

बदर - १३	
३१५	५०
२०१२	

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AACPP8120G



नाम / NAME
JATIN GOPALDAS PAREKH

पिता का नाम / FATHER'S NAME
GOPALDAS AMRATLAL PAREKH

जन्म तिथि / DATE OF BIRTH
23-01-1974



हस्ताक्षर / SIGNATURE

[Handwritten Signature]

[Handwritten Signature]

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

बदर - १३	
३७५५	१
२०१२	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAFPP3774K



नाम / NAME
SHARDA DILIP PAREKH

पिता का नाम / FATHER'S NAME
NANDLAL LAKMIDAS VORA

जन्म तिथि / DATE OF BIRTH
14-03-1954



हस्ताक्षर / SIGNATURE

S. D. Parekh

R. Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

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



MUMBAI MAHANAGARPALIKA

No. CE/4908/BFCS/AN

बदर - १३	
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Enterprise Chambers Road

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



Development work of residential building No.1 comprising of Wing B still + 13th(Pt) upper floors on plot bearing CTS No.4085A village Ghatkopar Ramji Ashar Lane, Ghatkopar (E).. is completed under the supervision of Architect Jhaveri having License No. CA/85/8925 and Licensed Structural Engineer Achyut Watve, having license No.STR/W/10 & Site Supervisor Shri. Jiten. To be occupied on the following conditions

1. 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. The ownership of recreation ground / swimming pool / club house shall vest with the society holding the R.G. /Swimming pool / club house is assigned.

3. 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. The society shall be formed and get registered. The final completion from S.G. shall be submitted.

5. Certified completion plans is returned herewith in token of Municipal approval.

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

Yours faithfully,

[Signature]
11/01/11

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

TRUE COPY

For AVANTI ENTERPRISE

[Signature]
Partner

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/AN

30 APR 2005

COMMENCEMENT CERTIFICATE

To: Shri Rajesh C. Shah



Sir,

With reference to your application No. 4559 dated 30/1/2004 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 on plot No. --- C.T.S.No. 4085A Divn/Village/Town Planning Scheme No. Shakti (K&R) situated at Road/Street Rajh near lane Ward W

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

Certified True Copy

Yunus Z. Shaveri
(Architect)
(Reg. No. CA/85/8925)

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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.

7. The conditions of this certificate shall be binding not only on the applicant but also 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 as Planning Authority under section 45 of the said Act. The C.C. is valid upto 29 APR 2006.

C.C. upto 8ft 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.

NW 30/4/06
 Assistant Engineer Building Proposals
 Eastern Suburbs (L & N Ward)
 Executive Engineer, Building Proposals
 (Eastern Suburbs)
 FOR

~~CE 4908~~ BPESIAN 18 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.
 & approved phase programme dt. 18/03/2006

~~CE 4908~~ BPESIAN 26 JUL 2006
 C.C. upto still for entire wing A as per approved plan dt. 18/3/06

~~CE 4908~~ BPESIAN 17 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
17/10/2006
 Executive Engineer Building Proposal

c. upto 7th Floor for wing A (PH) and
for wing B (PH) as per approved phase
approved plan dt 10-2-2006

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c.c upto 5th 3905	FE
2012 Programme	

CE/4908/BPES/AN
= 2 MAR 2007

[Signature]
17/10/2006
Executive Engineer Building Proposal
(Eastern Suburbs.)



c.c upto 10th floor for wing A (PH) Rear portion, 5th floor wing
front portion & c.c upto 7th floor for wing B (PH) Rear portion
slit slab of wing B in front portion as per approved phase
programme dt 01/03/07 and approved plans dt. 10/2/2006

[Signature]
2/3/2007
Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/4908/BPES/AN 29 OCT 2007

c.c upto 10th Floor for wing A, as per
approved plan dt 10-2-2006

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

4908/BPES/AN - 4 DEC 2007

c.c upto 9th Floor for wing B. as per approved
plan dt 10-2-2006

[Signature]
4/12/2007
Executive Engineer Building Proposal
(Eastern Suburbs.)

4908/BPES/AN 14 AUG 2008

c.c upto wing A still + 11th (PH) front portion and
wing B still + 10 upper floors as per approved/amended plans dated
29.07.2008.

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

CE14908/BPESIAN 7 JAN 2009

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

बदर - १३	
as per	↪
3093	

7/11/2009

Executive Engineer Building Proposal
(Eastern Suburbs)



CE14908/BPESIAN N

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 amended
plans dt. 1-11-2008

[Signature]
30.9.2009

Executive Engineer Building Proposal - II
(Eastern Suburbs.)

CE14908/BPESIAN

28 JAN 2010

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)

बदर - १३
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BEAPP-4099-95-20,000 Forms.

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

Form $\frac{346}{88}$

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

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

No.: B. B./CB/ CE/4908/HPES/AN/BSJA of 8 NOV. 2004 -199

MEMORANDUM

To,

Municipal Office, Bombay



Shri. Rajesh C. Shah

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

and the plans, Sections, Specifications and Description and further particulars of Prop. bldg. No. 1 on layout plot CT No. 4085 to 4129 of village Ghatkopar Kurla at Ravji Ashar Lane of M.G. Rd. Ghatkopar (E) furnished to me under your letter, dated 199. I have to inform you that I cannot approve 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 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 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)(X) 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 to meet the requirements, but not otherwise you will be at liberty to proceed with the said building or work on the same before the day of 1992, 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 and in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation for approval.



SPECIAL INSTRUCTIONS.

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT 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 by Section 68 of the said Act.

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

"Every person who shall erect a 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 then 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 (150 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 an 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 17 (1) (e) 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.

Burhanmumbai Mahanagarपालिका

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 necessary phase programme with agreement will not be submitted and got approved before C.C.
11. That the requirements of N.O.C. of Rty. will not be obtained and the requisitions 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 registered will not be submitted.
13. That the true copy of sanctioned layout sub-division / amalgamation approved under No. CE/20/BPES/AN 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, Water 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 open 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 from 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.



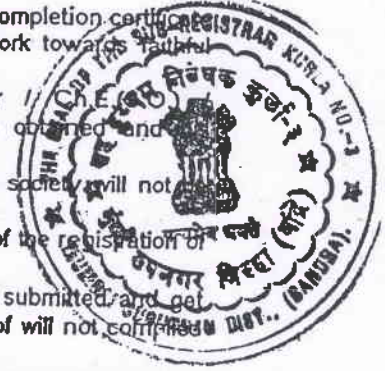
Assoc. Eng. Building Proposer
(Eastern Suburbs.)

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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 Dy.Ch.E(S.P.)P&D for the proposed development will not be obtained and 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 of society will not be submitted.
32. That the proposal for amended layout / sub-station shall not be submitted and get 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 51104
 Executive Engineer Building Proposals
 (Eastern Suburbs.)

बदर - १३

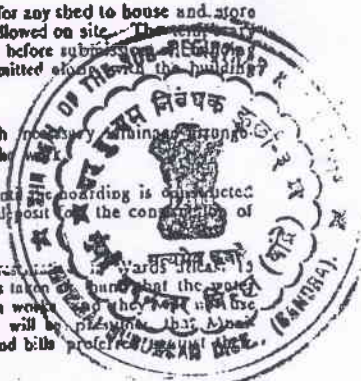
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8 NOV 2004

No. EB/CM/4908 /BS

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 house and store for constructional purposes. Residence of workmen shall not be allowed on site. Structures for storing constructional materials shall be demolished before submission of Building Completion Certificate and a certificate signed by Architect submitted along with the Building Completion Certificate.
- (4) Temporary sanitary accommodation on 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 boarding is constructed and application is made to the Ward Officer with the required deposit for the connection of carrying entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of this Corporation 15 days prior to the date of which the proposed construction work is taken up, that the water existing in the compound will be utilised for their construction work and they shall also ensure that Municipal tap water has been consumed on the construction works and bills are paid accordingly.
- (7) The boarding 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, preps 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 non 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 expalling 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 in the rate of 125 cubic metres per 10 Sq. metres before payment.
- (18) The compound wall or fencing should be constructed clear of the road widening in a width foundation below level of bottom of road side drain without obstructing flow of surface 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 removed.
- (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 Housing Commissioner under Section 13(b) (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 you 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, (13 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 in 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 started 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 ashtrays 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 lings. 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 nut screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretested with screw or dome shape pieces (like a garden water rose) with copper pipes with perfections 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. 5(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

ICICI BANK LTD, FORT FRANKING DEPOSIT SLIP		बदर - १३
DD / Cheque No. 71534 Drawn on RECEIVED 71534 Receiver 1 - Towards Payment of Stamps Duty		3908
Name of Stamp duty paying party: Avanti Enterprises Green - Chambers 1st Floor, Tamarind Lane, Fort, Mumbai 400023		88
Franking Value Rs. 400.00	Service Charges Rs. 10.00	Total Rs. 410.00



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 1st Floor, Crescent Chambers, Tamarind Lane, Fort, Mumbai
 400 023, through two of our Partners, [1] SHRI. AZIM F. TAPPI
 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:

For ICICI Bank Ltd.
 Raju Bahadur Wansion, 30,
 Bombay Samaj, Or Marg,
 Fort, Mumbai, 400 001
 D-S/ST/IV/C/11/011/19/2005
 748 10 77

INDIA
 STAMP DUTY
 MAHARASHTRA
 71534
 119590
 RE00004001-P85359
 JUN 26 2006
 14:09

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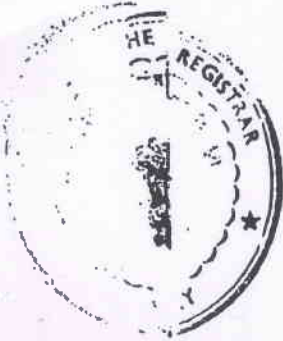
बदर - १३	
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WHEREAS:

(i) We, M/s. Avanti Enterprise are developing the property situated at Village Kiroli, Ghatkopar more particularly described in the Schedule Part A thereof by construction of buildings thereon with a view to sell the premises therein on what is known as Ownership Basis and for that purpose we, 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

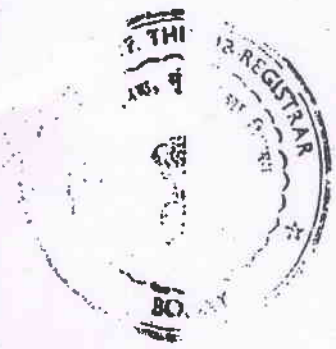
बदर - १३	
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3

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 in that behalf and to admit the execution of the Agreements for sale entered on our behalf by the said partners or either of them as aforesaid and to do 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 withinamed)
 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 signature]

[Handwritten signature]

Before me;

बदर - १३	
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२०१२	

4

THE SCHEDULE ABOVE REFERRED



ALL THAT piece and parcel of land or ground together with structures standing thereon and situate at Village Kirol, bearing Survey No. 73, Hissa No. 1, 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

Name

Photograph

Signature /
Left Hand Thumb Impression

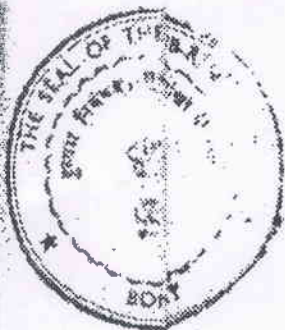
Grantors

1) AZIM F. TAPIA



बदर - १३	
39/10/2012	ES
2012	

2) JAYDEEP C. SHAH



Attorneys

1) KAYED TAMBAWALA



K. K. Tambawala

2) DHANPAL SUVARNA



Witness

Anwar Makusa

ROHIT KATYAC



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH03 20070851185
 Valid Till : 17-10-2012 (NT)



DLD 30-10-2007

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 10-03-1995



FORM 7
 RULE 16 (2)

DOB : 18-10-1962 BG :

Name : KIRTI POLADIA
 S/D/W of GANGJI POLADIA
 Add : 2115, DIVYADARSHAN JAGDYSHA NAGAR,
 GHATKOPAR (W) MUMBAI

PIN : 400086
 Signature & ID of
 Issuing Authority: MH03 2007268

Signature/Thumb
 Impression of Holder

बदर - १३	
३१०८	१०१
२०१२	



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)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV-TR 20-07-2010
 MCWG 20-07-2010



FORM 7
 RULE 16 (2)

DOB : 25-01-1983 BG :

Name : DEEPAK KHARAT
 S/D/W of DHONDU KHARAT
 Add : PLOT -216, B-WING, R-401, KARMABHUMI CO.OP.
 HSG.SOC. BABLI KONEKAR HINGWALA CROSS
 LANE, GHATKOPAR (E), MUMBAI.

PIN : 400077
 Signature & ID of
 Issuing Authority: MH03 2010355

Signature/Thumb
 Impression of Holder

17/2012

54 pm

दुय्यम निबंधकः

सह दु.नि.का-कुर्ला 3

दस्त गोषवारा भाग-1

वदर13

दस्त क्र 3178/2012

902

क्रमांक : 3178/2012

प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाव: मेसर्स अवंती इंटरप्राइजेस तर्फे भागीदार श्री. अझीम
 पत्ता: सापीया तर्फे कु मु म्हणून श्री. कायद झोहर
 गावाला - -
 पत्ता: घर/फ्लॅट नं: पहिला मजला, क्रेसेंट चॅम्बर्स, टेमरीड
 पिन, फोर्ट मुं 23.
 गल्ली/

लिहून देणार

वय 63

सही

K.K. Rambhadr



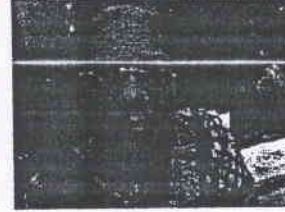
नाव: शारदा दिलीप पारेख - -
 पत्ता: घर/फ्लॅट नं: 2 लाठी व्हिला को ऑप हाऊ सोसा,
 जेठामाई लेन, घाटकोपर पूर्व मुं 77
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव:-
 तालुका:

लिहून घेणार

वय 59

सही

S.D. Parelkh



नाव: जतीन गोपाल पारेख - -
 पत्ता: 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:

लिहून घेणार

वय 38

सही

J. Parakh



903

दस्त क्र. [बदर 13-3178-2012] चा गोधवारा
बाजार मूल्य : 8690386 मोबदला 12500000 भरलेले मुद्रांक शुल्क : 607650

पावती क्र.: 3189 दिनांक: 23/04/2012

पावतीचे वर्णन

नांव: शारदा दिलीप पारेख - -

दस्त हजर केल्याचा दिनांक : 23/04/2012 03:46 PM

निष्पादनाचा दिनांक : 16/04/2012

दस्त हजर करणा-याची सही :

30000 : नोंदणी फी

2060 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

32060: एकूण

दस्ताचा प्रकार : 25) करारनामा S. D. Parekh

शिकका क्र. 1 ची वेळ : (सादरीकरण) 23/04/2012 03:46 PM

शिकका क्र. 2 ची वेळ : (फी) 23/04/2012 03:50 PM

शिकका क्र. 3 ची वेळ : (कबुली) 23/04/2012 03:51 PM

शिकका क्र. 4 ची वेळ : (ओळख) 23/04/2012 03:51 PM

दस्त नोंद केल्याचा दिनांक : 23/04/2012 03:51 PM

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

ओळख :

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

1) किर्ती जी. पोलडिया- - , घर/प्लॉट नं: 21/5, जगडुशा नगर, घाटकोपर प मु 86

गल्ली/रस्ताः -

ईमारतीचे नावः -

ईमारत नंः -

पेट/वसाहतः -

शहर/गावः-

तालुकाः -

पिनः -

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

गल्ली/रस्ताः -

ईमारतीचे नावः -

ईमारत नंः -

पेट/वसाहतः -

शहर/गावः-

तालुकाः -

पिनः -

D

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



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण (103) पाने आहेत.
बदर-93/ /2012

पुस्तक क्रमांक 9 क्रमांकावर

नोंदणी

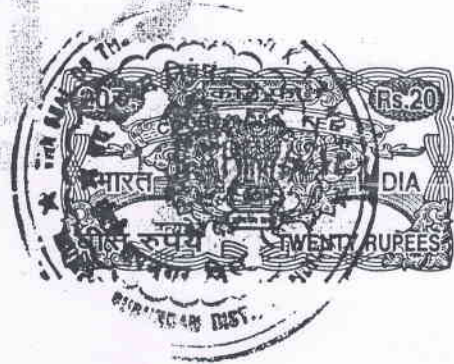
दिनांक

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सह. दुय्यम निबंधक कुर्ला-3
मुंबई उपनगर जिल्हा.

गावाचे नाव : घाटकोपर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 12,500,000.00
बा.भा. रु. 8,690,386.00
- (2) भू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 4085/ए वर्णन: फ्लॅट नं 2135, 13 वा मजला, बी विंग, क्लोवर रिजन्सी, तेजपाल वाडी, रामजी आशर लेन, घाटकोपर पूर्व मुं 77. - मौजे घाटकोपर किरोल -
- (3) क्षेत्रफळ (1) 98.14 चौ मी. बिन्ट अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स अवंती इंटरप्राइजेस तर्फे भागीदार श्री. अजीम एफ. तापीया तर्फे कु मु म्हणून श्री. कायद झोहर ताबावाला - - घर/फ्लॅट नं: पहिला मजला, क्रेसेंट चेंबर्स, टेमरीड लेन, फोर्ट मुं 23, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र 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) शारदा दिलीप पारेख - - घर/फ्लॅट नं: 2 लोटी व्हिला को ऑप हाऊ सोसा, जेठभाई लेन, घाटकोपर पूर्व मुं 77; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नम्बर: AAFPP3774K.
(2) जतीन गोपाल पारेख - - घर/फ्लॅट नं: ए/1302, कुशल टॉवर, अमर महल जवळ, जी. एम. रोड, चेंबूर मुं 89; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नम्बर: AACPP8120C.
- (7) दिनांक करून दिल्याचा 16/04/2012
- (8) नोंदणीचा 23/04/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 3178 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 607600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



खरी प्रत

ह. दुय्यम निबंधक, कुर्ला-३
मंबई उपनगर जिल्हा.

बदर - १३	
२०१२	



Dated this _____ day of _____ 2006

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

TO

- (1) SHRI. KAYED TAMBĀWĀLĀ
- (2) SHRI. DHANPAL SUVĀRNĀ

SPECIAL POWER OF ATTORNEY
