

बंदर - १३	
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स्थायी खाता संख्या (PERMANENT ACCOUNT NUMBER)  
**AABPP06360**



नाम (NAME)  
**DILIP AMRATLAL PAREKH**

पिता का नाम (FATHER'S NAME)  
**AMRATLAL NANDLAL PAREKH**

जन्म तिथि (DATE OF BIRTH)  
**31-01-1952**



हस्ताक्षर (SIGNATURE)

*Dilip A. Parekh*

*[Handwritten Signature]*

आयकर निदेशक (प्रदेशी)  
 DIRECTOR OF INCOME TAX (REGIONAL)



बदर - १३	
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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**AVANTI ENTERPRISE**

16/11/2003  
 Permanent Account Number  
**AAJFA3743R**

Signature





# BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/4908/BPES/AN



To,  
Shri. Rajesh C. Shah,  
C.A. to owner  
Partner of Avanti Enterprise  
503, Gundecha Chambers,  
Nagindas Master Road,  
Mumbai-400 023

Sub:- Full occupation permission to residential building No.1 comprising of Wing B stilt + 1st to 12th + 13th(Pt) upper floors on plot bearing CTS No.4085A village Ghatkopar Kirol, Ramji Ashar Lane, Ghatkopar (E).



Sir,

The full development work of residential building No.1 comprising of Wing B stilt + 1st to 12th + 13th(Pt) upper floors on plot bearing CTS No.4085A village Ghatkopar Kirol, Ramji Ashar Lane, Ghatkopar (E).. is completed under the supervision of Architect Shri. Yunus Z. Jhaveri having License No. CA/85/8925 and Licensed Structural Engineer Shri. Achyut Watve, having license No.STR/W/10 & Site Supervisor Shri. Jiten D. Mehta may be occupied on the following conditions

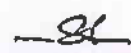
1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying the B.C.C. or within 3-months whichever is earlier.
2. That the ownership of recreation ground / swimming pool / club house shall vest with by provision of deed of conveyance in all the property owners on account of whose holding the R.G. /Swimming pool / club house is assigned.
3. That the structure constructed in recreation ground for the user of R.G. shall be used only for recreational activity for which it is approved for bonafide society member.
4. That the society shall be formed and get registered.
5. That the final completion from S.G. shall be submitted.

A set of certified completion plans is returned herewith in token of Municipal approval.


Note: - This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

1 JAN 2011

  
Executive Engineer  
(Building Proposals)(E.S.)-II

Copy forwarded for information to the Architect  
Shri. Yunus Z. Jhaveri

  
Executive Engineer  
(Building Proposals)(E.S.)-II

Certified True Copy



VALID UPTO

29 APR 2006

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 4908 /BPES/A/N

30 APR 2005

COMMENCEMENT CERTIFICATE

To Shri Rajesh C. Shah

बदर - 93	
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Sir,

With reference to your application No. 4559 dated 30/11/2005

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. 1 2nd floor on plot No. 4055A Divn/Village/Town Planning Scheme No. Ghatgeer (Kand) situated at Road/Street Rajiv Awarar lane Ward N



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 be 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 Mumbai 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 Mumbai is contravened or not complied with

*[Handwritten signature]*

Certified True Copy

*[Handwritten signature]*

Yanus Z. Shaveri  
(Architect)  
(Reg. No. CA/85/8923)



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(c) The Municipal Commissioner for Greater Mumbai 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.

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 P. N. Walve, Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto 29 APR 2006



C.C. upto 8th slab of wing A (PT) vide Approved plan dated 22/3/05

For and on behalf of Local Authority  
 The Municipal Corporation of Greater Mumbai

*New 38/40*  
 Assistant Engineer Building Proposals  
 Eastern Suburbs (L & M Ward)  
 Executive Engineer, Building Proposals  
 (Eastern Suburbs)  
 FOR

CEI 4908 /BPES/AN 8 MAR 2006

C.C. upto top of 5th floor for wing A (PT) + C.C. upto still height for wing B (PT) as per Approved plan dt 10/02/06.

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI & approved phase programme dt 18/03/2006

\*\*\*\*\*  
*Signature* 18/3/2006

CEI 4908 /BPES/AN 26 JUL 2006

Executive Engineer Building Proposals (Eastern Suburbs.)

C.C. upto still for entire wing A as per approved plan dt 18/3/06

*Signature*  
 26/7/2006  
 Executive Engineer Building Proposals (Eastern Suburbs.)

CEI 4908 /BPES/AN 1.7 OCT 2006

C.C. upto 7th floor for wing A (PT) and C.C. upto 5th floor for wing B (PT) as per approved phase programme and approved plan dt 10-2-2006

*Signature* 10/10/2006  
 Executive Engineer Building Proposals



C.C. UP to 7th Floor for wing A (PH) and C.C. up to 5th floor for wing B (PH) as per approved phase programme approved plan dt 10-2-2006

*[Signature]*  
17/10/2006

Executive Engineer Building Proposal  
(Eastern Suburbs.)

CE/4908/BPESIAN = 2 MAR 2007

CC upto 10<sup>th</sup> floor for wing A (PH) Rear portion, 5<sup>th</sup> floor front portion & CC upto 7<sup>th</sup> floor for wing B (PH) Rear portion, still slab of wing B in front portion as per approved programme dt 01/03/07 and approved plans dtd. 10/2/2006

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Wing 'A'	CC
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*[Signature]*  
2/3/2007

Executive Engineer Building Proposal  
(Eastern Suburbs.)



CE/4908/BPESIAN 29 OCT 2007

C C up to 10th Floor for wing A, as per approved plan dt 10-2-2006

CE/4908/BPESIAN - 4 DEC 2007

C C up to 9th Floor for wing B. as per approved plan dt 10-2-2006

*[Signature]*  
29/10/2007  
Executive Engineer Building Proposal  
(Eastern Suburbs.)

CE/4908/BPESIAN 14 AUG 2008

C.C. upto wing A still + 11<sup>th</sup> (PH) front portion and wing B still + 10 upper floors as per approved/amended plans dtd 29.07.2008.

*[Signature]*  
4/11/2007  
Executive Engineer Building Proposal  
(Eastern Suburbs.)

*[Signature]*  
14/8/2008  
Executive Engineer Building Proposal  
(Eastern Suburbs.)

CE/14908/BPESIAN 7 JAN 2009

Full C.C. for wing 'A' i.e. stilt + 12<sup>th</sup> + 13<sup>th</sup> (PT) Upper floors  
and for wing 'B' i.e. stilt + 11<sup>th</sup> Upper floor as per  
approved amended plan dt. 1/11/2008.

*[Signature]*  
7/1/2009

Executive Engineer Building Proposal  
(Eastern Suburbs.)

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CE/14908/BPESIAN

30 SEP 2009

Full C.C. for wing 'A' i.e. stilt + 12 + 13 (PT) upper floors &  
for wing 'B' stilt + 12 upper floors as per approved  
plans dt. 1-11-2008

*[Signature]*  
30

Executive Engineer Building Proposal  
(Eastern Suburbs.)



CE/14908/BPESIAN

28 JAN 2010

Full C.C. as per approved amended plan dt 1/11/08

*[Signature]*  
28-1-2010

Executive Engineer Building Proposal  
(Eastern Suburbs.)

Certified True Copy

*[Signature]*  
Yunus Z. Jhaveri  
(Architect)  
(Reg. No. CA/85/8925)



UBAPP-4099-95-20,000 Forms.

This I.O.D. is issued subject to compliance of all provisions of U.L. (CGB) Act 1978.

BC/48

Form 346  
88

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

Intimation of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended up to date.

CE/4908/BPES/AN/BS/A 8 NOV 2004  
No. B. B./CB/HS/A

बदर - १३	
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MEMORANDUM

Municipal Office, Bombay - 199

To.

Shri. Rajesh C. Shah

With reference to your Notice, letter No. 6697 dated 30.6.04 199 and delivered

and the plans, Sections, Specifications and Description and further particulars furnished to me under your letter, dated 199, and the Prop. bldg. No. 2 on layout plot CTG No. 4085 and details of your building at village Ghatkopar Kiroli at Ravji Ashar Lane of M.G. Rd. Ghatkopar of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you under Section 346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval 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 up to 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 leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification 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, 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 and 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.



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( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from 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 erect by requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the ..... day of ..... 1999, but not so as to contravene any of the provisions 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 Notes accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals  
Zone, E.S. Ward

**SPECIAL INSTRUCTIONS.**

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS YOUR PROPERTY.

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

(3) Under Byelaw, No. 3 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. ( ) metres above Town Hall Datum."

(4) Your attention is invited to the provisions 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 a 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 or 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 Bombay 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 471 (a) of the Bombay Municipal Corporation Act.

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

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate 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.





Mumbai Mahanagarpalika  
CE/4908/BPES/AN

8 NOV 2004

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9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and 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 demolished and got approved necessary phase programme with agreement will not be submitted and before C.C.
11. That the requirements of N.O.C. of Rly. will not be obtained and the requisitions, if any will not be complied with before occupation certificate/B.C.C.
12. 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 revaluated and not be submitted.
13. That the true copy of sanctioned layout sub-division/amalgamation approved under No. CE/20/BPES/LON dtd alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
14. That the extra water and sewerage charges will not be paid to Asst. Engineer Works, 'N' Ward before C.C.
15. 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.
16. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
17. 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.
18. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
19. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
20. That the requirement of bye law 40 will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
21. That the copy of intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
22. 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.
23. That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
24. That the carriage entrance shall not be provided before starting the work.
25. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
26. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
27. That separate P.R. Cards for each sub-divided plots, road etc. will not be submitted.

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*Asst. Engr.*  
Associate Engineer, Building Proposals  
(Eastern Suburbs.)



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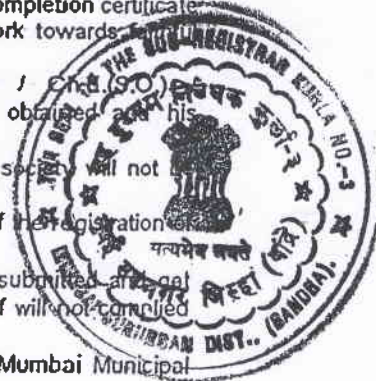
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Brihanmumbai Mahanagarपालिका

CE/ 4908 /BPES/AN 8 NOV 2004

28. That the debris will not be removed before submitting the building completion certificate and deposit of Rs.45000/- will not be paid before starting the work towards compliance thereof.
29. That the No Objection Certificate from Hydraulic Engineer / Chd.(S.O) and Dy.Ch.E(S.P.)P&D for the proposed development will not be obtained and his requirements will not be complied with
30. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
31. That the society will not be formed & got registered and true copy of the registration certificate of the society will not be submitted.
32. That the proposal for amended layout / sub-station shall not be submitted and not approved before starting the work and terms and conditions thereof will not be complied with
33. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
34. That the remarks from Asst.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.
35. 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.
36. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
37. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
38. That the N.O.C. from Pest Control Officer 'N' Ward MCGM shall not be obtained.
39. That the board mentioning the name of Architect/Owner shall not be displayed on site.



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 separate vertical drain pipe, soil pipe with a separate gully tap, water main, overhead tank, etc. for maternity home/nursing home user will not be provided and the drainage systems or the residential part of the building will not be affected.
2. That some of the drains will not be laid internally with C.I. pipes.
3. That the conditions mentioned in the clearance under No.C/ULC/D-III/Sec-223/dt.3.2.1993 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.

*NW 51100*  
Associate Engineer Building Proposals  
(Eastern Suburbs.)



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No. E/CE/4908 /BS

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NOTES

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to be used and stored for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the completion certificate.
- (4) Temporary sanitary accommodation or full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is completed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative 15 days prior to the date of which the proposed construction work is taken in hand that they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, props, debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted nor water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting, lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 125 cubic metres per 10 Sq. metres below payment.
- (18) The compound wall or fencing should be constructed clear of the total widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demarcated.
- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Licensing Commissioner under Section 13(h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 247(1) (a) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (12 of the Town Planning Act), will be withdrawn.



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- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up to hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the schanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbat protected with screw or dome shape pieces (like a garden water rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be cammarked and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by bye-law No. 14(i).  
(b) Lintels or Arches should be provided over Door and Window openings.  
(c) The drains should be laid as require under Section 234-1(a).  
(d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.



Executive Engineer, Building Department  
Zone - 1, Wards



बदर - १३	
3966	२८
SLIP २	

**ICICI BANK LTD, FORT FRANKING DEPOSIT SLIP**

DD / Cheque No. *७१५३५*

Drawn on Bank With *₹ 100* / To wards *1. To wards Payment of Stamps Duty*

Rs. *400.00*

Service Charges Rs. *10.00*

Total Rs. *410.00*

Pay to: *ICICI Bank A/c Stamp only*

Customer Copy Date *26/6/06*

Deposit Br. Fort CMD

Name of Stamp duty paying party:  
*Avanti Enterprises  
 Crescent Chambers  
 1st Floor, Tamarind Lane, Fort, Mumbai  
 400023*

Stamp: *71534*



**SPECIAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME,  
 WE, M/S. AVANTI ENTERPRISE, a Partnership Firm registered under the Indian Partnership Act, 1956, having its office at 1<sup>st</sup> Floor, Crescent Chambers, Tamarind Lane, Fort, Mumbai 400 023, through two of our Partners, [1] SHRI. AZIM F. TAPI and [2] SHRI. JAYDEEP C. SHAH, both of Mumbai Indian Inhabitants, residing at 121, Bennett Villa, 27, Wodehouse Road, Mumbai 400 039 and 20/15, Kabir House, Flat No.9/10, New Sarkar Market, Wadala, Mumbai 400 031, respectively, SEND GREETINGS:

*As For Hindu on*

For ICICI Bank Ltd.  
 Raja Bahadur Mansion, 50,  
 Bombay Sarai, Fort, Mumbai 400 001  
 D-5/STP/IV/C/K-101/1/19/2005  
 748707

INDIA STAMP DUTY MAHARASHTRA

71534  
 119590  
 Rs. 0000400/- PB5399

14:05  
 JUN 26 2006

Contd.....2.....

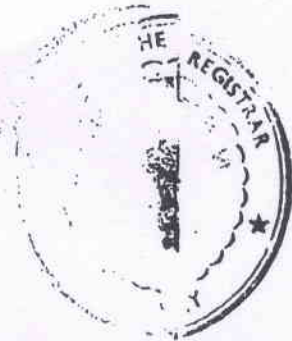
बदर - १३	
३१००	८१
२०१२	

**WHEREAS:**

- (i) We, M/s. Avanti Enterprise are developing the property situated at Village Kiroi, Ghatkopar more particularly described in the Schedule Ex. A hereto by construction of buildings thereon with a view to the premises therein on what is known as Ownership Basis and for the purpose thereof M/s Avanti Enterprise, will be executing Agreements for Sale through either of our said partners, [1] SHRI. AZIM F. TAPIA and [2] SHRI. JAYDEEP C. SHAH of the premises in the buildings under construction in favour of the respective purchasers thereof and we will be required to register such Agreements with the Sub-Registrar of Assurances at Kurla (I)/(II)/(III)/(IV), Mumbai:



- (ii) Being unable to personally attend to the Registration of the said Agreements we are desirous of appointing (1) SHRI. KAYED TAMBAWALA and (2) SHRI. DHANPAL SUVARNA, to represent us for the purposes hereinafter appearing.



NOW KNOW YE AND THESE WITNESS THAT, WE, M/S. AVANTI ENTERPRISE, through two of our partners. (1) SHRI AZIM F. TAPIA and (2) SHRI JAYDEEP C. SHAH, do hereby NOMINATE, CONSTITUTE AND APPOINT, (1) SHRI. KAYED TAMBAWALA and (2) SHRI. DHANPAL SUVARNA, jointly and/or severally to be the true and lawful Attorneys for us and on our behalf in our aforesaid capacity to do the following acts, deeds, matters and things:

- 1) To represent and to lodge for registration of Agreements for Sale on Ownership Basis entered into by us through either of the said partners, (1) SHRI AZIM F. TAPIA and (2) SHRI JAYDEEP C. SHAH, with the



बदर - १३	
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3

Intending Purchasers in respect of the premises comprised in the buildings under construction on the said property, more particularly described in the Schedule Ex. A hereto and to pay such fees and/or charges as may be levied and to admit the execution of the Agreements entered into on our behalf by the said partners or either of them as aforesaid and of all acts, deeds, matters or things that may be necessary or thought expedient by the said Attorneys including taking all such steps that may be required for registration or causing the said Agreements to be registered as if we could have done in our own proper person.



2. And we hereby agree from time to time and at all times hereafter to ratify and confirm whatsoever the Attorneys shall lawfully do or cause to be done in and concerning the premises by virtue of these presents.



IN WITNESS WHEREOF, We, M/S. AVANTI ENTERPRISE, through our partners, (1) SHRI AZIM F. TAPIA and (2) SHRI JAYDEEP C. SHAH, have hereunto set our hands and seals at Mumbai this 27th day of June Two Thousand and Six.

SIGNED, SEALED AND DELIVERED )  
 by the withinnamed )  
 M/S. AVANTI ENTERPRISE, )  
 through the hands of its Partners, )  
 (1) SHRI AZIM F. TAPIA )  
 (2) SHRI JAYDEEP C. SHAH )  
 in the presence of.. )

*[Handwritten signatures]*

*[Handwritten signature]*

Before me;

बदर - १३	
3900	ev
2092	

4

THE SCHEDULE ABOVE REFERRED TO



ALL THAT piece and parcel of land or ground together with structures standing thereon and situate at Village Kirol, bearing Survey No. 795, Hissa No. Taluka Kurla of Bombay Suburban District and the Registration Sub-District of Ghatkopar and containing by admeasurement 7935.50 Square Meters or thereabouts and bearing C.T.S. Nos. 4085 to 4129 of Village Kirol, Ghatkopar and bounded as under, that is to say: On or towards the EAST by the property of Moti Ramji, On or towards WEST by the Katcha passage twelve feet wide lying between the land demised by the said indenture of sub-lease and the Tansa water Duet now called Ramji Ashar Lane, On the or towards the NORTH by Plot of land of the Owners admeasuring 906.30 Square Meters acquired by Railways, and the lines of Central Railway and On or towards the SOUTH by a new Katcha passage lying between the land demised by the indenture of sub-lease and the property of Parmanand Nursey now called Ramji Ashar Lane.

THE

REGISTRAR



बदर - १३	
3900	ek
Signature / Left Hand Thumb Impression	

Name

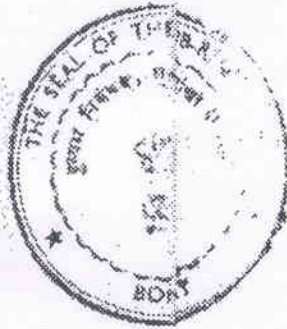
Photograph

Grantors

1) AZIM F. TAPIA



2) JAYDEEP C. SHAH



Attorneys

1) KAYED TAMBAWALA



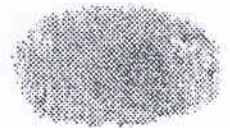
K. K. Tambawala



2) DHANPAL SUVARNA



Dhanpal Suvarna



Witness

Anwar Makura

~~AA~~

ROHIT KATYAL

Rohit K.









THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH03 20070031185  
Valid Till: 17-10-2012 (NT)

DOI: 10-03-1995  
DLD 30-10-2007



FORM 1  
RULE 16 (1)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

COV DOI  
MCWG 10-03-1995



बदर - १३

DOB: 18-10-1962 BG:

Name: KIRTI POLADIA  
S/D/W of GANGJI POLADIA  
Add: 215, DIVYADARSHAN JAGDYSHA NAGAR,  
GHATKOPAR (W) MUMBAI

Signature & ID of  
Issuing Authority: MH03 2007268

Signature/Thumb  
Impression of Holder

39/06	907
2092	



THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH03 20100070425  
Valid Till: 19-07-2030 (NT)

DOI: 20-07-2010  
19-07-2013 (TR)



FORM 1  
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

COV DOI  
LMV-TR 20-07-2010  
MCWG 20-07-2010



DOB: 25-01-1903 BG:

Name: DEEPAK KHARAT  
S/D/W of DHONDU KHARAT  
Add: PLOT -215, B-WING, R-401, KARMABHUMI CO.OP.  
HSG.SOC. BABLI KONEKAR HINGWALA CROSS  
LANE, GHATKOPAR (E), MUMBAI

Signature & ID of  
Issuing Authority: MH03 2010355

Signature/Thumb  
Impression of Holder



03/04/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर13

दस्त क्र 3177/2012

902

42:18 pm

सह दु.नि.का-कुर्ला 3

दस्त क्रमांक : 3177/2012

दस्ताचा प्रकार : करारनामा

नु क्र. पक्षकारांचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मेसर्स अवती इटरप्राइजेस तर्फे भागीदार श्री. अझीम  
एफ. तापीया तर्फे कु मु म्हणून श्री. कायद झोहर  
तांबावाला - -  
पत्ता: घर/फ्लॅट नं: पहिला मजला, क्रेसेंट चॅबर्स, टेमरीड  
लेन, फोर्ट मुं 23.  
गल्ली/

लिहून देणार

वय 63

सही

K.K. Gambawala



2 नाव: दिलीप अमृतलाल पारेख - -  
पत्ता: घर/फ्लॅट नं: 2 लाटी व्हिला को ऑफ हाऊ सोसा,  
जेठामाई लेन, घाटकोपर पूर्व मुं 77  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुक

लिहून घेणार

वय 61

सही

D. N. A. Balle



3 नाव: हेमाली जतीन पारेख - -  
पत्ता: घर/फ्लॅट नं: ए/1302, कुशाल टॉवर, अमर महल  
जयळ, जी. एम. रोड, चेंबूर मुं 89  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन

लिहून घेणार

वय 36

सही

Hemalika





## दस्त गोषवारा भाग - 2

वदर13

दस्त क्रमांक (3177/2012)

१०३

दस्त क्र. [वदर13-3177-2012] चा गोषवारा  
बाजार मुल्य :8914779 मोबदला 12500000 भरलेले मुद्रांक शुल्क : 607650

पावती क्र.:3188 दिनांक:23/04/2012  
पावतीचे वर्णन  
नांव: दिलीप अमृतलाल पारेख - -

दस्त हजर केल्याचा दिनांक :23/04/2012 03:34 PM  
निष्पादनाचा दिनांक : 16/04/2012  
दस्त हजर करणा-याची सही :

*Dilip A. Parekh*

30000 :नोंदणी फी  
2060 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

32060: एकूण

दस्ताचा प्रकार :25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 23/04/2012 03:34 PM  
शिवका क्र. 2 ची वेळ : (फी) 23/04/2012 03:40 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 23/04/2012 03:42 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 23/04/2012 03:42 PM

*Dilip A. Parekh*

दु.निबंधकाची सही, सह दु.नि.का-कुर्ला 3

दस्त नोंद केल्याचा दिनांक : 23/04/2012 03:42 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) किर्ती जी. पोलडिया- - ,घर/फ्लॅट नं: 21/5, जगदुशा नगर, घाटकोपर प मुं 86

गल्ली/रस्ता: -

ईमारतीचे नाव: - *ILM*

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



2) दिपक खरात- - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



*Dilip A. Parekh*

दु. निबंधकाची सही  
सह दु.नि.का-कुर्ला 3



प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण *१०३* पाने आहेत.  
वदर-१३/ *3700* /२०१२  
पुस्तक क्रमांक १  
नोंदला *23/04/12*  
दिनांक

*Dilip A. Parekh*

सह. दुय्यम निबंधक कुर्ला-३  
मुंबई उपनगर जिल्हा





## गावाचे नाव : घाटकोपर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 12,500,000.00  
बा.भा. रु. 8,914,779.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 4085/ए वर्णन: फ्लॅट नं 2134, 13 वा मजला, बी विंग, क्लोवर रिजन्सी, तेजपाल वाडी, रामजी आशर लेन, घाटकोपर पूर्व मुं 77. एक कारपार्कींग नं ईएस1 - मोजे घाटकोपर किरोळ -
- (3) क्षेत्रफळ - - (1) 98.14 चौ मी विल्ट अप
- (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) मेसर्स अवंती इंटरप्राइजेस. तर्फे भागीदार श्री. अझीम एफ. तापीया तर्फे कु मु म्हणून श्री. कायद झोहर तांबावाला - ; घर/फ्लॅट नं: पहिला मजला, क्रेसेंट चॅम्बर्स, टेमरीड लेन, फोर्ट मुं 23.; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAJFA3743R.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) दिलीप अमृतलाल पारेख - ; घर/फ्लॅट नं: 2 लाठी विला को ऑप हाऊ सोसा, जेठामाई लेन, घाटकोपर पूर्व मुं 77; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPP0636Q.  
(2) हेमाली जतीन पारेख - ; घर/फ्लॅट नं: ए/1302, कृशाल टॉवर, अमर महल जवळ, जी. एम. रोड, चेंबूर मुं 89; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGBPP9004A.
- (7) दिनांक करून दिल्याचा 16/04/2012
- (8) नोंदणीचा 23/04/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 3177 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 607600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-३  
मुंबई उपनगर जिल्हा.

बदर - १३	
२०१२	





\*\*\*\*\*  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2006  
\*\*\*\*\*

- (1) SHRI. AZIM F. TAPIA
- (2) SHRI. JAYDEEP C. SHAH

TO

- (1) SHRI. KAYED TAMBAWALA
- (2) SHRI. DHANPAL SUVARNA

\*\*\*\*\*  
SPECIAL POWER OF ATTORNEY  
\*\*\*\*\*