

# AR DESIGN STUDIO

ARCHITECTURE | INTERIORS | PMC | LANDSCAPE



Dated: - 05/09/2024.

**To,**  
**Arkade Developers Ltd.,**  
Formerly known as Arkade Developers Pvt. Ltd.  
Arkade House, 2nd Floor,  
Next to Children's Academy School,  
A S Marg, Ashok Nagar,  
Kandivali (East),  
Mumbai - 400101.

**Subject:** BMC premium working for Proposed Residential Building on plot bearing C.T.S No. 418/D of Village Vile Parle, at Shahaji Raje Road, Vile Parle (East), Mumbai 400 057.

**This is to certify that the BMC premium for the above said project as per the prevailing policies and the proposed plan is as stated below.**

Sr. No.	Particulars	Issue Authority	Purpose	Premium in Rs.
1	<b>Scrutiny Fees:</b>	BMC - Building Proposal	BMC Premium	18,67,600.00
2	<b>I.O.D. Deposit:</b>	BMC - Building Proposal	BMC Premium	1,34,600.00
3	<b>Debris Deposit:</b>	BMC - Building Proposal	BMC Premium	45,000.00
4	<b>Development Charges:</b>	BMC - Building Proposal	BMC Premium	5,85,94,800.00
5	<b>Labour Cess</b>	BMC - Building Proposal	BMC Premium	48,70,400.00
6	<b>Staircase, Lift, Lift Lobby Premium</b>	BMC - Building Proposal	BMC Premium	5,22,15,900.00
7	<b>Open Space Deficiency Premium</b>	BMC - Building Proposal	BMC Premium	8,04,65,200.00
8	<b>Development Charges for Fitness Centre</b>	BMC - Building Proposal	BMC Premium	10,87,250.00
9	<b>Premium for additional FSI</b>	BMC - Building Proposal	BMC Premium	10,49,73,700.00

2127 & 2128, Eaze Zone Mall, Goregoan Mulund link Road, Sunder Nagar, Malad West.

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10	<b>Premium for Fungible FSI</b>	BMC - Building Proposal	BMC Premium	10,81,77,300.00
11	<b>Development Cess</b>	BMC - Building Proposal	BMC Premium	2,35,14,100.00
12	<b>Infrastructure Development Charges</b>	BMC - Building Proposal	BMC Premium	33,96,900.00
13	<b>Sewerage Tax &amp; Extra Sewerage Charges</b>	BMC – Water Works Dept.	For Sewerage Tax on Total Area	64,10,500.00
14	<b>TDR General</b>	Private Party	For Additional Floor Built Up Area	11,80,90,100.00
15	<b>TDR Slum</b>	Private Party	For Additional Floor Built Up Area	6,04,64,900.00
16	<b>CFO NOC</b>	BMC – Fire Dept.	Scrutiny for Project & Fire Service Fee	9,53,050.00
17	<b>Assessment tax</b>	BMC – Assessment Dept.	For Assessment	2,07,01,000.00
<b>Total BMC Premium</b>				<b>64,59,62,300.00</b>

Thanking You,

Yours faithfully,

Ar. Ankit U. Jain  
M/s. AR Design Studio.  
Lic. No. CA/2014/64556

Encl. – Payment Sheet.

This certificate is issued for the purpose of the Issue, and can be used, in full or part, for inclusion in the Issue Documents. We hereby consent to the aforementioned details being included in the Issue Documents and consent to the submission of this certificate as may be necessary, to the Securities and Exchange Board of India, any regulatory / statutory authority, stock exchange where the Equity Shares are proposed to be listed, Registrar of Companies, Mumbai, Maharashtra or any other authority as may be required and/or for the records to be maintained by the BRLM in connection with the Issue and in accordance with

applicable law, and for the purpose of any defense the BRLM may wish to advance in any claim or proceeding in connection with the contents of the Issue documents.

I confirm that the information herein above is true, complete, accurate, best of our knowledge, not misleading and does not contain any untrue statement of a material fact nor omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading and subject to approval from BMC. This certificate can be relied on by the Company, the BRLM and the Legal Counsel in relation to the Issue.

I undertake to update you in writing of any changes in the abovementioned position until the date the Equity Shares issued pursuant to the Issue commence trading on the Stock Exchanges. In the absence of any communication from us till the Equity Shares commence trading on the Stock Exchanges, you may assume that there is no change in respect of the matters covered in this certificate.

All capitalized terms used but not defined herein shall have the meaning assigned to them in the Issue Documents

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Arkade House, 2<sup>nd</sup> Floor,  
Next to Children's Academy School,  
A S Marg, Ashok Nagar,  
Kandivali (East),  
Mumbai – 400101.

**Subject:** BMC premium working for Proposed Residential Building on plot bearing  
C. T. S 33/6 of village Chinchavali, Sundar Nagar, Malad (W) Mumbai 400064.

**This is to certify that the BMC premium for the above said project as per the prevailing policies and the proposed plan is as stated below.**

Sr. No.	Particulars	Issuing Authority	Purpose	Premium in Rs.
1	<b>Scrutiny Fees:</b>	BMC - Building Proposal	BMC Premium	16,06,600.00
2	<b>I.O.D. Deposit:</b>	BMC - Building Proposal	BMC Premium	99,200.00
3	<b>Debris Deposit:</b>	BMC - Building Proposal	BMC Premium	45,000.00
4	<b>Development Charges:</b>	BMC - Building Proposal	BMC Premium	2,39,08,800.00
5	<b>Labour Cess</b>	BMC - Building Proposal	BMC Premium	41,89,900.00
6	<b>Staircase, Lift, Lift Lobby Premium</b>	BMC - Building Proposal	BMC Premium	3,86,09,700.00
7	<b>Open Space Deficiency Premium</b>	BMC - Building Proposal	BMC Premium	38,95,900.00
8	<b>Development Charges for Fitness Centre</b>	BMC - Building Proposal	BMC Premium	4,41,100.00
9	<b>Premium for additional FSI</b>	BMC - Building Proposal	BMC Premium	4,64,06,500.00

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10	<b>Premium for Fungible FSI</b>	BMC - Building Proposal	BMC Premium	4,15,36,000.00
11	<b>Development Cess</b>	BMC - Building Proposal	BMC Premium	89,10,100.00
12	<b>Infrastructure Development Charges</b>	BMC - Building Proposal	BMC Premium	20,73,200.00
13	<b>Sewerage Tax &amp; Extra Sewerage Charges</b>	BMC – Water Works Dept.	For Sewerage Tax on Total Area	49,01,300.00
14	<b>TDR General</b>	Private Party	For Additional Floor Built Up Area	3,92,43,800.00
15	<b>TDR Slum</b>	Private Party	For Additional Floor Built Up Area	2,07,90,100.00
16	<b>CFO NOC</b>	BMC – Fire Dept.	Scrutiny for Project & Fire Service Fee	17,03,600.00
17	<b>Assessment tax</b>	BMC – Assessment Dept.	For Assessment	91,20,100.00
<b>Total BMC Premium</b>				<b>24,74,80,900.00</b>

Thanking You,

Yours faithfully,

Ar. Ankit U. Jain  
M/s. AR Design Studio.  
Lic. No. CA/2014/64556

Encl. – Payment Sheet.

This certificate is issued for the purpose of the Issue, and can be used, in full or part, for inclusion in the Issue Documents. We hereby consent to the aforementioned details being included in the Issue Documents and consent to the submission of this certificate as may be necessary, to the Securities and Exchange Board of India, any regulatory / statutory authority, stock exchange where the

Equity Shares are proposed to be listed, Registrar of Companies, Mumbai, Maharashtra or any other authority as may be required and/or for the records to be maintained by the BRLM in connection with the Issue and in accordance with applicable law, and for the purpose of any defense the BRLM may wish to advance in any claim or proceeding in connection with the contents of the Issue documents.

I confirm that the information herein above is true, complete, accurate, best of our knowledge, not misleading and does not contain any untrue statement of a material fact nor omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading and subject to approval from BMC. This certificate can be relied on by the Company, the BRLM and the Legal Counsel in relation to the Issue.

I undertake to update you in writing of any changes in the abovementioned position until the date the Equity Shares issued pursuant to the Issue commence trading on the Stock Exchanges. In the absence of any communication from us till the Equity Shares commence trading on the Stock Exchanges, you may assume that there is no change in respect of the matters covered in this certificate.

All capitalized terms used but not defined herein shall have the meaning assigned to them in the Issue Documents