

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/16S1/BPES/AM

To:
Shri Sunil Ambre
M/s. Bhatnagar-Ambre-Kothari,
4th floor, Wadia Bldg.,
17/19, Dalal Street, Fort,
MUMBAI - 400 001.

Sub: Full occupation for building No.1 on plot bearing
CTS Nos.354, 355, 355/1-6, 356, 356/1, 357,
358, 359, 360, village Chembur, Sion-Trombay Road.

Sir,

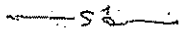
The full development work of building No.1 on plot bearing CTS Nos.354, 355, 355/1-6, 356, 356/1, 357, 358, 359, 360, village Chembur, Sion-Trombay Road., completed under the supervision of Shri Sunil Ambre, Licensed Architect, bearing Licence No.CA/84/8478, may be occupied on the following conditions :-

- 1] That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
- 2] That the compliance of balance conditions such as; single P.R.Card for net plot area and final N.O.C. from S.G. shall be submitted before occupation of building No.2

A set of certified completion plans is returned herewith.

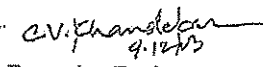
Note: This permission is issued without prejudice to actions under Sec.305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


Executive Engineer
(Bldg.Proposals) Eastern Suburbs

ACI

Copy forwarded for information to owner M/s. Summer Ville Investments, C.A. to owner.


Executive Engineer
(Bldg.Proposals) (Eastern Suburbs)

D. D. DAMODAR
M. L. SHAKTA
K. R. MODI
S. C. KOTHARI
A. M. DESAI
K. M. VUSSONJI
B. D. DAMODAR
S. M. SUNNARKAR
K. V. MERCHANT (Ms)
S. S. VAIDYA
A. R. AMIN
P. G. MEHTA (Ms)
M. M. BANDUKWALA (Ms)
S. N. DOSHI (Ms)
R. V. GANDHI
F. J. DESAI (Ms)

KANGA & CO.

(Registered)

Advocates, Solicitors & Notaries

Established 1890

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TO WHOMSOEVER IT MAY CONCERN

REPORT ON TITLE

Re: Property situate at Chembur being N. A. Survey No.9 & 106, Plot No.614 S. S. III, C.T.S. No.354, 355, 355/1 to 8, 356/1, 357 to 360 admeasuring 3545650 sq. mtrs.

1. By an Agreement for Sale dated 30th day of March 1990 made between Apte Amalgamations Limited of the One Part and Messrs. Summer Ville Investments of the Other Part, Apte Amalgamations Limited has agreed to allow Messrs Summer Ville Investments to develop the balance area of the property and which balance area is more particularly described in the Schedule hereunder written on certain terms and conditions mutually agreed upon by and between them.
2. Out of the total area of the property belonging to Apte Amalgamations Limited and admeasuring 42405.97 sq. yds. equivalent to 35456.60 sq. mtrs. or thereabouts an area of:-
 - (a) 3676.86 sq. yds. equivalent to 3074.30 sq. mtrs. has gone in set-back;
 - (b) 5823.68 sq. yds. equivalent to 4869.30 sq. mtrs. has gone in reservation;
 - (c) 6622 sq. yds. equivalent to 5536.65 sq. mtrs. or thereabouts has been sold to Messrs Loonkar Builders;
 - (d) 3101.50 sq. mtrs. has been sold to Reliance Consultancy Services Limited; and
 - (e) a balance area of 18784.75 sq. mtrs. or thereabouts is available with Apte Amalgamations Limited which they have given to Messrs Summer Ville Investments to develop and is more particularly described in the Schedule hereunder written;
3. By our Report on Title dated 2nd February 1993 we had earlier certified the title of Apte Amalgamations Limited in respect of the property described in the Fourth Schedule to the said Report on Title being the Schedule hereunder written.

4. Pursuant to the instructions of Messrs. Summer Ville Investments, we have recently in the month of February 2002 caused further searches to be taken in the office of the Sub Registrar of Assurances at Mumbai, Bandra and Kurla in respect of the said property more particularly described in the Schedule hereunder written and not a single document was found to be registered.

5. Subject to what is stated in our said Report on Title dated 2nd February 1993 and subject to what is stated hereinabove the title of Apte Amalgamations Limited to the property described in the Schedule hereunder written appears to be clear and marketable and free from all encumbrances and reasonable doubt.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces or parcels of land and ground situate, lying and being at Chembur in the Registration District and Sub District of Bombay city and Bombay Suburban and bearing Cadastral Survey Nos. 354, 355 (1 to 6), 356, 356 (1), 357, 358, 359 and 360 and bearing non agricultural Survey No. 9 and 108 and bearing Plot No. 614 of S. S. III Chembur and admeasuring 18,784.75 sq. metres or thereabouts, out of the total area of 43,405.97 sq. yards equivalent to 35,456.50 sq. mtrs. or thereabouts and which area has been arrived at after deducting the area as mentioned above.

Dated this 15th day of March, 2002.

KANGA AND COMPANY,

S. M. K. Kanga

PARTNER.

VALID UP TO 29.12.76

Rota: 2000 (Gen-362:31.7.91)-DyChE (BP) (ES)

MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CR/ 1651 /BPES/Am. 1 OF 2 23/76

COMMENCEMENT OF CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to *M/s. Swastic Textile Mills Ltd.*

Applicant to the development work of *factory building*

at premises at *plot* Street No. *614 S.S. III* Survey No. *1111*

Hissa No. of Village situated at *Chumbur*

on the following conditions, viz.:-

1. 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, (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 and Town Planning Act, 1966, the Municipal Commissioner has appointed *Shri G. A. Redkar*, Executive Engineer to exercise his powers and sanctions of the Planning Authority under Section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar a subsequent application or fresh permission under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.

The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

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

27.2.76
Executive Engineer, Building Proposals
(Eastern Suburbs)

For Municipal Commissioner
for Greater Bombay.

approved on 30.9.91 only for wings A to H and J to

soft 26.2.92

Executive Engineer Building Proposals
(Eastern Suburbs)

CE/1657/1 BPES/1 A/M

Capitalised True Copy

2 JUL 1993

Executive Engineer Building Proposals (E.S.)

C.C upto 1st floor (2nd slab) for units A' and
and 'J' to 'M' and C.C upto plinth for unit
'N', 'P' & 'Q' only.

Executive Engineer Building Proposals
(Eastern Suburbs)

CE/1657/1 BPES/1 A/M

17 DEC 1993

Full C.C. for Units 'A' to 'H' and 'J' to 'M'
& 'Q' only.

CE/1657/1 BPES/1 M

17 OCT 1995

Full C.C. for units N & P and C.C upto 2nd floor
i.e. Full C.C. for units 'D', 'E', 'J' & 'K' also as per Amended
plans approved on 29.9.95.

Assistant Engineer Building Proposals
Eastern Suburbs (M. Ward)

CE/1657/1 BPES/1 M

Full C.C. as per a/p approved

on 10.1.97 for units 12 & 13 (i.e. 4 m units)

B. Kanade

Assistant Engineer Building Proposals
Eastern Suburbs (M. Ward)

1651 / DPES / 017 24 MAY 2002

Full C.C. as per amended Plan dt 03/5/2002

dyope
24/5/02

Assistant Engineer Building Proposals
Eastern Suburbs (A1 Ward)

1651 / DPES / 017 07 JAN 2003

Full C.C. as per amended plan approved on 11/12/02

C.V. Phandikan
17-1-03

Assistant Engineer Building Proposals
Eastern Suburbs (A1 Ward)