th Oct. 2017 issued by Panvel Municipal Corporation, Panvel
- (vii) Commencement Certificate No. PMC/CP/1977/2019 dated 20th August 2019 along with sanctioned plans issued by Panvel Municipal Corporation, Panvel
- (viii) Revalidated Height NOC vide letter No. BT-1/NOC/CS/MUM/12/NM/NOCAS/965/66/116 dated 20.02.2018.
- (ix) Environment Clearance vide No.SEIAA-EC-000002014 dated 20.09.2019 issued by MOEF Govt.of India
- (x) Fire NOC No PMC/ FIRE / 2452/ 2019 dated 09.08.2019 issued by Panvel Municipal Corporation, Panvel.

Part – B

Documents by which the Promoter has acquired the right and entitlement to develop the Larger Land

- 1) Attested True Copy of Indenture of Conveyance having registration no. PVL-4/967-2016 registered with Sub Registrar Panvel 4, in respect of land bearing Survey no/ Hissa no. 67/4, 68/4 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter
- 2) Attested True Copy of Supplement to Indenture of Conveyance having registration no. PVL-4/968-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 67/4, 68/4 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 3) Attested True Copy of Indenture of Conveyance having registration no. PVL-4/969-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 71/4, 77/1, 88, 89/1, 90, 99/2 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 4) Attested True Copy of Supplement to Indenture of Conveyance having registration no. PVL-4/970-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 71/4, 77/1, 88, 89/1, 90, 99/2 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 5) Attested True Copy of Indenture of Conveyance having registration no. PVL-4/971-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 71/3 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 6) Attested True Copy of Supplement to Indenture of Conveyance having registration no. PVL-4/972-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 71/3 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 7) Attested True Copy of Indenture of Conveyance having registration no. PVL-4/995-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 66/2, 67/2(1) situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 8) Attested True Copy of Supplement to Indenture of Conveyance having registration no. PVL-4/996-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 66/2, 67/2(1) situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 9) Attested True Copy of Indenture of Conveyance having registration no. PVL-4/997-2016 registered with Sub Registrar 4, Panvel in respect of land s bearing Survey no/ Hissa no. 67/2(2) situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.

- 10) Attested True Copy of Supplement to Indenture of Conveyance having registration no. PVL-4/998-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 67/2(2) situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 11) Attested True Copy of Indenture of Conveyance having registration no. PVL-4/1000-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 68/1A,68/1B, 86/2, 91/3, 86/1, 72/1A, 68/2, 64/2 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 12) Attested True Copy of Supplement to Indenture of Conveyance having registration no. PVL-4/1001-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 68/1A, 68/1B, 86/2, 91/3, 86/1, 72/1A, 68/2, 64/2 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter
- 13) Attested True Copy of Indenture of Conveyance having registration no. PVL-4/1002-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 70/2, 72/3,89/2 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 14) Attested True Copy of Supplement to Indenture of Conveyance having registration no. PVL-4/1003-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 70/2, 72/3, 89/2 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 15) Attested True Copy of Indenture of Conveyance having registration no. PVL-4/1004-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 76/2(1) situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 16) Attested True Copy of Supplement to Indenture of Conveyance having registration no. PVL-4/1005-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 76/2(1) situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 17) Attested True Copy of Indenture of Conveyance having registration no. PVL-4/1006-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 76/2(2), 79/3, 69/0,67/1, 72/1B, 70/1, 71/2, 76/1, 77/2 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.
- 18) Attested True Copy of Supplement to Indenture of Conveyance having registration no. PVL-4/1007-2016 registered with Sub Registrar 4, Panvel in respect of land bearing Survey no/ Hissa no. 76/2(2), 79/3, 69/0,67/1, 72/1B, 70/1, 71/2, 76/1, 77/2 situated at village - Rohinjan, Taluka - Panvel, District- Raigad in favour of the promoter.

Annexure – “8”

Title Certificate dated 3rd November 2016 issued by Wadia Ghandy & Co.

Annexure – “9”

7/12 extracts of the said Larger Land

Annexure – “10”

Plan of the Said Premises

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