

*Devidas Ramkrishna Shetty*  
B.E. Grad I.S. (Val), M.I.E. M.I.S. F.I.V. M.R.I.C.S*Chartered Surveyor*REGD. NO. :  
IMMOVABLE PROPERTY : CAT. I-277 OF 1988.  
PLANT & MACHINERY : CAT. VII-38 OF 1988.**D. R. SHETTY  
&  
ASSOCIATES**

TELFAX 28961177 / 28977665 MOBILE 9820043382

• Unit No. 403, Fourth Flr.,  
Goyal Trade Centre, Shantivan Complex,  
Nr. National Park, Borivali (East), Mumbai - 66  
e-mail : drval@mtnl.net.in, drsval@gmail.com**RICS**the mark of  
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VR/DRS/LB/2014/27895

28.07.2014.

VALUATION REPORT OF RESIDENTIAL PREMISES FLAT NO. 405, ON  
FOURTH FLOOR, BUILDING KNOWN AS TOPAZ CO-OPERATIVE HOUSING  
SOCIETY LIMITED, NIRMAL NAGAR, LAL BHADUR SHASTRI MARG,  
MULUND (WEST), MUMBAI 400 080.

OWNER : MRS. VATSALA SHANKAR SHETTIGAR.

## PREAMBLE

Under the instructions of Vijaya Bank – Mulund (west) Branch, inspection of flat no.405, on fourth floor, building known as Topaz Co-operative Housing Society Limited, Nirmal Nagar, Lal Bahadur Shastri Marg, Mulund (west), Mumbai 400 080, was carried out by us for the purpose of ascertaining Present Market Value there of as on 25<sup>th</sup> July 2014.

Necessary information's, estimates and opinion that have been expressed in the report have been obtained from the sources that we consider being reliable and believing them to be true and correct. The report is prepared on the basis of inspection of the property as identified by the representative of the owner / borrower and inspection of xerox copy of the title deeds

1.	Purpose of Valuation	Ascertaining Present Market Value
2.	Date of Visit	25 <sup>th</sup> July 2014
3.	Person/s accompanying / available at the site at the time of visit/inspection/valuation	Mrs. Vatsala Shankar Shettigar and Mr. Pradeep Kumar – Branch Manager
4.	(a) Complete address of the property (Door no/Street/Cross Road, Survey no. etc.)	Flat no.405, on fourth floor, building known as Topaz Co-operative Housing Society Limited, Nirmal Nagar, Lal Bahadur Shastri Marg, Mulund (west), Mumbai 400 080. The said building is constructed on land bearing C.T.S. no. 491-A (pt) of Village Nahur, Taluka Kurla, Bombay suburban District within the limits of T Ward, Municipal Office and within the jurisdiction of B.S.D. Registrar Authority and the Sub-Registrar Kurla-I



	(b) Boundaries	Demarcation of the Plot : On or towards the North : by Garden Space On or towards the South : by Opal Co-operative Housing Society Limited On or towards the East : by Coral Co-operative Housing Society Limited On or towards the West : by Under Construction Building
	Global Co - ordinates	Latitude : 19° 16'596" N Longitude : 72° 93'833" E
5	Title to the property	
a.	Name and Address of the owners	By an agreement dated 12 <sup>th</sup> May 2002, Mr. Ganesh Lakshmanan and Ms. Anita Ganesh purchased the said flat from M/s. Nirmal Life Style Limited. By an agreement dated 5 <sup>th</sup> May 2004, Mrs. Vatsala Shankar Shettigar purchased the said flat from Mr. Ganesh Lakshmanan and Ms. Anita Ganesh. The said building is owned by Topaz Co-operative Housing Society Limited registered under Maharashtra Co-operative Housing Societies Act 1960 bearing Registration no. MUM/WT/HSG/TC/9915/2009-2010.
b	Since how long owning the property	5 <sup>th</sup> May 2004
c.	Whether joint / co-ownership / others (specify)	Single Owner.
d.	In case of joint ownership please furnish shares of each owner and also whether the shares are undivided?	Absolute owner
e.	Whether assessed to Wealth Tax – If so Wealth Tax Paid	Details not Available
f.	Corporation Tax Paid	Not Applicable
(i)	Amount	Not Applicable
(ii)	Year of Assessment	Not Applicable
(iii)	Date of Payment	Not Applicable
g.	Agreements of easements if any and if so attach copies	We are not aware of any agreements of easement.
h.	Restrictive clauses as to uses, if any (whether Building use certificate from the corporation has been obtained) etc.	We are not aware of any restrictive clause, the premises to be used for residential purpose.

6. (a)	Locational advantages/ disadvantages	The property is within reasonable distance from Mulund Railway Station.
(b)	Classification of locality - Higher class Middle Class / Poor Class	Middle Class Locality.
(i)	Civic Amenities	All civic amenities such as school colleges, market, cinema, police station, post office etc are available within reasonable distance.
(ii)	Proximity to surface communication	Available close by
(iii)	Distance from the city / Municipal limits	Within the municipal limits
(iv)	If the property is not within the City / Town ? Municipal limits, then state the distance of the property from the	Not Applicable
	(a) Municipal office	Not Applicable
	(b) Municipal Limits	Not Applicable
(v)	Disadvantages, if any to be specified	Nothing apparent,
7	Title to the property	
a.	Whether freehold	We understand that the land is freehold.
b.	If not freehold, what is the – unexpired period of the lease ?	Not Applicable.
c.	If leasehold, name of the lessor - / lessee, nature of lease, date of commencement and terms of renewal of lease.	Not Applicable.
d.	Rent per annum	Not Applicable.
e.	Unearned increase payable to the - lessor in the event of sale or transfer	Not Applicable.
8.	Type of the property	Residential
a.	Agricultural	Not Applicable.
b.	Industrial	Not Applicable.
c.	Residential (Flat/Apartment) (any restrictive clauses for sale etc. to be furnished)	Residential (Flat) : We are not aware of any restrictive clause for sale of the property
d.	Commercial	Not Applicable.
e.	Institutional	Not Applicable.
f.	Others (specify)	Not Applicable.
9.	Property Details	Furnished below
(a)	Year of acquisition / purchase of Land	5 <sup>th</sup> May 2004

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(b)	Value / purchase price paid	Details not Available
(c)	Year of construction of superstructure / purchase of building	2002
(d)	Number of floors / storeys	The construction is on stilt plus sixteen upper floors.
(e)	Cost of construction / purchase of price	850 x 2,500 = Rs. 21,25,000/- (Rupees Twenty One Lakhs Twenty Five Thousand Only)
(f)	Additions / improvements carried out if any-state briefly nature of additions / improvements/total cost thereof	2002.
(g)	Rate and amount of depreciation	-
(h)	Present written down value	-
(i)	Valuers opinion regarding the Present condition / state of building	The building is fairly maintained and kept in fair state of repairs.
(j)	Estimated future life	48 years

## PHYSICAL CHARACTERISTICS

Type of construction	:	R.C.C framed structure
No. Of floors and height.	:	The building has construction on stilt plus sixteen upper floors Height of floor: 9' 6"
Walls	:	The external and internal walls are of brick masonry with cement plaster to all exposed R.C.C. and masonry surfaces.
Doors and windows.	:	Wooden framed flush doors and aluminum framed sliding glazed windows.
Flooring.	:	Vitrified flooring
Finishes	:	Surface of walls and R.C.C. surfaces internally have been provided with smooth finish with neero and painted. External surfaces of walls are sand faced with waterproof cement paint.
Roofing	:	R.C.C. slab roof
Electrical Installation.	:	Concealed
Plumbing.	:	Concealed
Carpet Area.	:	630 sq.ft.
Built -up Area	:	756 sq. ft.
Super Built - up Area	:	850 sq. ft.
Estimated economic life of the building (in years)	:	60 years
Age of the building (in years)	:	12 years
Estimated economic future life of the building (in years)	:	48 years

10. (a)	Area of land to be supported by a map showing shape, dimensions and physical features	The accommodation comprises of living room, two bedrooms, kitchen, two toilets, and passage.
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(b)	Has the whole or part of the land been notified for acquisition by government or statutory body? If so, give details	We are not aware of any notification for acquisition by the Government
(c)	Area of building / constructed portion (state separately for factory, admn, building, staff quarters, etc.)	Not Applicable.
(d)	Type of construction	Class C
(e)	Service items available – (list of all items to be provided such as lifts, bore-well, sump, embedded motors, DG set, water supply, sanitary disposal systems, canteen, stores, etc.)	All basic amenities are provided.
11.	If the property is industrial; a) State for what type of activity industry the premises is well suited. b) Sanctioned / connected power load c) Type of activity presently going on at the premises	Residential.
12.	If the property is Residential flat/Apartment – if so the state	Residential.
(a)	When the building was constructed	2002
(b)	Whether full consideration had been paid and proper title documents obtained and produced for verification?	Yes
(c)	In which floor / storey is the flat is located.	The premise is on fourth floor.
13.	If the property is of a commercial type state	Residential.
(a)	For what purpose the same is well suited (Office purpose/business etc.)	Residential.
(b)	The present activity/business being conducted	Self Occupied
14.	If the property is agricultural, state	Not Applicable
(a)	Whether dry or wet lands	Not Applicable
(b)	Irrigation facilities available	Not Applicable
(c)	Type of crops grown and annual yield / income in the previous years	Not Applicable
(d)	Whether the building / property is constructed strictly according to the sanctioned plan - Details of variation, noticed, if any, and effect of the same on the valuation to be dealt with specifically	Yes, The plan of the building has been approved by Municipal Corporation of Greater Mumbai vide C.C no. CE/4601/BPES/AT dated 15 <sup>th</sup> May 2002. Owner to submit copy of the Occupation Certificate.

(e)	Whether the property is self occupied or tenanted / let out	Self Occupied
(i)	Since how long	Not Applicable
(ii)	To how many tenants;	Not Applicable
(iii)	What is the total monthly income	Not Applicable
(iv)	If partly owner occupied, specify portion and extent of area under owner occupation.	Not Applicable
15.	Whether the said property was valued earlier? If so	Yes
(a)	Date of valuation	24.01.2011
(b)	Name and address of the valuer	By us
(c)	Whether in the approved panel of the bank	Yes
(d)	Purpose of earlier Valuation	Ascertaining Present Market Value
(e)	Basis of Valuation	Comparable Instance
(f)	Also submit/enclose a copy - of the earlier valuation report	Available with the Bank
16.	Basis of present valuation	Comparable Instance Method. Local enquiries revealed that residential premises are available in the range of Rs.13,000/- to Rs. 15,000/- sq.ft on super built-up area basis.
(a)	Present depreciated value	-
(b)	Market Value	850 x 14,000 = Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only)
(c)	Rate adopted	Rs. 14,000/- per sq.ft. on super built-up area.
(d)	Basis for the adopted rates	Local enquiry and database available with us.
(e)	Whether the adopted rates are commensurate with the rated adopted by the Registrars office? In case of wide variation, please specify reasons	The Adopted rate is generally not commensurate with rate adopted by Sub Registrar.
(f)	Whether the adopted rates have any relationship with those adopted by the I.T Department	Section 37 - I of I.T Act has been repealed, I.T Department does not maintain any rates as on date.
(g)	Whether the rates are based on prevalent rates in the area, if so the basis for accepting the same.	Yes, data available with us and local enquiries



17.	In case of increase in the present valuation over the previous valuation, then furnish the specific reasons basis for the increase in value and the details if variation.	Fresh Valuation
18.	Whether the building is insured – if so	Details not available
(a)	For what value	Details not available
(b)	Against what risk	Details not available
(c)	Date of expiry of insurance	Details not available
19.	In case the bank were to sell the property what would be the approximate realizable value (forced sale value)	850 x 11,200 = Rs.95,20,000/- (Rupees Ninety Five Lakhs Twenty Thousand Only)
20.	Sources of information for the arriving at the forced sale value	Based on the demand for residential premises, it is our opinion it would take a minimum of 6-9 months to sell the unit. Rate adopted in case of forced sale is Rs. 11,200/- per sq ft on super built up area Basis

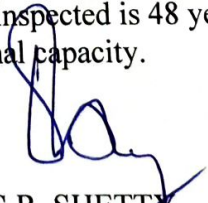
### DECLARATION

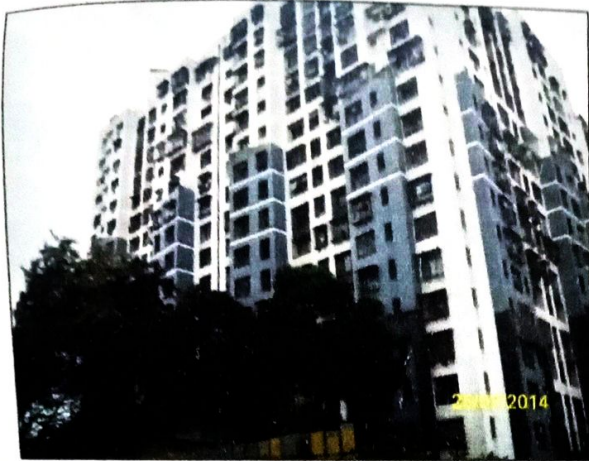
I hereby declare that

- a) The information furnished above is true to the best of my knowledge and belief;
- b) I have no direct and indirect interest in the property valued
- c) The property was inspected by us on 25<sup>th</sup> July 2014 in the address provided by you and mentioned in the document (sale deed, agreement for sale, copy of approved plan etc.)
- d) This certificate is issued at the behest of the Bank and further legal due diligence is advised as our report is limited to the extent of fair and prevailing market value of the property Reported hereinabove.
- e) Before disbursal of the loan, the principle of KYC and due diligence may kindly be followed or complied with
- f) I hereby confirm that the relative property requested for valuation by you is located in the said address provided by you and I am herewith providing the sketch of route map of the property for identification of the location as requested for.
- g) I hereby certify that the residual economic life of the above property valued by me on 25<sup>th</sup> July 2014 as adduced from the present condition of the property inspected is 48 years.
- h) I have not been found guilty of misconduct in my professional capacity.

Date: 28.07.2014.

Place : Mumbai

  
 DEVIDAS R. SHETTY  
 Government Registered Valuer  
 Registration no. Cat I - 277 of 1988.



FLAT NO.405, ON FOURTH FLOOR, **TOPAZ CHS**, NIRMAL LIFE STYLE,  
LBS ROAD, MULUND (WEST), MUMBAI.

47/



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Certificate No. 23

Member's Regn. No. 23

No. of Shares 05

# Share Certificate

## Topaz Co-operative Housing Society Ltd.

[ Registered under the Maharashtra Co-operative Societies Act, 1960 ]

Regn. No. MUM/WT/HSG/(TC)/9915/2009-2010/2009

Regd. Office : Residency Phase I, Nirmal Lifestyle, L.B.S. Marg, Mulund West, Mumbai - 400 080.



Authorised Share Capital of Rs. 24,000/- Divided into 480 Shares of Rs. 50/- each Registration No. \_\_\_\_\_ Date \_\_\_\_\_

This is to certify that Ms. Vatsala Shankar Padmashali is the Registered holder of 05 (Five) fully paid up shares of 50/- each numbered from 111 to 115 both inclusive, of Topaz Co-op. Housing Society Ltd., Mulund (W) Subject to the by-laws of the said Society.

Given under the Common Seal of the said Society on Saturday this 27<sup>th</sup> day of March, 2010.

[Signature]  
Authorised M. C. Member

[Signature]  
Secretary

[Signature]  
Chairman

P.T.O.





30/4/04

PROPER OFFICER  
JOINT UB-REGISTRAR,  
KURLA (CHEMBUR)

बंदर - ७
सल क्रमांक 1 ४९३ /२००४
2

SALE DEED: \_\_\_\_\_

THIS ARTICLE OF DEED OF SALE is made and entered into at Mumbai on this 5<sup>th</sup> day of May, 2004 BY AND BETWEEN (1) SHRI GANESH LAKSHMANAN, Hindu, Adult and (2) MRS. ANITA GANESH, Hindu, Adult, both Husband and Wife respectively, Indians, Inhabitant of Mumbai, residing at Flat No.405, 'TOPAZ' Nirmal Nagar, L.B.S. Marg, Mulund(West) Mumbai-400 080 THROUGH their Constituted Attorney SHRI RAJESH LAKSHMANAN, Hindu, aged 28 years, Occupation Business Indian, Inhabitant of Mumbai, residing at Flat No.405, 'Topaz', Nirmal Nagar, L.B.S. Marg, Mulund(West), Mumbai-400 080, hereinafter called 'The Attorney' (which expression shall unless it be repugnant to the context or meaning thereof mean and include the respective heirs, executors, administrators and assigns of the said Shri Ganesgh Lakshmanan and Mrs. Anita Ganesh) of the FIRST PART;

A            N            D

*Shettigar*  
*hsh*

MRS. VATSALA SHANKAR SHETTIGAR, Hindu, aged 36 years, Occupation ~~Housewife~~ <sup>Service</sup>, Indian, Inhabitant of Mumbai, residing at 4/123, Ganesh Ashirwad, 3rd Floor, Tagore Nagar, Vikhroli (East), Mumbai-400 083, hereinafter called 'The Transaferee' (which expression shall unless it be repugnant to the context or meaning thereof eman and include her heirs, executors, administrators and assigns) of the SECOND PART; WHEREAS SHRI GANESH LAKSHMANAN AND HIS WIFE MRS. ANITA GANESH had jointly purchased the premises being Flat No.405 Fourth on ~~third~~ floor in the Building known as 'TOPAZ' at Nirmal





बदर - ७
बस्त क्रमांक ( १९३ / २००४ )
३

2 -  
Nagda B.S. (M) Mulund(WEST), Mumbai-400 080 situates  
at Plot bearing C.T.S. No.491 - A (Part) of

Village Nahur, Taluka Kurla, B.S.D. admeasuring about 630  
Sq. Ft. Built up area from the Builders by name M/s. Nirmal  
Lifestyle Ltd. having registered office at Opp: Nirmal Naga  
r, L.B.S. Marg, Mulund(West), Mumbai-400 080 vide Agree-  
ment duly registered with the concerned Sub-Registrar  
as per Registration No.BDR-7/13163/2002 dated 12-5-2002  
duly executed between Shri Ganesh Lakshmanan and Mrs.  
Anita Ganesh on one apt , hereinafter referred to as  
'The Transferrors' and the Builders M/s./ Nirmal Lifestyle  
Ltd. AND WHEREAS the Transferrors herein are the sole and  
absoltue owners/occupants of the said Flat which flat is  
more particularly described in the Schedule of Property  
hereunder written and hereafter referred to for thye sake  
brievity as the 'said Falt' AND WHEREAS AND WHEREAS  
they have both duly appointed and authorised brother of  
Shri Ganesh Lakshmanan by name Shri Rajesh Lakshmanan  
as their true and lawful attorney for dealign with the  
said Flat and as such the constituted attorney of the  
Transferrors herein is representing the Transferrors  
herein in respect of this deal as the Transferrors  
herein are unable to personally attend to all sale for-  
malities in respect of the said Flat belonging to them  
as they desire to sell and transfer the said Flat for  
consideration AND WHEREAS since the Transferee herein  
having approached the TRanferrors herein with a proposal  
to purchase the said Flat for consideration and both  
parties ehreto having agreed for the same, they now  
desire to reduce the same into writing AND HENCE THIS  
INDUTURE WITNESSETH as under:-

- 1) The Transferrors herein being owners/occupants of  
the premises being Flat No.405 on the 4th Floor in the



Building known as 'Topaz' on the plot of land situated at C T.S No.491-A (Part) of Village Nahur, Taluka Kurla, B S D. at Nirmal Nagar, L.B.S. Marg, Mulund(West), Mumbai-400 080 within the limits of 'T' Ward Municipal Offices of the Mumbai Municipal Corporation, admeasuring about 630 Sq Ft. Built up area have agreed to sell and transfer the said Flat assigning all their rights, title interests and/or claim with all benefits attached thereto including all fittings, fixtures and Electric Connection therein as also all the deposits and Caution Monies kept and deposited with all concerned and also the rights to become a Member in the Co-operative Housing Society to be formed amongst the Flat Owners/Occupants of the building unto and in favour of the Transferee herein and the Transferee herein has agreed to purchase, acquire, hold, occupy, possess, use and enjoy the said Flat from the Transferrors herein for and at a total consideration of a sum of Rs 22,50,000/- (Rupees Twentytwo Lakhs and Fifty Thousand only) which amount of consideration shall be paid by the Transferee herein to the Transferrors herein as under:-



पुस्तक क्रमांक (२९९३ /२००४)

- i) A sum of Rs 2,25,000/- as part payment towards the consideration amount shall be paid by the transferee herein to the Transferrors herein on execution hereof; and
- ii) Balance amount of Rs 20,25,000/- (Rupees Twenty Lakhs and Twentyfive Thousand shall be paid by the ~~Transferee~~ Transferee herein to the Transferrors herein after securing loan from the Bank but within a period of thirty days from the date of execution hereof by Pay Order from the Bank in favour of the Transferrors herein;

And the Transferrors herein shall duly admit and acknowledge the receipt of the part-payment in favour of the Transferee hereunder.

2) The Transferrors herein shall upon receipt of the receipt of the entire consideration amount as aforesaid

*Shettigar*

*Perk*



have no objection of whatsoever nature for the transfer of the said Flat in favour of the Transferee herein and for that purpose the Transferrors herein shall upon receipt of the entire consideration amount hand over vacant and peaceful possession of the said Flat to the Transferrors herein together with all original records, documents and other relevant papers and receipts pertaining to the said Flat and further for the purpose of transfer thereof sign and execute all writings, papers, forms and affidavits as may be required in favour of the Transferee herein.

3) The Transferrors herein declare that the said Flat is free from all encumbrances, charges and lien of whatsoever nature and that the Transferrors herein have not taken any loan from anybody on the said Flat at any time nor have they mortgaged the said Flat or any part thereof to anybody for any amount at any time.



4) The Transferrors herein declare that there are no disputes pertaining to the said Flat and that there are no Proceedings, Petitions, cases or suits filed or pending before any Court of Law.

बन्धन मुक्त  
बन्धन क्रमांक (२९३ /२००४)  
५

5) The Transferrors herein declare that there is no attachment proceedings filed or pending before any court of Law or any Competent Authority for the recovery of any Government dues such as Income-Tax, Wealth Tax, etc.

*Shettigar*

6) The Transferrors herein shall upon receipt of the entire amount of consideration as above cease to be the Owners/Occupants of the said Flat and that they shall have nothing to do with the said Flat they having voluntarily sold and transferred the said Flat for consideration in favour of the Transferee herein and the Transferee herein shall thereafter be the sole and absolute owner/occupant of the said Flat.

*Shettigar*

7) The Transferrors herein shall secure the requisite No Objection letter from the Builders, M/s. Nirmal Lifestyle Ltd. in favour of the Transferee herein showing that the



Builders have got no objection of whatsoever nature for the proposed transfer of the said Flat in favour of the Transferee herein.

8) The parties hereto declare that this Agreement for sale and transfer of the said Flat shall always be subject to the Provisions of the Maharashtra Ownership of Flats Act, 1963 and Rules of 1964 made thereunder and shall also be under the Provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules of 1961 made thereunder.

9) It has been agreed upon by and between the parties hereto that the parties hereto shall get the transfer documents registered before the Sub-Registrar concerned upon presenting the same for registration and the requisite Registration Fees and the Stamp Duty pertaining to the sale of the said Flat shall be borne and paid by the Transferee herein.

10) It has further been agreed upon by and between the parties hereto that all formalities for the registration of the said Flat shall be completed as early as possible.



SCHEDULE PROPERTY

वस्तु - ७
वस्तु क्रमांक (०६९३ / १००४)

Flat No.405 on the 4th Floor in the Building known as 'TOPAZ' at Nirmal Nagar, L.B.S. Marg, Mulund(West), Mumbai-400 080 situates at Plot of Land bearing C.T.S. No. 491-A (Part) of Village Nahur, Taluka Kurla, B.S.D. within the limits of 'T' Ward Municipal Offices of the Mumabi Municipal Corporation and within the jurisdiction of the B.S.D. Registering Authority and the Sub-Registrar, Kurla-I admeasuring about 630 Sq. Ft. or thereabout builtup area.

Stilt plus 16 upper floors

IN WITNESS WHEREOF the apties hereto ahve hereunto set

*Sheliger*

*Part*

*Part*

*Sheliger*



This I.O.D. is issued subject to compliance of the provisions of U.L. (C&E) Act, 1978.

LC-18

in replying please quote No. and date of this letter.

बदर-७

दस्ता क्रमांक ( २९९३ / २००४ )

९

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.  
CE/4601/BPES/AT

True Copy

No. E.B/CE/

of 200

-200 For Daisaria Associates  
Architects

Municipal Office,

Mumbai 15 MAY 2002

MEMORANDUM

Shri Dharmesh Jain, C.A. & S. Hooper & Marrison Rousset Ltd. (owner)

With reference to your Notice, letter No. 2307 dated 16.1.2002 200 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and detail of your building at proposed bldg.No.4, CTS No.491/4-6, 500 of village Nahur, Mulund (west) furnished to me under your letter, dated 200 I have to inform you that I cannot approve of the building work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended upto-date; my disapproval by thereof reasons :-

**A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK/ BEFORE PLINTH C.C.**

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
3. That the low lying plot will not be filled upto reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specifications for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C./Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed and his supervision memo as per appendix XI Regulation 5(3)(ix) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos.1893 & 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular/sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R.before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.



( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 24 MAY 2013 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.



*[Signature]*  
Executive Engineer, Building Proposals,  
Zone E & Words

वर्ग - ७
कर क्रमांक ( २२९३ / २००४ )
१०

### SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Mumbai Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building.

"(c) Not less than 92 ft. ( ) meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Mumbai Municipal Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
11. That the requirements of N.O.C. of B.S.F.S. Ltd. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
12. That the conditions mentioned in release letter of Executive Engineer (D.P.) will not be complied with.
13. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
14. That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, 'T' Ward before C.C.
15. That the true copy of sanctioned layout/sub-division/amalgamation approved alongwith the terms & conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
16. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
17. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & NCC from S.G. Tree Authority will not be obtained.
18. That the notice under Sec.347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
19. That this office will not be intimated in prescribed proforma for checking the open spaces & building dimensions as soon as the work upto plinth is completed.
20. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
21. That the requirement of bye law 4(c) will not be complied with before starting the drainage work & in case Municipal sewer is not laid, the drainage work will not be carried out as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
22. That the copy of Intimation of Disapproval conditions & other layout or sub-division conditions imposed by the Corporation in connection with the development at site shall not be given to the would be purchaser and also displayed at site.
23. That the N.A. permission from the Collector of Bombay shall not be submitted.
24. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
25. That the development charges as per M.R.T.P. (Amendment) Act 1992 will not be paid.
26. That the carriage entrance shall not be provided before starting the work.
27. That the amenity open space (5% + 10% + 2.5%) adm-10241.23 sq.mts shall not be kept open and unencumbered and shall not be protected by constructing compound wall before grant of C.C. The same is not permitted to be developed by the owner, same shall be handed over to M.C.G.M. in lieu to T.D.R. as and when demanded but, not later than permitting the development beyond 50% of normally permissible built-up area (excluding T.D.R.) in sub-plot 'D'.
28. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
29. That the documentary evidence regarding ownership, area & boundaries of holding is not produced by way of extracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
30. That separate P.R. Cards for each sub-divided plots, road, etc. exhibiting area in words & figures will not be submitted.

*[Handwritten signature]*



बंदर - ७
वस्तु क्रमांक ( ४ ६ ९ ९ / २००४ )
९९



MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/4601/BPES/AT 15 MAY 2002.

31. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
32. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
33. That the registered undertaking agreeing to form Co-op. Housing Society will not be submitted before starting the work.
34. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
35. That the proposal for amended layout/sub-division shall not be submitted and got approved before starting the work and terms and conditions thereof will not be complied with.
36. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
37. That the remarks from Assl. Engineer, Water Works regarding location, size, capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
38. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
39. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
40. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
41. That the N.O.C. from Insecticide Officer shall not be submitted.
42. That the N.O.C. from Labour Commissioner shall not be submitted.
43. That the N.O.C. from Director of Industries shall not be submitted.

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work above plinth level.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That the conditions mentioned in the clearance under No.C/ULC/D-III/Sec.22 dated obtained from the competent authority under U.L.C & R Act 1976 will not be complied with and fresh ULC order showing revised area under road setback will not be submitted.
2. That the dust bin will not be provided as per C.E's circular No.CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
4. That 10'0" wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No., name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C. Regulation No.36.



Rajesh  
14.05.2002  
A.E(S) 547

बंदर - ७
दस्तावेज क्रमांक 12493 / 2002
92



MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/4601/BPES/AT 15 MAY 2002

That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewells and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.

That the certificate to the effect that the licensed surveyor has effectively supervised the work & has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc. & that the workmanship is found very satisfactory shall not be submitted.

That three sets of plans mounted on canvas will not be submitted.

That the certificate from Lift Inspector regarding satisfactory installation & operation of lift will not be submitted.

That the federation of flat owners of the sub-division/layout for construction & maintenance of the infrastructure will not be formed.

That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor/stilt.

That every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.


That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.

That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.

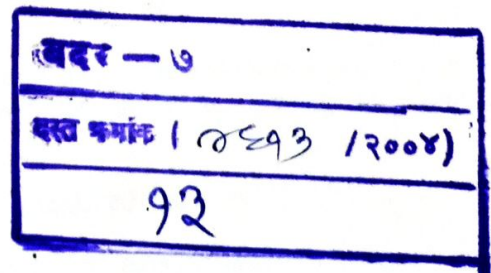
That the final N.O.C. from S.G. shall not be submitted.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.F.'s department regarding adequacy of water supply.

  
Executive Engineer  
(Bldg.Proposals)(Eastern Suburbs)

AC/





VALID UPTO 30 AUG 2003

Rota :5000 (Gen-520:15.9 99) DyChE c2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No.CE/4601 /BPESIA T 31 AUG 2002

COMMENCEMENT CERTIFICATE

To:

Shri. DHARMESH JAIN  
S.A to m/s HOECHST  
MARRION ROWSEL LTD.

Sir,

With reference to your application No. 4963 dated 16/1/2002 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 4 on plot No. - C.T.S.No. 491/4-6 500 Divn/Village/Town Planning Scheme No. NAHUR situated at Road/Street N.S.B ROAD MUMUND Ward T the Commencement Certificate/Building permit is granted on the following conditions :-

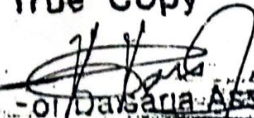
1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 & Town Planning Act, 1966.

~~6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if:-~~

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.

True Copy

  
- of Dargaria Associates

Architects





(c) The Municipal Commissioner for Greater Bombay 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 or 45 of the Maharashtra Regional & 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 Municipal Commissioner has appointed Shri Kamble D.R. Executive Engineer to exercise his powers and functions of the Planning Authority under section 43 of the said Act.

This C.C. is valid upto 30 AUG 2003

c up to stilt slab

For and on behalf of Local Authority  
The Municipal Corporation of Greater Bombay.

Assistant Engineer Building Proposa  
Eastern Suburbs (S & T Wards)  
Executive Engineer, Building Proposa  
(Eastern Suburbs)  
FOR

MUNICIPAL COMMISSIONER FOR GREATER BOMBA...

\*\*\*\*\*

बदर - ७  
दस्त क्रमांक ( ७६१३ / २००४ )  
१४



दुय्यम निबंधकः

कुर्ला 2 (विक्रोळी)

दस्त गोषवारा भाग-1

वदर7

दस्त क्र 4613/2004

30

क : 4613/2004

प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

गणेश लक्ष्मणन व अनिता गणेश या दोघांच्या वतीने  
महणून राजेश लक्ष्मणन - -  
पत्ता: घर/फ्लॅट नं: फ्लॅट नं 405, 4था मजला, टोपाज,  
लिक रोड, मुलुंड प मुं 80.  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -

लिहून देणार

वय 28

सही

*[Handwritten signature]*



2

नाव: वत्सला शंकर शेटीगार  
पत्ता: घर/फ्लॅट नं: 4/123, गणेश आशिर्वाद, टागोर  
नगर, विक्रोळी मुं 83  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -  
पॅन नम्बर

लिहून घेणार

वय 36

सही

*[Handwritten signature]*







क्रमांक व वर्ष: 4613/2004

Thursday, May 05, 2004

5:43 PM

दुय्यम निबंधक: कुर्ला 2 (विक्रोळी)

नोंदणी 63 म

Regn. 63 m.e.

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : नाहूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 2,250,000.00  
बा.भा. रू. 1,352,505.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 491/ए पैकी वर्णन: विभागाचे नाव - नाहूर - कुर्ला , उपविभागाचे नाव - 122/559 - भूभाग : एल.बी.एस. मार्गाच्या पश्चिमेकडील सर्व मिळकती.---फ्लॅट नं 405, 4था मजला, टोपाज, निर्मल नगर, एल बी एस मार्ग, मुलुंड प मुं 80. स्टील्ट अधिक 16 मजल्यांची इमारत.टी वॉर्ड  
(1)बांधीव मिळकतीचे क्षेत्रफळ 58.55 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) गणेश लक्ष्मणन व अनिता गणेश या दोघांच्या वतीने कु मू म्हणून राजेश लक्ष्मणन - -; घर/फ्लॅट नं: फ्लॅट नं 405, 4था मजला, टोपाज, लिंक रोड, मुलुंड प मुं 80.; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म क्र 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) वत्सला शंकर शेटीगार ; घर/फ्लॅट नं: 4/123, गणेश आशिर्वाद, टागोर नगर, विक्रोळी मुं 83; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म क्र 60.
- (7) दिनांक करून दिल्याचा 05/05/2004
- (8) नोंदणीचा 05/05/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 4613 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 128750.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 22500.00
- (12) शेरा




CE/4528/BPES/AT DT. - 11/4/02

PROFORMA - B

CONTENTS OF SHEET

9th TO 16th FLOOR PLAN,

STAMP OF APPROVAL OF PLANS

Certified to be True copy of  
the plan approved by I Mumbai  
Municipal Corporation under letter  
No. CE/4528/BPES/AT  
Dated 11-4-2002  
  
For Daisara Associates  
Architects

STAMP OF DATE OF RECEIPT OF PLANS