

Certificate n/s. 52(A) (b) of the Bombay Stamp Act, 1958.

M.V = 2500/-  
Area = 300 sq ft  
Carpet

Office of the  
Collector of Stamps  
Case No. Adj. / 1065 / (U/K) / 1924 / 11  
Date .....

Received from Shri. Chimanlal Dalpatbhai Patel

Residing at .....

Stamp duty of Rs. (... 100 (...)  
Rs. One Hundred Only  
vide challan No. 2951, Dated. 30/9/11  
Certified under Section 32(A) (b) of the  
Bombay Stamp Act, 1958 that the tax duty  
of Rs. 100/- Rs. One Hundred Only  
with which this instrument is chargeable has  
been paid vide article No. ... 2512 ...  
of schedule.

This certificate is subject to the provisions  
of section 53-A of Bombay Stamp Act, 1958

Place. Kurla

Date. 7.10.11

[Signature]  
Collector of Stamps  
Kurla



बदर-१४	
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स.पि.०  
याचक  
दि. ७.१०.२०११ मध्ये पत्रव्यवस्था प्रदान  
झालेल्या वयाची सापेक्षता करवयात आणून  
असून ते बरोबर असल्याचे आढळून आले.

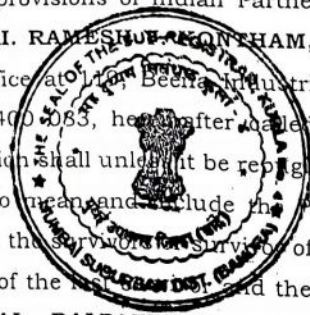
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सह दुरुवा मध्ये

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अमानत ९१-५२८८

AGREEMENT FOR PERMANENT ALTERNATE ACCOMMODATION

ARTICLES OF AGREEMENT made and entered into at Mumbai on  
this 7<sup>th</sup> day of October, 2011 between M/S. JYOTI DEVELOPERS, a  
Partnership Firm duly registered under provisions of Indian Partnership Act,  
1932 represented by it's Partners 1] SHRI. RAMESH K. KONTHAM, 2] SHRI.  
AMRUTLAL SHAMJI POKAR having Office at 14/1, Beema Industrial Estate,  
L.B.S.Marg, Vikhroli (West), Mumbai - 400 083, hereinafter called to "THE  
OWNERS/DEVELOPERS" (which expression shall unless it be repugnant to the  
context or meaning thereof be deemed to mean and include the Partners or  
Partner for the time being of the said firm, the survivors or survivor of them and  
their heirs executors and administrators of the firm and their assigns)  
of the FIRST PART AND MR. CHIMANLAL DALPATBHAI PATEL, Age 72  
years, Indian Inhabitant hereinafter called " THE TENANT" (which expression  
shall unless it be repugnant to the context or meaning thereof be deemed to  
mean and include his/her heirs, executors, administrators, nominees and / or



[Signature]

अमानत ९१-५२८८

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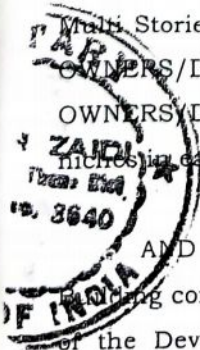
WHEREAS the OWNERS/DEVELOPERS are absolutely seized and possessed of and is otherwise well and sufficiently entitled to the property situate lying and being at Mumbai suburban District in the Registration Sub-District , at Village - Ghatkopar, Taluka-Kurla bearing C.T.S. No. 66-A admeasuring 3156.90 sq. mtrs. or thereabouts together with the chawls and \or structures standing thereon presently occupied by various monthly tenants ( hereinafter for brevity's sake referred to as "THE SAID PROPERTY") as the Owners thereof and more particularly described in the Schedule written hereunder.

AND WHEREAS the said property consist of land together with certain chawls and structures which are being occupied by tenants including the TENANT herein on monthly tenancy basis.

AND WHEREAS TENANT herein is in use and occupation of **Chawl No. Room No. 3** admeasuring **100 Sq. Ft.** Carpet in the Chawl known as "Wadi" standing on the said property (hereinafter referred to as "THE SAID TENAMENT") and is paying a monthly rent of **Rs. 20/-** ( copies of receipt and other proofs attached).

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AND WHEREAS the OWNERS/DEVELOPERS negotiated with the tenants in the said property for the re-development of the said property and obtained consent from the said tenants including the TENANT herein for the same and offered to allot to each of the tenants absolutely free of cost a Permanent Alternate Accommodation in the form of a Residential Flat admeasuring 255 sq. ft. Carpet Area ( Exclusive of areas of niches, cupboards, dry balconies etc. but inclusive of the area of balconies on Ownership Basis in the Multi Storied Building proposed to be constructed on the said property by the OWNERS/DEVELOPERS herein. In addition to the above said carpet area the OWNERS/DEVELOPERS agreed to provide an area of 45 sq. ft. in the form of niches in each flat to be allotted to the tenants.



AND WHEREAS the OWNERS/DEVELOPERS have now constructed a building consisting of 7 floors on the said property under the Regulation 33/14 of the Development Control Regulations of Mumbai Municipal Corporation according to the plans approved by the Municipal Authorities to rehabilitate the tenants.

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AND WHEREAS the execution of agreement for allotment of Permanent Alternate Accommodation (PAA) on ownership basis to the TENANT herein is necessary as per the provisions of the Maharashtra Ownership Flats Act, 1963 and therefore the parties hereto are desirous of executing this Agreement by recording the terms and conditions mutually agreed upon in the manner hereafter appearing.

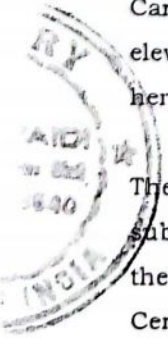
**NOW THESE PRESENT EITNESS AND IT IS HEREBY AGREED AND BETWEEN THE PARTIES AS FOLLOWS: -**

1. The OWNERS/DEVELOPERS hereby allot to the TENANT on the terms and conditions hereinafter appearing and on what is commonly known as "Ownership Basis" and absolutely free of cost in the new building constructed by the OWNERS/DEVELOPERS on the said property a Residential unit containing by admeasurements 255 Sq. Ft. Carpet area (Exclusive of areas of niches, cupboards, flower beds, dry balconies etc. but inclusive of the area of balconies) as per plan attached herewith in



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Flat No. 4057	2
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form of self contained Residential Flat, consisting of one Room & Kitchen with separate W.C & Bath inside the said flat as and by way of Permanent Alternate Accommodation (PAA) bearing Flat No. **FOURTH floor** of the 'A' wing of the building constructed on the said property. (hereinafter for brevity's sake referred to as "The Said Flat") in lieu of the **Room No. 3** in **Chawl No. 10** presently occupied by the TENANT in the existing chawl standing on the said property. The said flat is more particularly shown in the floor plan hereto annexed and marked as Annexure "A".. The OWNERS/DEVELOPERS have allotted to the TENANT the said residential flat inter alia in consideration of the tenant giving up his/her rights in respect of the existing **Room No. 3** occupied by him as tenant. In addition to the said **255 sq. ft. Carpet**, the OWNERS/DEVELOPERS have also provided in the form of elevation features an area admeasuring about **45 sq. ft.** to the TENANT herein as shown in the Floor Plan annexed hereto.



The TENANT is aware of the fact that the OWNERS/DEVELOPERS have submitted and got approved the plans from Municipal Authorities and the OWNERS/DEVELOPERS have obtained Full Commencement Certificate from MCGM in respect of the Wing "A" in which the Flat allotted to the TENANT herein is situate under No. CE/5687/BPES/AN, copy whereof is annexed hereto and marked as ANNEXURE 'B'. The OWNERS/DEVELOPERS agree and undertake to obtain Part Occupation

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Certificate for the said Wing "A" within a period of \_\_\_ months from the date of execution of this Agreement and Extra Municipal Charges, Penalties, Fines, Extra Water Charges and such other extra charges which may be levied by Municipal Authorities prior to obtaining of Part Occupation Certificate from MCGM shall be borne and paid by the OWNERS/DEVELOPERS herein.

2. The OWNERS/DEVELOPERS have completed the construction of Wing "A" of the building on the said property in accordance with the plan approved thereof under Reference No. CE/5687/BPES/AN dated 24/10/2007 and Commencement Certificate issued by the Mumbai Municipal Corporation. The OWNERS/DEVELOPERS agree that the tenancy rights of the TENANT in respect of the Room to be surrendered by him to the OWNERS/DEVELOPERS herein shall continue till he is put in possession of the new flat (PAA) free of cost on ownership basis by the OWNERS/DEVELOPERS as mentioned herein above. It is also agreed and recorded that though the tenancy rights of the TENANT herein shall continue till he is put in possession of the new flat (PAA) agreed to be allotted free of cost on ownership basis by ~~वदर-१४~~ OWNERS/DEVELOPERS, the OWNERS/ DEVELOPERS shall not collect any rent from the TENANT from the date of execution of this Agreement and the OWNERS/DEVELOPERS also take the responsibility to settle the arrears of rent, if any, payable by the TENANT to the original owners without making the TENANT liable to pay the same at any given time.

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3. The OWNERS/DEVELOPERS hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which are or may be imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall obtain from the concerned local authority Occupation or Part Occupation Certificate in respect of the said Wing "A" as stated herein above.



4. The TENANT hereby confirms that he has no objection to the OWNERS/ DEVELOPERS developing the said property as per the plans sanctioned by the Municipal Corporation of Greater Mumbai so as to consume the entire available F.S.I. and T.D.R. or such other F.S.I. permissible under Regulation 33/14 of the D.C. Regulations of Mumbai Municipal Corporation in respect of the said property.

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5. In consideration of the OWNERS/DEVELOPERS agreeing to give the TENANT a Permanent Alternate Accommodation absolutely free of cost as mentioned herein above, in the proposed new construction by the OWNERS/DEVELOPERS on the said property, as agreed herein, the TENANT shall hand over to OWNERS/DEVELOPERS quiet, vacant and peaceful possession of his existing tenement, occupied by the TENANT on the said property and shall surrender his/her tenancy rights to OWNERS/DEVELOPERS against receipt of the possession of the new flat (PAA) from the OWNERS/DEVELOPERS in the newly constructed building. The TENANT agrees to handover the possession of his existing premises to the OWNERS/DEVELOPERS within 10 days from the date of execution hereof as the Flat (PAA) allotted to him is ready for possession and the OWNERS/DEVELOPERS have complied with all the formalities so as to make the said flat fit for occupation. After taking possession of the existing structure of the TENANT, the OWNERS/DEVELOPERS shall be entitled to demolish the same and to with or dispose off the debris (salvage) resulting from such demolition in such manner as the OWNERS/DEVELOPERS may in their absolute discretion deem fit, without the TENANT being entitled to claim any share therein. It is expressly agreed and recorded that the TENANT shall not have to vacate and handover his existing tenement to the OWNERS/DEVELOPERS unless and until he is offered the possession of the new flat (PAA) in the newly constructed building as agreed herein.



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6. It is hereby expressly agreed and declared by and between the parties hereto that the TENANT shall, from the date on which the OWNERS/DEVELOPERS offer to the TENANT quiet, vacant and peaceful possession of the said New Residential Flat (PAA) will the date on which the Co-operative Housing Society of the Owner Purchaser of diverse flat / shop / units in the proposed new construction, is formed, pay to the OWNERS/DEVELOPERS the regular maintenance charges in respect of the said New Residential Flat (PAA). The TENANT doth hereby further agree to pay the said amount of maintenance charges & BMC Taxes etc. regularly and punctually on or before the 7<sup>th</sup> day of every month. In the event of failure on the part of the TENANT to pay the said amounts as aforesaid, the OWNERS/DEVELOPERS shall be entitled to charge the TENANT interest at the rate of 12 % per annum on the amount in arrears during the time of default.



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7. The OWNERS/DEVELOPERS shall provide the Amenities and Specifications, in the said New Residential Flat (PAA) as per the list annexed hereto and marked as ANNEXURE 'C'.

8. The TENANT doth hereby agrees not to keep or store, except with the due permission from the authorities competent in this behalf, in the said New Residential Unit (PAA) any hazardous material or the goods of combustible nature or the goods which may be too heavy which may cause damages to the new building or to the other buildings which are being constructed on the said property.

9. The TENANT doth hereby further agree and undertake not to use or permit to be used the said New Residential Flat (PAA) or any part thereof for any purpose other than the purpose for which the same has been agreed to be allotted by the OWNERS/DEVELOPERS to the TENANT.

The TENANT doth also agree not to cause any nuisance or annoyance to occupants of the other residential units situate in the building or buildings that shall be constructed by the OWNERS/DEVELOPERS on the said property. The TENANT doth hereby further agree not to make in the said New Residential Flat or any part thereof without the consent of the OWNERS/DEVELOPERS any structural changes which may adversely affect the elevation and / or the outside colour scheme of the said building.

10. The OWNERS/DEVELOPERS agree to obtain the Part Occupation Certificate in respect of Wing "A" of the new building on the said property comprising the Flat (PAA) allotted to the TENANT hereunder within a period of 6 ( Six) months from the date of execution of this Agreement, subject to Act of God, Government or Semi Government Order, B Order or any other reasons beyond the control and power of the OWNERS/DEVELOPERS. It is specifically agreed that the TENANT in no manner shall be held responsible for any delay caused due to any obstruction in the development activity due to any objection raised or order obtained by other persons/party.

On the OWNERS/DEVELOPERS handing over possession of the said New Residential Flat (PAA) as mentioned in Clause 2 hereinabove to the TENANT, he shall become a member of the Co- operative Housing Society which will be formed by the OWNERS/DEVELOPERS at their costs and



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efforts. The TENANT doth hereby further agree to sign such declarations, applications, bye-laws, writings and / or forms as also other paper and documents as may be required by the OWNERS/DEVELOPERS for the purpose of formation and registration of such the Co- operative Housing Society as also for all other purposes connected therewith but the TENANT shall not be liable to pay any amount except Share Capital/Membership Fees towards the cost of formation and registration of the Society and the same shall be borne exclusively by the OWNERS/DEVELOPERS herein. The OWNERS/DEVELOPERS agree and undertake to form and register the Co-operative Housing Society of all the occupants of Wing "A" within a period of 4 ( Four) months from the date of execution of this Agreement. Till the Society of all the occupants of Wing "A" of the newly constructed building is formed and registered , the TENANT shall not sell, transfer or assign the benefits of this Agreement to any person party without prior written consent of the OWNERS/DEVELOPERS.



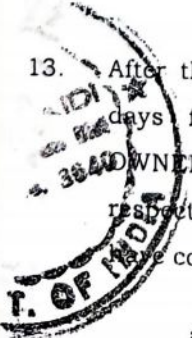
11. The TENANT has agreed to surrender the existing Electric Meter to BSES immediately on TENANT vacating the existing tenement and if permitted, the existing Meter shall be re-installed by the OWNERS/DEVELOPERS in the said New Residential Flat and if not , new meter shall be installed by the OWNERS/DEVELOPERS at their costs and efforts and only difference in deposit amount will be paid by the TENANT.

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12. The TENANT hereby agrees that he shall not take or raise any objection whatsoever to the proposed new construction by the OWNERS/DEVELOPERS on the said property and this agreement shall be deemed to be his consent in that behalf. The OWNERS/DEVELOPERS have agreed to waive the rent payable by the TENANT herein which is in arrears for last several years and also undertake not to demand the same anytime in future from the TENANT herein.



13. After the said new building is completed the TENANT shall, within 10 days from the date of intimation in writing received from the OWNERS/DEVELOPERS that the said new flat (PAA) is ready in all respects, shift to the said new flat provided the OWNERS/DEVELOPERS have complied with following things in respect of Wing "A",



- a) Obtaining of Water Connection from MCGM,
- b) Permission/License from PWD for operation of the Lift,

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M/ Signature of owner

- c) Installation of separate Electric Meters for each occupants,
- d) Obtaining of Drainage Completion Certificate from MCGM,
- e) Handing over of Society Office premises to the Occupants,
- f) Construction of Under Ground Water Tank,

14. The TENANT hereby agrees, declares and confirms with the OWNERS/DEVELOPERS as follows :

- i) He is the lawful Tenant of the said tenement,
- ii) He has not created any third party rights in respect of the said tenement and in the event of any person claiming any right of the said New Residential Flat (PAA), the Tenant shall indemnify and keep the OWNERS/DEVELOPERS indemnified against such claims and the Tenant shall at his own costs and risks satisfy all such claims.
- iii) If any of his family member claims any right, title and interest in the said New Residential Flat (PAA) allotted to him; then it will be his responsibility to settle such claims at his cost and the OWNERS/DEVELOPERS will not be responsible for any such claim.



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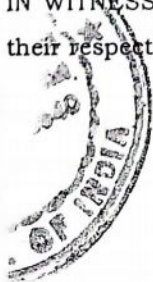
15. In case of difference and dispute between the parties, the same shall be referred to the arbitration as per the provisions of The Indian Arbitration and Conciliation Act, 1996.

16. Stamp Duty and Registration Charges in respect of this Agreement shall be paid by the OWNERS/DEVELOPERS.

17. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of construction, Sale/management and Transfer) Act, 1963 and the rules made there under.



IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and seals the day and year first hereinabove written.



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**SCHEDULE ABOVE REFERRED TO :**

All that piece and parcel of land or ground situate lying and being at Village-Ghatkopar, Taluka-Kurla bearing Survey C.T.S. Nos. 69A admeasuring 3156.90sq. mtrs. or thereabouts together with the chawls and on streets standing thereon presently occupied by various monthly tenants



SIGNED SEALED AND DELIVERED

by the within named

**"THE SELLERS"**

**M/S. JYOTI DEVELOPERS**

Thourgh its Partners

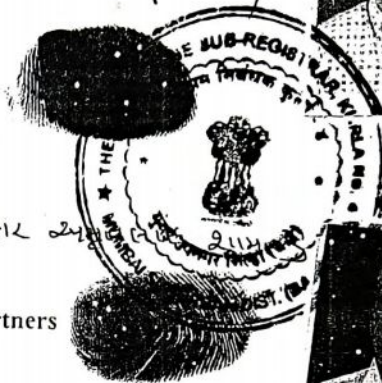
**1. MR. RAMESH YADAGIRI KONTHAM**

**2. MR. AMRUTLAL SHAMJIBHAI POKAR**

in the presence of ...

M/S. JYOTI DEVELOPERS

*K. Ramay*



*उत्तर २१*

Partners



SIGNED SEALED AND DELIVERED

by the within named

**"THE TENANT "**

**MR. CHIMANLAL DALPATBHAI PATEL**

In the presence of ...

1. *Amr C. Patel* *Handwritten signature*

2. *Santosh Bhanu Tale*



*दामाजी दा. तेल*



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Gen-229-3880 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966  
No. CE/ 5687 /BPES/AJ

30 MAY 2006

COMMENCEMENT CERTIFICATE

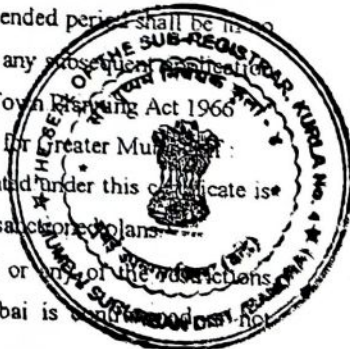
To,  
M/S Jyoti Developers

Sir,

With reference to your application No. 9533 dt. 24.3.09  
for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the  
Maharashtra Regional and 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.  
           on plot No.            C.T.S.No. 66A Divn/ Village / Town  
Planning Scheme No. Charkopur situated at Road / Street Braswadi Hanover Ln Ward  
           the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on 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 2009 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 instructions imposed by the Municipal Commissioner for Greater Mumbai is not complied with.
  - 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 even 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.

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२००९ one year



TRUE COPY

*[Signature]*  
For Spaceage Consultants

Gen - 229

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

The Municipal Commissioner has appointed Shri P. M. Gurus 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 9 MAY 2010

*C. upto still slab level as approved plans dt 20.5.09*



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

30 MAY 2009

Architect: Spaceage Consultants

Copy forwarded for information and necessary action please

Executive Engineer (Building Proposal)  
Eastern Suburbs  
FOR

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*[Signature]*  
E. E. P. (E. S.)

CE/5687/BPESIAN

\*\*\*\*\*

*C.C. up to 6th floor for wing A&B as per amended Plans dated 15/7/09*



*[Signature]*  
18.5.2009  
Executive Engineer (Building Proposal)  
Eastern Suburbs.

TRUE COPY

*[Signature]*  
For Spaceage Consultants

346  
Form  
388

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

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

No. E.B./CE/ 5687 /BPES/AN BS/A 20 MAY 2009 of 200 - 200

MEMORANDUM

M/s. Jyoti Developers

Municipal Office,  
Mumbai .....200

With reference to your Notice, letter No. 1674 dated 23.04.09 and delivered on 200

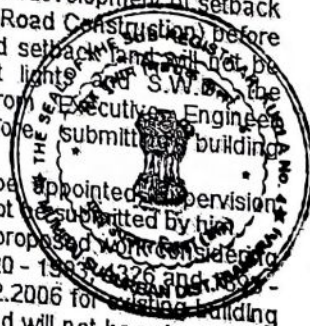
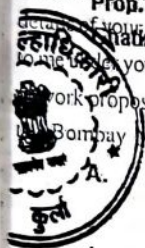
and the plans Section 5(3)(IX) and Description and further particulars and your letter dated 200 furnished

I have to inform you that I cannot approve of the building work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of Municipal Corporation Act, as amended upto-date, my disapproval by thereof reasons :-

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

1. That the commencement certificate under Sec.45/69(1)(a) 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 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.for 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 in 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.456-2000, 13920 - 1997, 4326 and 4326 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.

THE WORK	
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of the M.R.&	20
2009	

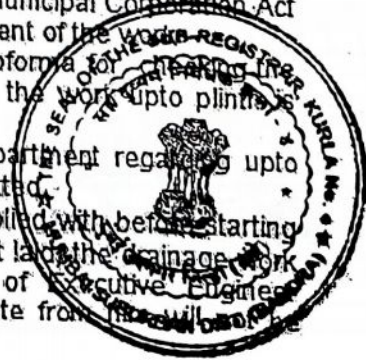


# Brihanmumbai Mahanagarपालिका

No.CE/ 5687 /BPES/AM 20 MAY 2008

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.
9. That the agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
10. That the consent letter from existing tenants for proposed additions/alterations in their tenement will not be submitted before C.C.
11. 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.
12. 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.
13. That the requirements of N.O.C. from M/s. Reliance Energy Ltd. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.  
That the conditions mentioned in release letter of Executive Engineer (D.P.) under no. ChE/2796/DPES will not be complied with.
15. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and licence No.duty revalidated will not be submitted.
16. That the true copy of sanctioned layout sub-division /amalgamation approved under No CE/359/BPES/LON 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.
17. That the no dues pending certificate from Asst. Engineer, Water Works Ward shall not be submitted.
18. 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.
19. 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.
20. 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.
21. That this office will not be intimated in prescribed proforma for clearing fire opens spaces and building dimensions as soon as the work upto plinth is completed.
22. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc.will not be submitted.
23. 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 this office will not be submitted.

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*[Signature]*  
Executive Engineer Building Proposal  
(Eastern Suburbs)

Brihanmumbai Mahanagarपालिका

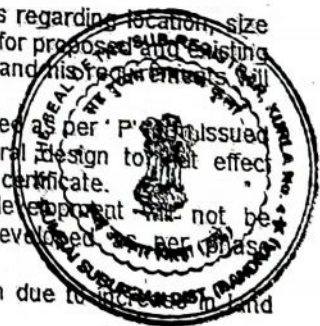
No.CE/ 5687 /BPES/AM

20 MAY 2009

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24. 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.
25. That the N.A. permission from the Collector of Bombay shall not be submitted.
26. 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.
27. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
28. That the carriage entrance shall not be provided before starting the work.
29. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
30. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
31. 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.
32. That separate P.R.Cards for each sub-divided plots, road etc.will not be submitted.
33. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
34. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with
35. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
36. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
37. 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
38. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
39. That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work willnot be submitted before starting the work and his requirements will not be complied with.
40. That the capacity of overhead tank will not be provided as per P. issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
41. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
42. That the undertaking for paying additional premium due to increase in rate as and when demanded shall not be submitted.
43. That the NOC from Insecticide Officer shall not be obtained.

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*[Signature]*  
Executive Engineer Building Proposal  
(Eastern Suburbs.)

**Brihanmumbai Mahanagarपालिका**  
 No.CE/ 5687 /BPES/JAM 20 MAY 2009.

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44. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
45. That the board mentioning the name of Architect/Owner shall not be displayed on site.
46. That the requirements as per circular no. CE/PD/12387 of 17.3.2005 shall not be complied with during the execution of work.
47. That the debris management plan shall not be submitted to S.W.M. Department.
48. That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
49. That the necessary permission from concerned architect shall not be obtained for demolition of existing PSC Block.
50. That the remarks from E.E.(T & C) for parking shall not be submitted.

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

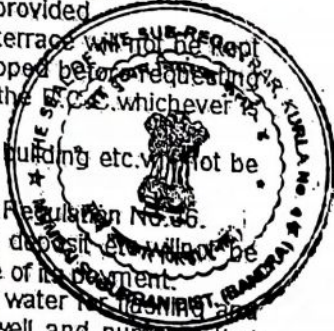
That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.



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

1. That some of the drains will not be laid internally with C.I.pipes.
2. That the conditions mentioned in the clearance under No.CA/ULC/D-111/MS/SEC 22 dated 7.12.1993 obtained from the competent authority under U.L.C.& R. Act 1976 will not be complied with and fresh ULC order showing raised area under road setback will not be submitted.
3. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
4. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
5. That 10 ft.wide paved pathway upto staircase will not be provided.
6. That the surrounding open spaces, parking spaces and terrace open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the C.C. whichever earlier.
7. That the name plate/board showing plot No.name of the building etc.will not be displayed at a prominent place before O.C.C./B.C.C.
8. That the parking spaces shall not be provided as per D.C.Regulation No.66.
9. That B.C.C. will not be obtained and I.O.D.and debris deposit etc.will not be claimed for refund within a period of 6 years from the date of its payment.
10. That the provision will not be made for making available water for other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.

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RAISED AREA	



*(Signature)*  
 Executive Engineer Building Proposal

Brihanmumbai Mahanagarpalika

No.CE/ 5687 /BPES/AM

20 MAY 2009

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11. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
12. That three sets of plans mounted on canvas will not be submitted.
13. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
14. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed
15. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
16. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
17. That the final NOC from S.G. shall not be submitted.
18. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be, complied with.
19. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.  
That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.  
That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / Individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
22. That the copy of P.R. Card in words and figures in the name of owners shall not be submitted.

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

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

(Executive Engineer Building Proposals)  
(Building Proposals) EOS: 001/001/001/001  
THE SEAL OF THE MUNICIPAL CORPORATION  
MUMBAI SUBURBAN DIST. (BANDRA)

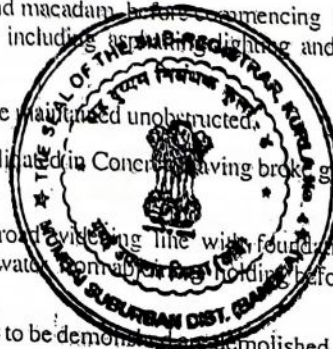
Executive Engineer Building Proposal  
(Eastern Suburbs)



## 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 the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material 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 workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application 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 in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume 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 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 objection 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 & 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 an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. 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 apron, 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 meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road side drain without obstructing flow of rain water from the 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 demolished.

बदर-१४	
of	
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Municipal Commissioner as per the	



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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 19 MAY 2010, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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



*[Signature]*  
Executive Engineer, Building Proposals,  
Zone, ES Words. AN

### 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 Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

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

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

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

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

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

(4) Your attention is invited to the provision of Section 152 of the Act which requires the person liable to pay property taxes is required to give notice of erection of a new building or occupation of buildings which has become 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 occupation 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 of the Act which requires the person liable to pay property taxes to submit an occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect the premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 of the Act, if necessary.

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

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

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

Your attention is drawn to the notes accompanying this Intimation of Disapproval.

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(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing 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 347 (1) (aa) 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 sanctioned 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.

(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 hour 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 or 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 same arise water leakage and consequent nuisance to the tenants staying on the floor below.

(24) the bottom of the over hand 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 nahanis 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 Mumbai, as required in Section 209 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 jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a screw and those screwed on highly serving the purpose of a lock and the warning pipes of the ribbed pipes shall be of dome shape pieces (like a garden man rose) with copper pipes with perforations each not exceeding 1/4" in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cm. 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 and 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 (b).


(b) Lintels or Arches should be provided over Door and Window opening.

(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 additional is intended to be carried out on old foundations and structures, you will do so at your

20 MAY 2009 Owner

  
Executive Engineer, Building Proposals  
Zones ..... Wards. W

NANDU PAWAR

ADVOCATE

12/A, 2nd Flr., Small Building, 381, Dr. D. N. Road, Hutatma Chowk, Fort, Mumbai - 400 001. Phone : 2285 6198 • Fax : 2204 8492

"TO WHOMSOEVER IT MAY CONCERN"

"TITLE REPORT"

Re: Plot of land bearing S.No. 157, H.No. 1 (Pt), CTS No. 66A, admeasuring 3156.90 sq.mts. or thereabout together with Chawls consisting of 42 rooms standing thereon, lying, being and situate at Village Ghatkopar (W), Tal. Kurla, Dist. Mumbai Suburban.



1. Originally 1) Mr. James Brass Alex, 2) Mr. Austin Francis Alex, 3) Ms. Reena Austin Rodrigues, 4) Ms. Regina Anthony Rodrigues, 5) Mr. Maxie Francis Alex, 6) Mr. Jhonny Francis Alex, 7) Mr. George Brass Alex, 8) Ms. Anie John Pareira, 9) Ms. Edna Mathew Thekkekara, 10) Ms. Kosu Ancelam D'crouz, were the owners of and as such were seized and possessed of the abovesaid property.
2. By a Deed of Conveyance dtd. 27.12.2007 the said owners sold, transferred and conveyed the said property to M/s. Jyoti Developers having their address at 119, Beena Industrial Estate, LBS Marg, Vikroli (W), Mumbai - 400 083 for the consideration as set out therein.

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3. By a Deed of Confirmation dtd. 13.04.2009 duly registered under Sr.No. BDR/3/3094/2009 with the office of Sub-Registrar Kurla-1, Mumbai Suburban District, the said owners and the said Purchasers after having paid appropriate stamp duty on the said Deed of Conveyance, confirmed the execution of the said Deed of Conveyance dtd. 27.12.2007.

4. I have investigated the title of the said Purchasers, now the owners of the said property, under the aforesaid Deed of Conveyance, by causing search in the revenue records and also by causing Public Notices to be published in local news papers and I have not found or received any claim of any other person adverse to the right and interest of the said owners, in respect of the said property.

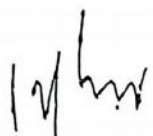
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2099	

5. Under I.O.D. No. CE/5687/BPES/AN dtd. 20.05.2009 the said owners namely M/s. Jyoti Developers have obtained building plans duly sanctioned by Brihanmumbai Municipal Corporation and on complying with the conditions thereof the Brihanmumbai Municipal Corporation has issued Commencement Certificate under No. CE/5687/BPES/AN dtd. 30.05.2009 to them for the construction of the Buildings on the said property.



6. In the circumstances, the said M/s. Jyoti Developers have marketable title to the said property, free from any encumbrances and beyond reasonable doubts.

Dated this 24<sup>th</sup> day of September, 2009.

  
Nandu Pawar  
Advocate.



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BRIHANMUMBAI MAHANAGARPALIKA  
ASSESSMENT AND COLLECTION DEPARTMENT

No. 1180/N/10/3 of 07/08

From

To Shri Gaxmanvel Alex  
Kinal Village, Ghokopur (E)  
Mumbai - 400720

Office of the  
Asstt. Assessor & Collector  
Municipal Corporation  
Mumbai - 400017.

FINAL NOTICE

Subject : Payment of Property Taxes, Water Charges, ~~Wheel Tax~~ bills in respect of N  
Ward No. 6462 (SC) Water Connection No. file no 10-0166020 Vehicle No.           

Sir/Madam/Gentlemen,

The bills details below aggregating Rs. 31052/- including Notice Fee are due from you in respect of the Properties / Water Connections / ~~Vehicles~~ mentioned above. As you have failed to pay them inspite of the service of notice of demand.

- (1) Warrants of Distress under the provisions of Section 203 of the Bombay Municipal Corporation Act, are issued under the orders of the Municipal Commissioner for execution.
- (2) Steps are being taken to disconnect water connections, referred to above as provided under Section 279 of the Bombay Municipal Corporation Act.
- (3)

I, therefore, give you this FINAL NOTICE that unless you arrange to pay the aforesaid amount WITHIN FORTY EIGHT HOURS from the date of receipt herof, into this office, the warrants would be executed against you and your good and chattels seized of penalty to the extent of 20 per cent. of the amount due will be levied or water connection will be cut off without any further intimation which please note.

Vehicle No	Ward No.	Bill No.	Period	Amount Rs.	Nature of Tax
	<u>6462 (SC)</u>	<u>-</u>	<u>200720</u>	<u>31002 F 50</u>	
	<u>10-0166020</u>	<u>110-207A</u>	<u>31.3.2007</u>		

<u>बदर-१४</u>
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<u>२०११</u>

N. B. : If any of the bills detailed above are paid this notice may please be treated as cancelled to that extent.

Yours faithfully  
Asslt. Assessor & Collector







मालमत्ता पत्रक

विभाग/पंजे -- घाटकोपर  
 जिल्हा -- मुंबई उपनगर जिल्हा  
 नालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर  
 शासनात्मक दिवसच्या आक्यरमाया क्रिया धडकनावा तर्फेचाल आण त्वाच्या का त्वातःनाचो नियत वेळ)

दिनांक	व्यवहार	छंड प्रगांक	गविन धारक (भा) एईदार (१) क्रिया धार (भा)	साक्षरकन
०३/०५/२००६	सामांलो/पो.वि. भा.जिल्हाधिकारी मु.उ.जि.यांचेकडोल सामांलो/पो.वि./आदेश क्र.१०/कायां-२डो/एकरो/पो.वि./एस.आर.के.७७४ दि.२९/३/२००६इकडोल तातडो/एकरो/पो.वि.मो.र.नं.२६७/४/८/०६अचये न.भू.क्र.६६चे २३५.२०चौ.मी.क्षेत्रायाये न.भू.क्र.६७,६८,६८/१ते३,६९,६९/१ते२,७०,७०/१ते२८ चे एकुण ३९२१.७०चौ.मी.क्षेत्र सामोल करून न.भू.क्र.६६चे ४१५६.९०चौ.मी.कायम केले.व त्या प्रधुन पोटाविभागणीने १०००.०५ चौ.मी.क्षेत्र वजा करून त्याचो नविन मि.प.न.भू.क्र.६६व आर.जी.साठी उघडुन धारक व सत्ताप्रकारचो पुर्वीप्रमाणे नोंद केली.न.भू.क्र.६६चे ३१५६.८५ चौ.मी.क्षेत्र कायम केले.न.भू.क्र.६६अ असा शेन करून न.भू.क्र.६६या मुळ मिळकतीला दाखल असलेल्या २३५.२०चौ.मी.क्षेत्राला धारक व इतर हक्कदार कम्मा नसलेले मालक पोधार मिल्स लि. यांच्या नावांचो नोंद कायम ठेवून सत्ताप्रकार पुर्वीप्रमाणे कायम ठेवला व सामांल केलेल्या क्षेत्राच्या न.भू.क्र.६७,६८,६८/१ते३,६९,६९/१ते२,७०,७०/१ते२८ या मिल्कत पत्रिका रद्द केल्या.			क रबर क्र.१०८ घनाने क्र. ०३/०५/२००६ न.भू.अ.घाटकोपर.



धरणी नरभारा -

धरी नवकल -  
 ५३१०  
 ००-५५  
 ५३१०  
 ५३१०

न.भू.अ.घाटकोपर  
 मुंबई उपनगर जिल्हा  
 ५३१०  
 ५३१०  
 ५३१०

१९११०६ बदर-९३  
 ५३१० ३४  
 २०११





ठाणे भात सहकारी बँक लि.  
Thane Bharat Sahakari Bank Ltd.  
Scheduled Bank

शाखा / Br. Mulund (W) दिनांक / Date 25/03/10

मुद्रांक शुल्क / Stamp Duty ₹./Rs. 500/-

सेवा आकारणी शुल्क / Service Charges ₹./Rs. 10/-

No. of Documents \_\_\_\_\_

एकूण / Total ₹./Rs. 510/-

अक्षरी रूपाने / Amount in Words Five Hundred Ten

मूद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party Jyoti Developers

पत्ता / Address 119, Veena Ind, Estate L.B.S. Mang. Ukhroli (W)

संपोरेल्या पत्रकाराचे नाव / Name of counter party Sachin Dhote

उद्देश / Purpose of transaction Specific Power of Attorney

पदादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव / Name of the Drawee Bank \_\_\_\_\_

रोबपाल / Cashier Yash

अधिकार्याची सही / Authorizing Signatory \_\_\_\_\_

युद्धांक केलेले दस्तऐवज पोष्यास येतात ही पावती आपले आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamps.



**SPECIFIC POWER OF ATTORNEY FOR REGISTRATION OF DOCUMENTS**

बदर-१४	
२५८५	१९
२०१०	

बदर-१४	
६०१०	३६
२०११	

TO ALL TO WHOME THESE PRESENTS SHALL COME WE (1) MR. RAMESH Y. KONTAM (2) MR. AMRUTAL SHAMJI POKAR, both being the Partners of partnership firm namely M/S. JYOTI DEVELOPERS having Income Tax PAN AEFPC275D and office at 119, Veena Industrial Estate, L.B.S. Mang. Ukhroli (W), Mumbai - 400 083, hereinafter referred to as "THE DEVELOPERS" DO SEND GREETINGS:-

WHEREAS we are partners of M/S. JYOTI DEVELOPERS and our firm has undertaken the development work of that piece or parcel of property more particularly described in the 'Schedule' hereunder written and has constructed thereon a building known as "JAI LAXMI COMPLEX" consist of Still + 7 upper floors as per the plans

Authorizing Signatory  
For Thane Bharat Sahakari Bank Ltd.

Thane Bharat Sahakari Bank Ltd.,  
Mulund Branch, Keshav Bhawan,  
M. C. Road, Near Railway Station,  
Mulund (W), Mumbai - 400 080  
D-5/STP(V)/C.R.1005/03/05/724-727

भारत 09701  
153702  
RE 0000500- PB5246  
12:28  
MAR 25 2010  
SPECIAL REGISTER



११ २५.२.११.

sanctioned by the Municipal Corporation Of Greater Mumbai under I.O.D. No. CE/5687/BPES/AN dated 20/05/2009.

AND WHEREAS as partners of the said firm we execute various writings, deeds and documents such as Agreement for sale of flats, shops and offices and constructed area; Declarations; undertakings; Indemnity Bonds; Affidavits' Agreements of Leave & License; Lease Deeds; Deed of Cancellation and other documents of whatsoever nature pertaining to the said immovable property being developed by us and the said writings; deeds and documents are required to be only registered with the Sub-Registrar of Assurance.

AND WHEREAS due to pre occupation we, the partners of the said firm, may not be available to appear before the Sub-Registrar Assurances and lodge the said writings, deeds and documents and to admit execution of various documents for and on our behalf

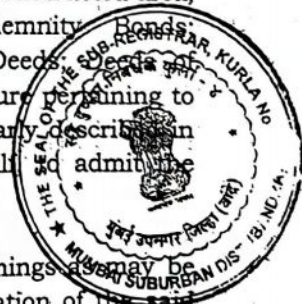
AND WHEREAS we, therefore, are desirous of appointing MR. SACHIN ARUN DHOTRE as our constituted attorney

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that We (1) MR. RAMESH Y. KONTHAM and (2) MR. AMRUTLAL SHAMJI POKAR both being the only the partners of M/S. JYOTI DEVELOPERS do hereby nominate, constitute and appoint MR. SACHIN ARUN DHOTRE, residing at B-303, Ekta Apartment, Gavanpada, Mulund (E), Mumbai - 400 081 holder of Income Tax PAN AITPD2210J (hereinafter referred to as "Our Attorney") WITHOUT ANY CONSIDERATION to do on our behalf all and several acts deeds and things hereinafter appearing, viz:-

MR. SACHIN ARUN DHOTRE  
6890 35

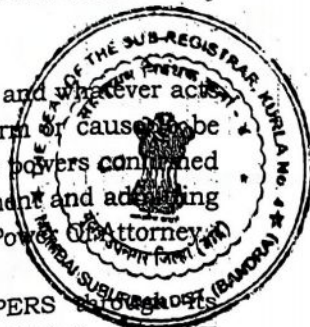
2090 appropriate  
2090

To appear before the Sub-Registrar of Assurance having jurisdiction and, for and on our behalf, to lodge for registration the deeds and documents duly signed and executed by us or either of such as Agreement for sale of flats, shops and offices and constructed area; Declaration; Rectifications; Undertakings; Indemnity Bonds; Affidavits; Agreement of Leave & License; Lease Deeds; Cancellation and other documents of whatsoever nature pertaining to the said immovable property fully and more particularly described in the schedule hereunder AND, for and on our behalf admit the execution by us the said deeds and writings.



GENERALLY to do all such other matters, act and things necessary for the purpose of due and proper registration of the said documents executed by us as fully and effectually as if it were done by us on behalf of ourselves and the said firm.

AND WE HEREBY AGREE to rectify and confirm all and whatever acts of said attorneys shall lawfully do execute to perform or cause to be done, executed or performed in connection with the powers conferred hereunder in respect of the said lodgment of agreement and admission hereunder in respect of the said lodgment of agreement and admission execution thereof for us under and by virtue of this Power of Attorney



IN WITNESS WHEREOF M/S. JYOTI DEVELOPERS partners MR. RAMESH Y. KONTHAM & MR. AMRUTLAL SHAMJI



Handwritten signature and date: 21.24.24

POKAR have subscribed their respective hands in the matter hereinafter to this writing on this 26<sup>th</sup> day of March, 2010.

**SCHEDULE ABOVE REFERRED TO**

All that piece or parcel of land or ground of land premises bearing Survey No. 157, Hissa No.1(pt), C.T.S. No.66A, of village Ghatkopar, Taluka Kurla of Mumbai Suburban District, having area admeasuring 3156.90 sq. mts. being situated lying & being at near L.B.S. Marg, Mumbai - 400 086 within the limits of "N" Ward of Municipal Corporation Of Greater Mumbai.

Signed, Sealed and delivered by the within named 'THE DEVELOPERS' M/S. JYOTI DEVELOPERS through its partner MR. RAMESH Y. KONTHAM MR. AMRUTLAL SHAMJI POKAR In the presence of

1.  (SWAMI NAGA)
2.  (Sandeep Girke)



 )  
 )  
  
 K. Ramesh Y. Kontham  
 AMRUTLAL SHAMJI POKAR

बदर-२४	
२५८५	१३
२०१०	१५

SPECIMEN SIGNATURE OF CONSTITUTED ATTORNEYS

बदर-१५	
६११०	१६
२०११	



MR. SACHIN ARUN DHOTRE





दस्तावेज क्रमांक व वर्ष: 7410/2011

Friday, October 07, 2011

1:12:01 PM

दुय्यम निबंधक: सह दु.नि.का-कुर्ला 4

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : घाटकोपर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
बा.भा. रु. 2,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 66/ए वर्णन: प्लॉट नं. 405, 4 थामजला, अे विंग, जय लक्ष्मी कॉम्प्लेक्स, ब्रास वाडी, घाटकोपर प. मुं. 86. सिटीएस नं. 66 ए, सर्वे नं. 157 हिस्सा नं. 1 पार्ट, सदरचा दस्त मुद्रांक जिल्हाधिकारी कुर्ला कार्यालयाने प्रकरण क्र. एडीजे/1065/11/के/1924/11 दिनांक 1/10/2011 रोजी बाजारभाव रु. 2500/- व मोबदला रु. 0/- त्यावर भरलेले मु शु रु 100/- दिनांक 30/9/2011 रोजी भरून दस्त अभिनिर्णीत केलेला आहे.  
(1) 300 चौ फुट कारपेट
- (3) क्षेत्रफळ (1)
- (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) मे/ ज्योती डेव्हलपर्स तर्फे मागीदार रमेश यादगिरी कोंथम व अमृतलाल शामजी पोकार या दोघांच्यावतीने मुखत्यार म्हणून सचिन अरुणधोत्रे AAFFJ2275D - -; घर/प्लॉट नं. -; गल्ली/रस्ता: 119, वीणा इंडस्ट्रियल इस्टेट, एलबीएस मार्ग, विक्रोळी प. मुं. 83; ईमारतीचे नाव: -; ईमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) चिमललाल दलपतभाई पटेल - -; घर/प्लॉट नं.: -; गल्ली/रस्ता: रुम नं 3, चाळ नं. 10, ब्रास वाडी, घाटकोपर प. मुं. 86; ईमारतीचे नाव: -; ईमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 07/10/2011
- (8) नोंदणीचा 07/10/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 7410/2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शोरा

